

**SANITARY SEWER EASEMENT**

LINE #	DIRECTION	LENGTH
L1	N17° 13' 19"W	216.29
L2	S72° 46' 42"W	10.00
L3	N17° 13' 18"W	181.80
L4	S72° 38' 46"W	5.69
L5	S39° 05' 25"W	127.64
L6	N69° 16' 44"W	21.07
L7	N40° 03' 13"E	20.86
L8	N39° 05' 25"E	145.40

1	12/26/19	INITIAL SUBMISSION	KWC
Rev. No.:	Date:	Description:	By:

**EDGEWATER STORAGE, LLC**  
 1035 HILLSIDE DRIVE  
 NORTH BRUNSWICK, NJ 08902

**ROBERT R. STOUT**  
 PROFESSIONAL ENGINEER  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE NO. 38421

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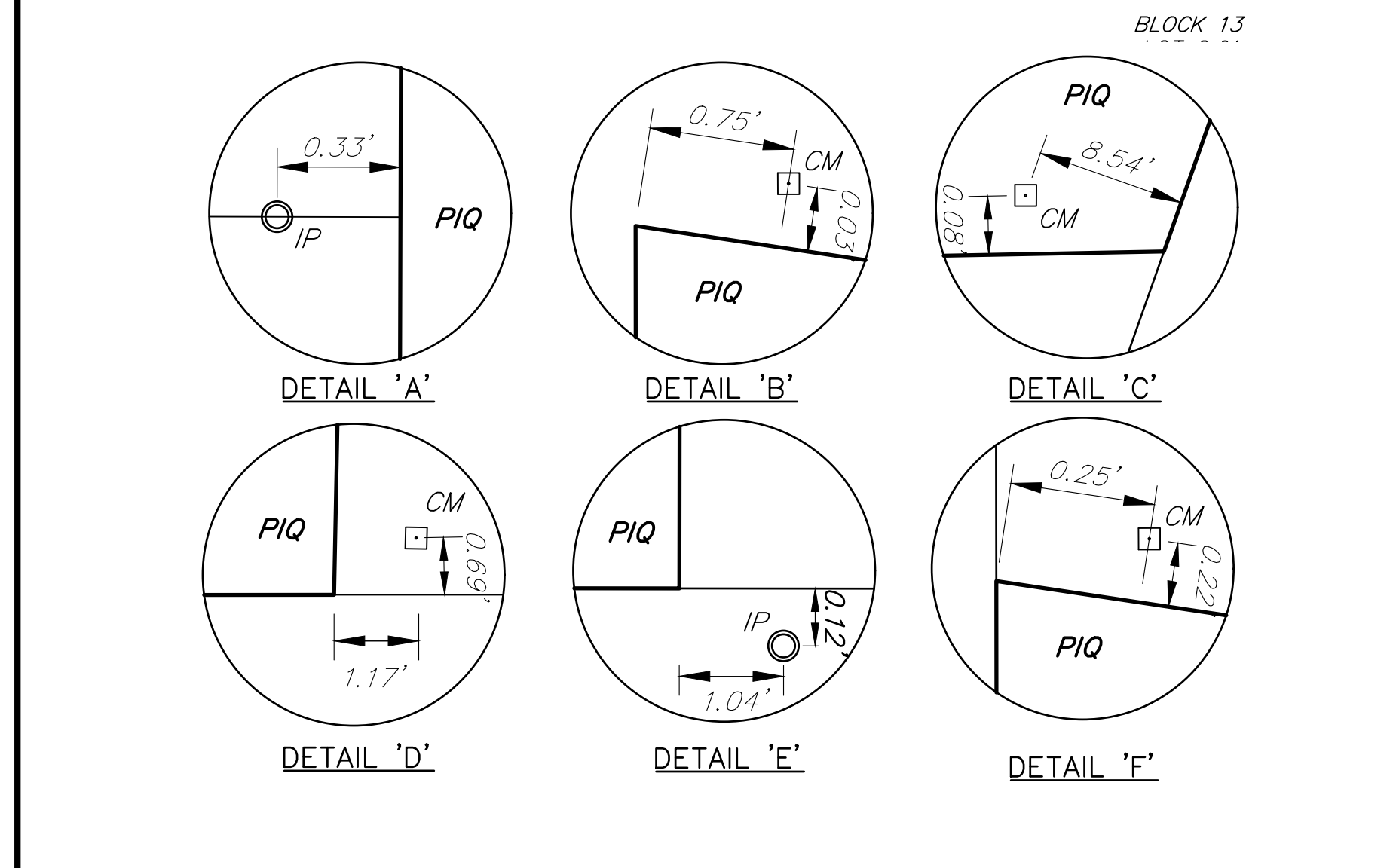
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 246A28092700

