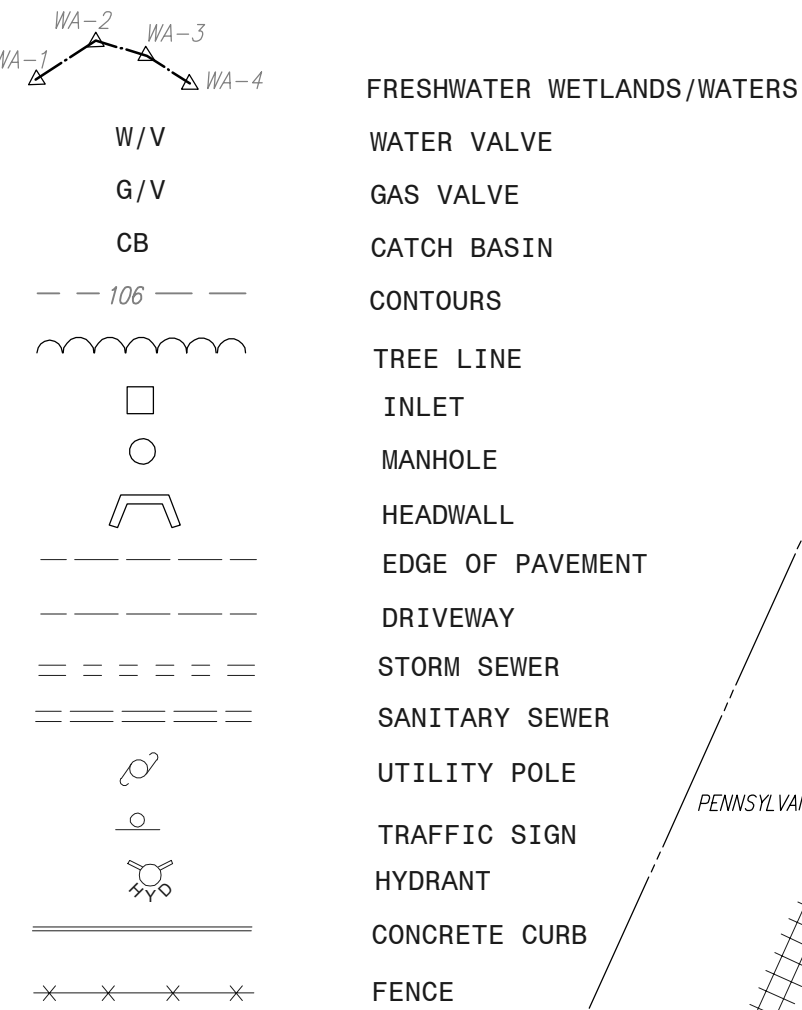


LEGEND:



ZONE REQUIREMENTS

11 ZONE (1)	12 ZONE	EXISTING
REQUIREMENTS	REQUIREMENTS	CONDITIONS
1 ACRE	2 ACRES	5.7945 ACRES (3)
MINIMUM LOT WIDTH	200 FEET	167.48 FEET
MINIMUM LOT DEPTH	200 FEET	1,176.44 FEET
MINIMUM FRONT YARD SETBACK	50 FEET	125 FEET (2)
MINIMUM SIDE YARD SETBACK	25 FEET	50 FEET
MINIMUM REAR YARD SETBACK	50 FEET	100 FEET
MAXIMUM LOT COVERAGE	60%	60%

(1) ANY LOT HAVING FRONTAGE ON ROUTE 206 SHALL CONFORM TO THE I2 STANDARDS.
 (2) 125 FEET FRONTING ROUTE 206.
 (3) AREA AFTER R.O.W. DEDICATION TO NJ DOT ACCORDING GENERAL PROPERTY PARCEL MAP, ROUTE 206 BY N.J. D.O.T. (PLAN REF. #9).

