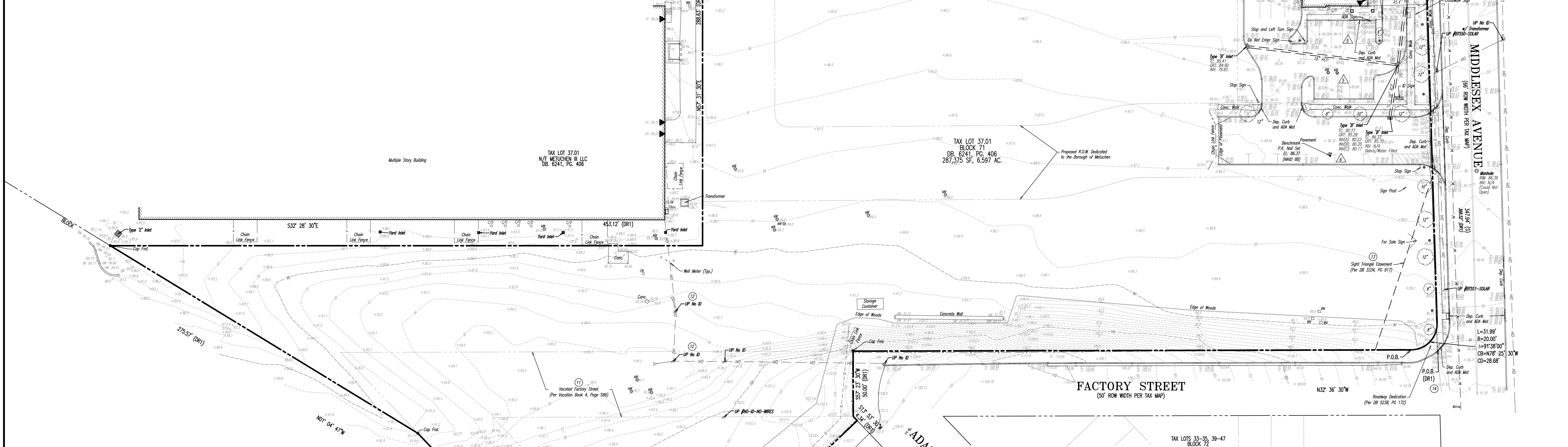


**KEY MAP**  
1" = 2000'



**GENERAL NOTES**

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, SHEET NO. 17.
- HORIZONTAL DATUM - BASED ON DEED BOOK 6241, PAGE 406.
- VERTICAL DATUM - NAVD 83 BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JANUARY 21, 2019, UTILIZING THE LEICA RPX CORNS NETWORK (NAD 1983 + NAD 1983 + 0.07', PER CORRSION 6.01 CONVERSION SOFTWARE).
- FIELD WORK PERFORMED BY DYNAMIC SURVEY FROM JANUARY 21 THROUGH 26, 2019.
- A NORTH ARROW AND DIRECTION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C4S-36.3) AND N.J.A.C. 17:27-2.10(d).
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE SYSTEMS, UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEE THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKETABLE INTEREST. OVERHEAD ALL UTILITIES LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, GRANTANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
- PERMITS, DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE LISTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PROJECT.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY LAND SERVICES USA, INC. AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NUMBER: N6144-1471 EFFECTIVE COMMITMENT DATE: OCTOBER 22, 2019.
- TODAY'S SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE N6144-1471 FOUND SUBJECT PROPERTY TO BE UNCLAIMED PER P.A. 3, 2014 SEARCH.
- BY GRAPHICAL PLOTTING ONLY THE PREMISES IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 61 OF 208, MAP NUMBER: 4402300017, COMMUNITY NAME: METUCHEN, BOROUGH OF, EFFECTIVE DATE: 2014.6.2010.
- PARKING SPACE COUNT: 15 REGULAR SPACES, 1 HANDICAP SPACE, 16 TOTAL SPACES.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONSTRUCTION OF THE FIELDSHED.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONSTRUCTION OF THE FIELD WORK. IF THESE ARE ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION, SUCH INFORMATION IS LISTED HEREON.
- THE EXISTENCE OR NON-EXISTENCE OF METEORS, OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.