**PLAN OF SURVEY**  
 BLOCK 404 LOT 2.02  
 TAX MAP SHEET # 4  
 LAND SITUATE IN  
 EDGEWATER PARK TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY

Scale: 1" = 40'  
 Drawn by: KWC  
 Checked by: RRS  
 Drawing No.: PS-1  
 Job Number: 0503-025D  
 Sheet No.: 1 OF 1

**EDGEWATER PARK TOWNSHIP**  
**WILLINGBORO TOWNSHIP**

**U.S. ROUTE 130**  
 (103' R.O.W., 3 LANE HIGHWAY)



- NOTES**
- LOT AND BLOCK NUMBERS REFER TO EDGEWATER PARK TOWNSHIP TAX MAPS, SHEET NUMBERS 4 & 4.01.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.
  - ALL BEARINGS SHOWN ON THIS SURVEY HAVE BEEN ROTATED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM. THE BEARINGS SHOWN ON THIS DO NOT MATCH THE PLANS REFERENCED.
  - SURVEY/DEED REFERENCES:
 

A. DEED BOOK 5279 PAGE 170	DEED BOOK 1455 PAGE 223
DEED BOOK 5093 PAGE 147	DEED BOOK 2945 PAGE 6
DEED BOOK 5402 PAGE 164	DEED BOOK 2799 PAGE 14
DEED BOOK 5402 PAGE 167	DEED BOOK 1528 PAGE 369
DEED BOOK 4130 PAGE 330	DEED BOOK 2970 PAGE 213
DEED BOOK 3721 PAGE 227	DEED BOOK 5279 PAGE 183
DEED BOOK 6247 PAGE 550	DEED BOOK 6048 PAGE 117
DEED BOOK 6240 PAGE 243	DEED BOOK 8105 PAGE 750
DEED BOOK 6249 PAGE 689	DEED BOOK 839 PAGE 298
DEED BOOK 3935 PAGE 275	DEED BOOK 1544 PAGE 356
DEED BOOK 1860 PAGE 664	DEED BOOK 5408 PAGE 9
DEED BOOK 1257 PAGE 407	
  - "FINAL PLAT - ORCHARD ESTATES - SECTION TWO" PREPARED BY JOHN C. GIBSON AND ASSOCIATES OF SEA ISLE CITY, NJ, DATED MARCH 15, 1978"
  - "PRELIMINARY SITE PLAN - LOT 2.01 - BLOCK 404" PREPARED BY ARCHITECTURAL DESIGN & ENG. OF HUNTINGDON VALLEY, PA, DATED SEPTEMBER 28, 1988, REVISED DECEMBER 5, 1988.
  - "EXISTING CONDITIONS PLAN - BLOCK 404, LOT 2.02" PREPARED BY WALLACE ASSOCIATES, OF DELANCO, NJ, DATED JULY 15, 2003, REVISED NOVEMBER 14, 2003.
  - "CONCEPTUAL SITE PLAN FOR TRAILER SALES OFFICE - BLOCK 404, LOT 2.02" PREPARED BY WALLACE ASSOCIATES OF ROVERSDALE, NJ, DATED JUNE 14, 1996.
  - TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE SUPPLIED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT NOVEMBER 01 THROUGH DECEMBER 03, 2019. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN.

- VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY G.P.S. BENCHMARK 1 - IRON PIN ON US ROUTE 130 RIGHT OF WAY AND DIVISION LINE BETWEEN LOTS 2.02 AND 2.01. ELEVATION = 40.64
- BENCHMARK 2 - CONCRETE MONUMENT ON NORTH PROPERTY CORNER OF LOT 17 BLOCK 404.01 ALONG THE MT. HOLLY ROAD RIGHT OF WAY. ELEVATION = 30.91
- THE BOUNDARY SHOWN ON THIS PLAN CLOSURES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. (1 IN 5000). ACTUAL CLOSURE 1:7,277.58
- HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83), ESTABLISHED BY G.P.S.
- SURFACE FEATURES SUCH AS INLETS, MANHOLES, WATER VALVES, GAS VALVES, ETC. WERE LOCATED BY FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR FACILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES.
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:
  - ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 116 OF 641. COMMUNITY PANEL NUMBER: 340096 0116 F, MAP NUMBER 3400500116F, EFFECTIVE DATE: DECEMBER 21, 2017.
- SANITARY EASEMENT HAS BEEN ADJUSTED TO CONFORM TO THE ADJUSTED PROPERTY LINE AND THE INTENT OF THE EASEMENT TO ELIMINATE THE REAR GORE ON THE ORIGINAL SURVEY. SANITARY MANHOLES WITHIN EASEMENT INVERTS TAKEN FROM APPROVED DESIGN PLANS AND NOT FIELD VERIFIED.

**CORRECTED SURVEYORS LEGAL DESCRIPTION**

ALL THAT certain tract, piece or parcel of land and premises situate in the Township of Edgewater Park, County of Burlington and State of New Jersey and being more particularly described as follows:

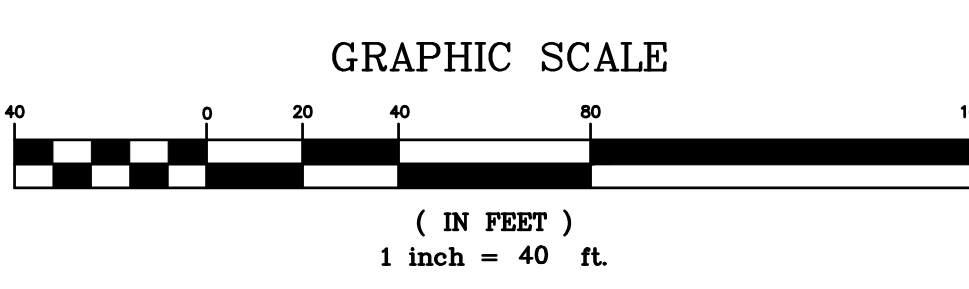
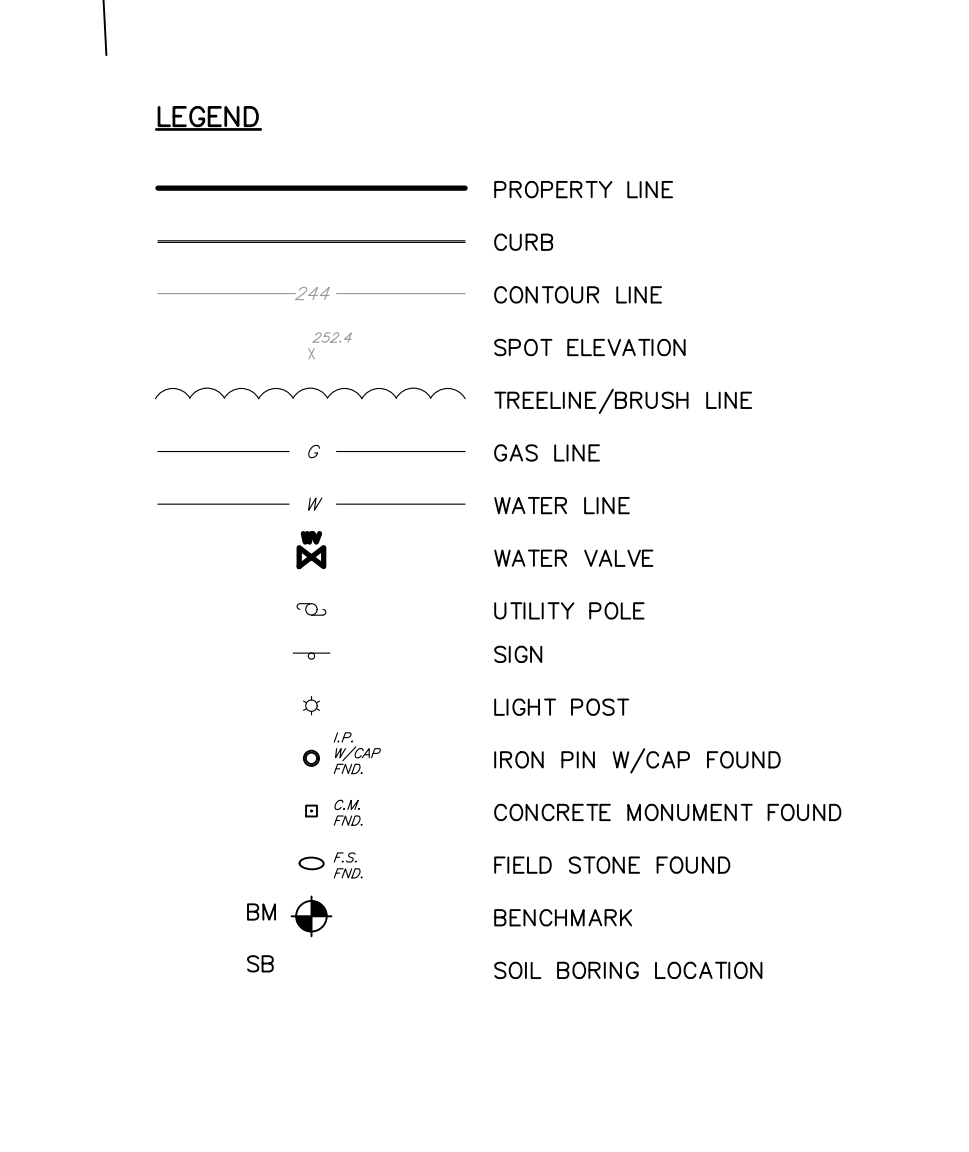
BEGINNING at a found concrete monument in the Northwestly side of New Jersey State Highway U.S. Route 130 (103' wide) on the division line of Lot 2.03 and Lot 2.02 of Block 404; thence

- North 36 degrees 32 minutes 44 seconds West a distance of 384.67 feet to a point; thence
- North 62 degrees 01 minutes 46 seconds East a distance of 461.89 feet to a point; thence
- North 41 degrees 54 minutes 02 seconds West a distance of 94.31 feet to a point; thence
- Along the rear of Block 404.01, North 39 degrees 05 minutes 25 seconds East a distance of 819.12 feet to a point in the Southwestly side of Mount Holly Road, a.k.a. County Route #626 (50' wide); thence
- Along said road, South 17 degrees 13 minutes 18 seconds East a distance of 281.58 feet to a point; thence
- South 52 degrees 17 minutes 40 seconds West a distance of 470.65 feet to a point; thence
- South 36 degrees 32 minutes 44 seconds East a distance of 200.00 feet to a point; thence
- South 52 degrees 17 minutes 40 seconds West a distance of 120.78 feet to a point; thence
- South 39 degrees 05 minutes 25 seconds East a distance of 135.21 feet to a point; thence
- Along US route 130, South 53 degrees 27 minutes 16 seconds West a distance of 557.04 feet to a concrete monument and the point of Beginning.

CONTAINING within said bounds 340,187.09 S.F. (7.81 Acres) of land more or less.

Lot being known and designated as Lot 2.02, Block 404 on the Edgewater Park Township Tax Map

Subject to any and all Restrictions and Easements of Record.



S:\Projects\0503-025D - Edgewater Storage, LLC\CAD\2019\survey\0503-025D Base.dwg, final survey, © 2020 Stout & Caldwell Engineer, LLC