TITLE DEED REFERENCE BOOK 6006, PAGE 1235

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATED, LYING AND BEING IN THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 206, SAID BEGINNING POINT BEING THE EASTERLY CORNER OF LOT 34 AND THE SOUTHERLY CORNER OF LOT 33, HEREIN DESCRIBED, SAID POINT BEING DISTANT 834.58 (PER TAX MAP) FEET IN A NORTHEASTERLY DIRECTION FROM THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF VALLEY ROAD AND NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 206 AND FROM SAID BEGINNING POINT RUNNING THENCE:

1. ALONG THE NORTHEASTERLY PROPERTY LINE OF LOT 34, NORTH 25 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 1345.81 FEET TO A POINT FOR A CORNER, THENCE;
2. ALONG PROPERTY NOW OR FORMERLY OF PENNSYLVANIA LINES, LLC C/O NORFOLK, NORTH 84 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 360.30 FEET TO A POINT FOR A CORNER, THENCE;
3. ALONG THE SOUTHWESTERLY PROPERTY LINE OF LOT 32, SOUTH 25 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 174.97 FEET TO A POINT FOR A CORNER, THENCE;
4. ALONG THE NORTHWESTERLY PROPERTY LINE OF LOT 33.02, SOUTH 55 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A POINT FOR A CORNER, THENCE;
5. ALONG THE SOUTHWESTERLY PROPERTY LINE OF LOT 33.02 SOUTH 25 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 985.69 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 206, THENCE;
6. ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 206, FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 4,038.72 FEET AND AN ARC LENGTH OF 96.44 FEET, TO A POINT OF COMPOUND CURVATURE, THENCE;
7. CONTINUING ALONG THE NORTHWESTERLY SIDE LINE OF U.S. HIGHWAY ROUTE 206, FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 2,976.05 FEET AND AN ARC LENGTH OF 71.11 FEET, TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5.7945 ACRES OF LAND MORE OR LESS.

SUBJECT TO CURRENT ZONING REQUIREMENTS, EASEMENTS AND RESTRICTIONS OF RECORD.

TITLE COMMITMENT FILE NO. 767103
 SCHEDULE B - SECTION II
 EXCEPTIONS FROM COVERAGE

8. RIGHTS GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN BOOK 1002, PAGE 610. (NOT PLOTTABLE)
9. EASEMENTS AS CONTAINED IN BOOK 1593, PAGE 826. (NOT PLOTTABLE IN CURRENT R.O.W.)
10. EASEMENT AS CONTAINED IN BOOK 5365, PAGE 2172. (AS SHOWN, NEW R.O.W. LINE FOR ROUTE 206)
11. DEED OF SANITARY SEWER EASEMENT AND RIGHT OF WAY AS CONTAINED IN BOOK 6761, PAGE 1375. (AS PLOTTED)
12. DEED OF CROSS-ACCESS EASEMENT AND RIGHT OF WAY AS CONTAINED IN BOOK 6761, PAGE 1382. (AS PLOTTED)
13. RIGHTS OF THE STATE OF NEW JERSEY TO LIMIT AND/OR REGULATE INGRESS TO AND/OR EGRESS FROM THE PREMISES AND ADJOINING NEW JERSEY STATE HIGHWAY ROUTE 206.
14. SUBJECT TO THE RIGHT BOTH PUBLIC AND PRIVATE, IN AND TO THAT PORTION OF THE SUBJECT PREMISES WHICH LIE WITHIN THE EXISTING RIGHTS OF WAY OF NEW JERSEY STATE HIGHWAY ROUTE 206.
15. RIGHTS PUBLIC AND PRIVATE OF RAILROAD BOUNDING PREMISES IN QUESTION.
16. ACCESS RIGHTS OF INGRESS AND EGRESS IS HEREBY NOT INSURED FOR RAILROAD RUNNING ALONG AND BOUNDING SAID PREMISES.