**MAP REFERENCES**

- A PLAN ENTITLED "PROPERTY OF METUCHEN REALTY IMPROVEMENTS, SITUATED IN METUCHEN, MIDDLESEX COUNTY, N.J., FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 11/23/1916 AS MAP #628, FILE #261.
- A PLAN ENTITLED "ALTA/NPS LAND TITLE SURVEY, METUCHEN 1 & METUCHEN 2, 215 NEW GARDEN AVENUE, A 700 MILELONG AVENUE, LOTS 37.01, 37.02, BLOCK 71, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 1/19/2011 AND REVISED THROUGH 4/20/2016.

**DEED REFERENCES**

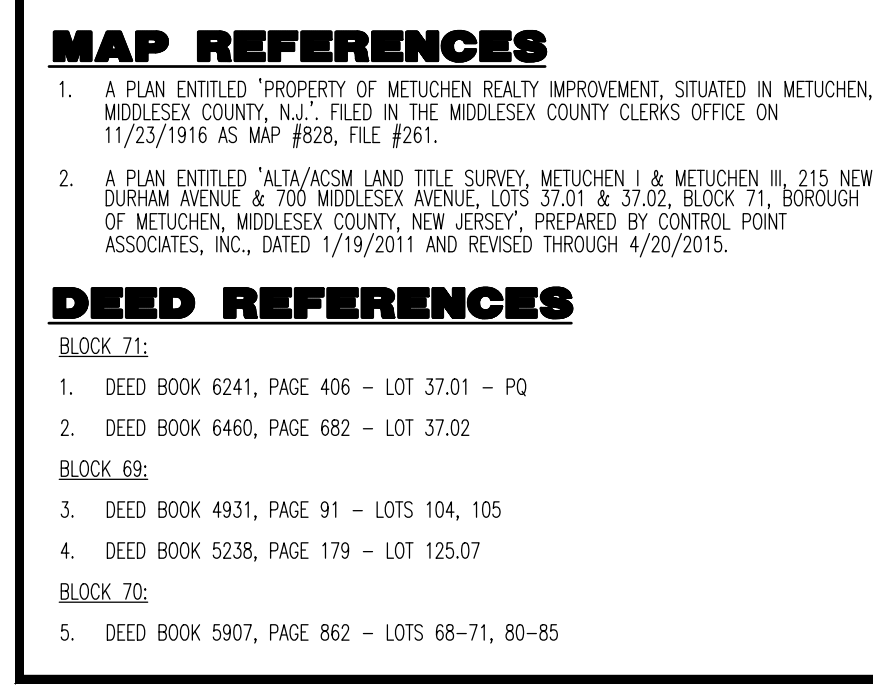
- BLOCK 71:**
- DEED BOOK 6241, PAGE 406 - LOT 37.01 - PG
  - DEED BOOK 6490, PAGE 682 - LOT 37.02
- BLOCK 69:**
- DEED BOOK 4931, PAGE 91 - LOTS 104, 105
  - DEED BOOK 5238, PAGE 179 - LOT 125.07
- BLOCK 70:**
- DEED BOOK 5907, PAGE 862 - LOTS 68-71, 80-85

**SCHEDULE B - SECTION 2 EXCEPTIONS**

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD.
- SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES IN AND TO SO MUCH OF PREMISES AS MAY BE SITUATED WITHIN THE UNCLAMED RIGHT OF WAY OF FACTORY STREET RECORDED IN VACATION BOOK 4, PAGE 596, (SHOWN HEREON).
- BLANKET EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY, AS DEFINED AND DESCRIBED BY INSTRUMENT RECORDED IN DEED BOOK 2280 AT PAGE 588, (NO METERS AND BOUNDS PROVIDED) (AFFECTS ON-SITE UTILITY POLES AND GOV WIRING) (SHOWN HEREON).
- SIGHT TRIANGLE EASEMENT AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 3334 AT PAGE 917, (SHOWN HEREON).
- ROAD DEDICATION AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 5238 AT PAGE 172, (SHOWN HEREON).
- METUCHEN BOROUGH ZONING BOARD OF ADJUSTMENT (RESOLUTION) AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 6497 AT PAGE 630, (NO METERS AND BOUNDS PROVIDED) (BLANKET IN NATURE).
- DEED NOTICE (EPA) AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 5176 AT PAGE 830, (METERS AND BOUNDS PROVIDED, DESCRIBES LOT 125.07, BLOCK 69) (BLANKET IN NATURE) (LEGAL IN NATURE).
- DEED NOTICE (EPA) AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 6655 AT PAGE 621, (METERS AND BOUNDS PROVIDED, DESCRIBES LOT 37.01, BLOCK 71) (BLANKET IN NATURE) (LEGAL IN NATURE).
- ROAD DEDICATION AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 3100 PAGE 61 (SHOWN HEREON NOT LISTED IN SCHEDULE B-2 ABOVE).