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	96.44'	4058.72'	48.22'	121°41'	96.44'	S53°55'22"W
C2	71.11'	2976.05'	35.36'	122°09'	71.11'	S52°33'27"W

HILLSBOROUGH TOWNSHIP TAX MAP INFORMATION:

BLOCK	142
LOT	33
TAX MAP SHEETS	6&41

RECORD DEED INFORMATION:

LOT 33 DEED BOOK 6006, PAGE 1235

REFERENCE PLANS:

1. HILLSBOROUGH TOWNSHIP TAX MAP SHEET NO.'S 6 & 41.
2. REVISED MAP OF PROPERTY OF PURO-RAMAT PROPERTIES, INC. SITUATE IN HILLSBOROUGH TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY RICHARD SCHNIDELAR, DATED AUGUST 1964 AS RECORDED ON SEPTEMBER 14, 1964 AS MAP NO. 1004.
3. PLAN OF SURVEY PREPARED FOR LOT 33B, BLOCK 142 FOR ANDREW & JANET LEOPARDO BY CHRISTOPHER A. MELICK, PROFESSIONAL LAND SURVEYOR N.J. L.C. NO.35860 DATED FEBRUARY 14, 1997.
4. PROPERTY SURVEY OF LOT 34, BLOCK 142 FOR VALLEY PARK ASSOCIATES BY MERIDIAN & ASSOC. DATED OCTOBER 9, 1986 REVISED THROUGH AUGUST 3, 1988.
5. SEWER AS BUILTS PREPARED FOR BLOCK 142 LOT 34 BY VAN CLEEF ENGINEERING ASSOCIATES DATED NOVEMBER 2, 1989 REVISED MAY 17, 1990.
6. WETLAND DELINEATION MAP PREPARED FOR BLOCK 142 LOT 33, HILLSBOROUGH TOWNSHIP, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBEL, N.J.P.E. & L.S. No. 20792 DATED AUGUST 11, 1995 LAST REVISED DECEMBER 20, 1999.
7. SURVEY PREPARED FOR BLOCK 142 LOT 33, HILLSBOROUGH TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.L.S. No. 27513 DATED OCTOBER 15, 1999.
8. PROPERTY PARCEL MAP, ROUTE US 206 (1953) SECTION 15, FROM AMWELL ROAD TO ROUTE 28, TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, BY CHERRY, WEBER & ASSOCIATES, P.C., EUGENE N. WEBER, N.J.P.E. & L.S. No. 25749 DATED OCTOBER 1999.
9. PLAN OF SURVEY PREPARED FOR BLOCK 142 LOT 33-A, HILLSBOROUGH TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.L.S. No. 27513 DATED AUGUST 28, 2007.
10. PLAN OF SURVEY PREPARED FOR BLOCK 142 LOT 33, HILLSBOROUGH TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.L.S. No. 27513 DATED MAY 9, 2008.

CERTIFICATION:

- TO :
- CF 400 NJ-HILLSBOROUGH LLC, A MICHIGAN LIMITED LIABILITY COMPANY
 - FIRST AMERICAN TITLE INSURANCE COMPANY

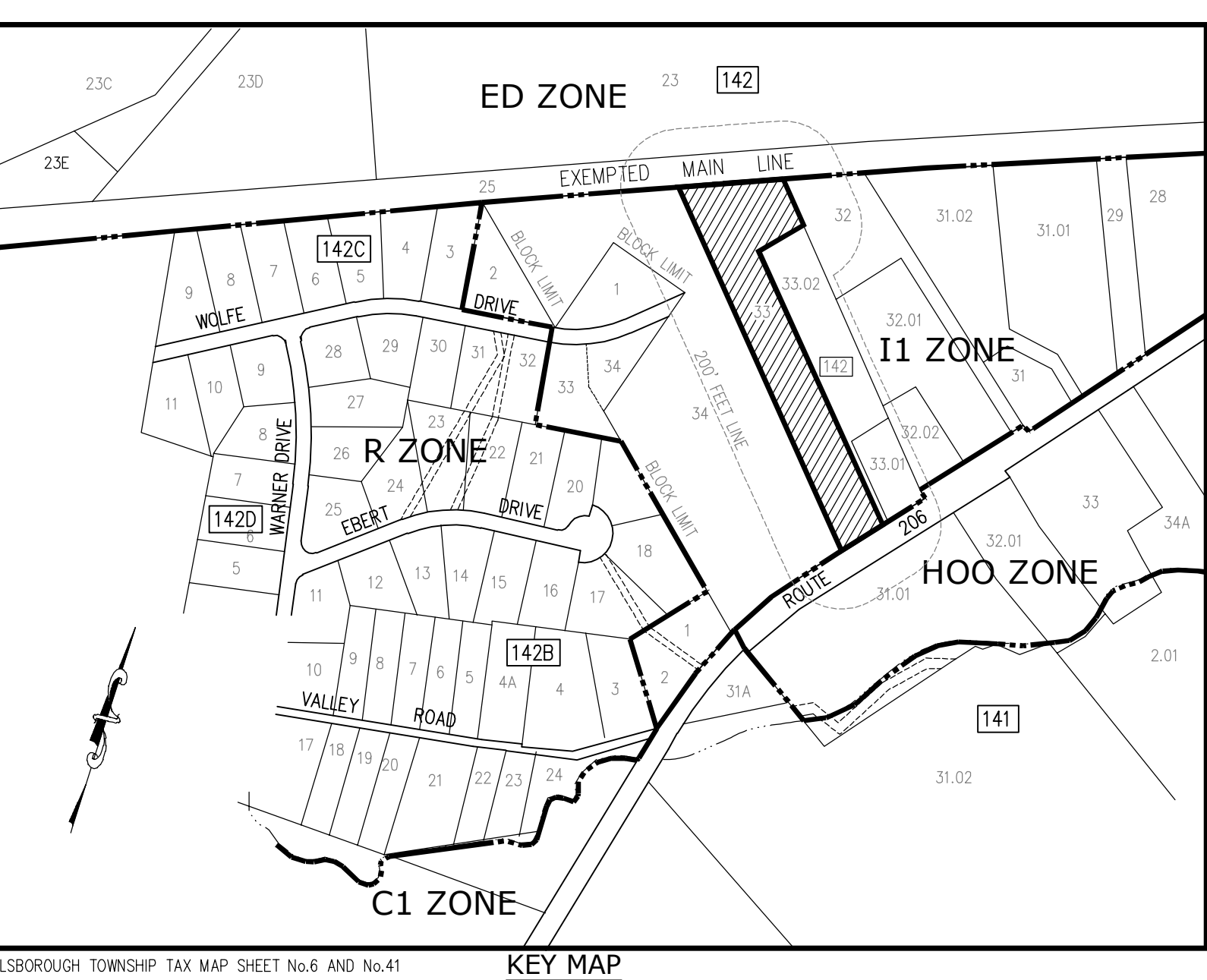
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(s), 8, 11, 13, 14, 16, 17, 18, 19 AND 20. OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON AUG. 9, 2017, DATE OF PLAT OR MAP: NOV. 15, 2017.

DATE:	NOV. 15 2017
SCALE:	1" = 50'
DESIGNED BY:	---
DRAWN BY:	R.R.F.
CHECKED BY:	C.A.M.
JOB No.	1705H

BY: *Christopher A. Melick* 11/15/2017
 CHRISTOPHER A. MELICK
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 246503586000



ALTA/NSPS LAND TITLE SURVEY
 FOR
 LOT 33 IN BLOCK 142
 SITUATED IN
 HILLSBOROUGH TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY



HILLSBOROUGH TOWNSHIP TAX MAP SHEET No.6 AND No.41

KEY MAP
 SCALE: 1"=500'