**SUBJECT TO:**

A 15' WIDE STRIP SEWER EASEMENT AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 3100 PAGE 61 (SHOWN HEREON NOT LISTED IN SCHEDULE B-2 ABOVE).



1" = 30 FT.

**LEHIGH VALLEY RAILROAD CO.**  
(MAIN STEM - PERTH AMBOY BRANCH)

TAX LOT 37.01 BLOCK 69 N/E CORNER CORP. X NORFOLK SOUTHERN CORP DB. N/A, PG. N/A

TAX LOT 37.01 BLOCK 71 DB. 6241, PG. 406 287,375 SF, 6.597 AC.

TAX LOT 125.07 BLOCK 69 N/E CORNER OF METUCHEN DB. 5238, PG. 179

TAX LOTS 33-35, 39-47 N/E KARAN KARISHMA, LLC & PATEL DB. 4408, PG. 833

TAX LOTS 125.07 BLOCK 69 N/E CORNER OF METUCHEN DB. 5238, PG. 179

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**TITLE BINDER - SCHEDULE C LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON, SITUATED, SITUING AND BEING IN MIDDLESEX COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. ALONG THE NORTHWESTERLY LINE OF FACTORY STREET, NORTH 32 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 447.57 FEET TO AN IRON BAR WITH CAP FOUND, THENCE;

2. ALONG THE NORTHWESTERLY TERMINUS OF SAID FACTORY STREET, SOUTH 57 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT, THENCE;

3. ALONG THE WESTERLY LINE OF ADAMS STREET, SOUTH 13 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 4.34 FEET TO A POINT, THENCE;

4. ALONG THE DIVIDING LINE BETWEEN LOT 37.01, BLOCK 71 (N/E LANDS OF GRANT, INC.), LOT 80 (N/E OTHER LANDS OF GRANT, INC.), BLOCK 70, AND THE NORTHWESTERLY TERMINUS OF OLIVER STREET, SOUTH 50 FEET WIDE RIGHT OF WAY, NORTH 76 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE;

5. ALONG THE DIVIDING LINE BETWEEN LOT 37.01, BLOCK 71 AND LOT 125.07 (N/E OTHER LANDS OF METUCHEN, LLC), BLOCK 69, NORTH 13 DEGREES 51 MINUTES 30 SECONDS EAST, A DISTANCE OF 225.00 FEET TO AN IRON BAR WITH CAP FOUND, THENCE;

6. CONTINUING ALONG SAME, NORTH 01 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 275.57 FEET TO AN IRON BAR WITH CAP FOUND, THENCE; PROCEEDING ALONG THE DIVIDING LINE BETWEEN LOT 37.01 AND LOT 37.02, BLOCK 71, THE FOLLOWING TWO (2) COURSES:

7. SOUTH 32 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 453.12 FEET TO A POINT, THENCE;

8. NORTH 57 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 288.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF THE LEHIGH VALLEY RAILROAD COMPANY, THENCE;

9. ALONG SAID LINE, SOUTH 55 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.94 FEET TO A POINT, THENCE;

10. ALONG SAID LINE, SOUTH 45 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.94 FEET TO A POINT, THENCE;

11. ALONG THE AFORESAID CONNECTING CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD ANGLE OF 91 DEGREES 36 MINUTES 30 SECONDS, AND A CHORD LENGTH OF 31.99 FEET, ALSO BEARING A CHORD OF NORTH 79 DEGREES 25 MINUTES 30 SECONDS WEST, A CHORD BEARING A CHORD OF NORTH 79 DEGREES 25 MINUTES 30 SECONDS WEST, A CHORD BEARING A CHORD OF 28.85 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING KNOWN AS LOT 37.01, BLOCK 71, ON THE OFFICIAL TAX MAP OF METUCHEN BOROUGH, BEING COMMONLY KNOWN AS 700 MIDDLESEX AVENUE, METUCHEN, NEW JERSEY.

**CERTIFICATION**

I, ARTIS SENIOR LIVING, LLC, LAND SERVICES, INC. THIS IS AMERICAN TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE TITLE MANDATORY STATUTE REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES THE REQUIRED INFORMATION AND DATA AS SET FORTH IN THE STATUTE. THE FIELD WORK WAS COMPLETED ON JANUARY 26, 2019.

DATE OF PLAN OR MAP: FEBRUARY 16, 2019

PROFESSIONAL ENGINEER AND LAND SURVEYOR  
N.J. LICENSE NO. 246284257400

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N.J. LICENSE NO. 246284257400

**LEGEND:**

(BOLLARD)	(M) MAP REFERENCE	(---) PROPERTY LINE (PARCEL IN QUESTION)	(+)	(SPOT ELEVATIONS)
(LITTED BOLLARD)	(O) DEED REFERENCE	(---) OFF-SITE PROPERTY LINES	(+)	(+0.00) SURFER ELEV.
(WAL BOUL)	(S) SURVEY	(---) EXISTING MAJOR CONTIGUOUS ELEVATION	(+)	(+0.00) TOP OF CURB ELEV.
(UTILITY POLE)	(T) TYPICAL	(---) EXISTING MINOR CONTIGUOUS ELEVATION	(+)	(+0.00) FINISH FLOOR ELEV.
(DRAIN WIRE)	(F) FIELD MAP REFERENCE	(---) EXISTING UNDERGROUND ELECTRICAL LINES	(+)	(+0.00) GARAGE FLOOR ELEV.
(SKA)	(BOS) BOTTOM OF STRUCTURE	(---) APPROX. LOC. EXIST. UNDERGROUND FIBER OPTIC LINES	(+)	(+0.00) CONCRETE MONUMENT FND
(SKA DOUBLE STOP)	(TOS) TOP OF STRUCTURE	(---) APPROX. LOC. EXIST. UNDERGROUND GAS LINES	(+)	(+0.00) CONCRETE MONUMENT SET
(FIRE HYDRANT)	(NA) ALSO KNOWN AS	(---) APPROX. LOC. EXIST. UNDERGROUND WATER LINES	(+)	(+0.00) CONCRETE MONUMENT SET
(1" INLET)	(C/L) CENTERLINE	(---) EXISTING WAREHOUSE FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(2" INLET)	(TR) TRANSFORMER	(---) EXISTING BOARD ON BOARD FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(4" INLET)	(M) MONITORING WELL	(---) EXISTING CHAINLINK FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(6" INLET)	(M) MANHOLE	(---) EXISTING POST AND RAIL FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(8" INLET)	(P) AIR PUMP	(---) EXISTING STODDAGE FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(12" INLET)	(W) WATER VALVE	(---) EXISTING WIRE FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(18" INLET)	(M) WATER METER	(---) EXISTING WOOD FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(24" INLET)	(M) WATER METER	(---) EXISTING METAL AND WOOD FENCE	(+)	(+0.00) CONCRETE MONUMENT SET
(30" INLET)	(M) WATER METER	(---) EXISTING METALS LINES	(+)	(+0.00) CONCRETE MONUMENT SET
(36" INLET)	(M) WATER METER	(---) EXISTING SANITARY SEWER (8" AND ABOVE)	(+)	(+0.00) CONCRETE MONUMENT SET
(42" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(48" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(54" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(60" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(66" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(72" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(78" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(84" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(90" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(96" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(102" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(108" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(114" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(120" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(126" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(132" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00) CONCRETE MONUMENT SET
(138" INLET)	(M) WATER METER	(---) EXISTING STORM SEWER	(+)	(+0.00)