

**KEY MAP**  
1" = 2000'

**GENERAL NOTES**

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY, SHEET NO. 30.
- HORIZONTAL DATUM - NAD 83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON JULY 6, 2021, UTILIZING THE LEICA RIK CORRS NETWORK.
- VERTICAL DATUM - NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JULY 6, 2021, UTILIZING THE LEICA RIK CORRS NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JULY 6, 8, & 13, 2021.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45-8-36.3) AND N.J.A.C. 15:44-5.1(10).
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NUMBER: 21-001004NC/C2104385N1, EFFECTIVE COMMITMENT DATE: JUNE 15, 2021.
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
- BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER: 585307, COMMUNITY NAME: BOROUGH OF NORTH PLAINFIELD, EFFECTIVE DATE: 09/28/2007.
- NO METAL DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF METAL DELINEATION MARKERS MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSIGNED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TELLANDS.
- THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- N.J.S.H. ROUTE 22 PLANS HAVE BEEN ORDERED FROM NJDOT AND HAVE BEEN RECEIVED TO DATE. THE RIGHT OF WAY LINE MAY BE SUBJECT TO CHANGE AND WILL BE UPDATED IF NECESSARY UPON RECEIPT OF SAID PLANS.
- PARKING SPACE COUNT: 28 REGULAR SPACES, 2 HANDICAP SPACES, 30 TOTAL SPACES.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO WILSON AVENUE AND NUSH ROUTE 22 PUBLIC RIGHT OF WAYS.
- PER CONTRACTUAL AGREEMENT TREES OF SIZES 4" AND GREATER ARE SHOWN HEREON.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NJ STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

**CERTIFICATION**

TO:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(10)(1), 7(G), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 6, 8, & 13, 2021.  
DATE OF PLAN OR MAP: JULY 20, 2021.

*James A. Conway Jr.*  
JAMES A. CONWAY JR.  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 246504325300

**MAP REFERENCES**

- A PLAN ENTITLED "MINOR SUBDIVISION OF LOT 1.01 BLOCK 119.00, NUSH ROUTE 22 & WILSON AVENUE, BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY, LAYOUT PLAN, PREPARED BY MURPHY & HOLLINGS ASSOCIATES INC., DATED 03/29/2004, FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON 04/13/2004.
- A PLAN ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, ROUTE 29 SECTIONS 80 & 96 ROUTE 22 AT WASHINGTON AVENUE, ROCK AVE. WEST END DRIVE AND NORTH DRIVE, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF GREEN BROOK, COUNTY OF SOMERSET, SHEET 4 OF 6, DATED 06/19/97.
- SEWER MAPPING PROVIDED BY MOTT MACDONALD ON AUGUST 6TH, 2021
- A PLAN ENTITLED "ALTA/NPS/LAND TITLE SURVEY, PARAMOUNT REALTY, BLOCK 117.00, LOT 4, 855 N.J.S.H. ROUTE 22 WEST, BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED 05/16/2016 AND REVISED THROUGH 01/30/2018.

**DEED REFERENCES**

- DEED BOOK 5855, PAGE 2121 - LOT 1.01

**SCHEDULE B - SECTION 2 EXCEPTIONS**

- PRIVATE RIGHTS, INCLUDING, WITHOUT LIMITATION, THE RIGHTS OF UTILITY COMPANIES IN AND TO SO MUCH OF THE LAND AS LIES WITHIN THE FORMER BEDS OF OLD GROVE STREET AND CEDAR STREET, AS VACATED IN STREET VACATION RECORDED APRIL 23, 1963 IN BOOK 6, PAGE 385 AND BOOK 8, PAGE 388 (LOCALS NOT IMPACT SUBJECT PROPERTY)
- SLOPE AND DRAINAGE RIGHTS TO THE STATE OF NEW JERSEY, RECORDED MARCH 9, 1938 IN DEED BOOK W-23, PAGE 42; AS AMENDED BY THE RELEASE RECORDED AUGUST 21, 1947 IN DEED BOOK 679, PAGE 43. (AREA IN EXISTING R.O.W. AT RT 22 & ON LOT 1.03)
- TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN WILLIAM CARLOS, EVAN CARLOS, SPIRION KOUTSOGRANNIS AND FRANK KOUTSOGRANNIS AND BEST FRIENDS PET CARE, INC., AND MIGHTY DINNER, INC., RECORDED OCTOBER 15, 1998 IN DEED BOOK 2199, PAGE 336. (TO THE BENEFIT OF SUBJECT LOT, LOCATED ON LOT 1.03)
- TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN WILLIAM CARLOS, EVAN CARLOS, SPIRION KOUTSOGRANNIS AND FRANK KOUTSOGRANNIS AND BEST FRIENDS PET CARE, INC., AND MIGHTY DINNER, INC., RECORDED OCTOBER 15, 2005 IN DEED BOOK 5704, PAGE 1874. (TO THE BENEFIT OF SUBJECT LOT, LOCATED ON LOT 1.03)
- RIGHTS OF THE STATE OF NEW JERSEY TO LIMIT ACCESS TO AND FROM THE LAND AND STATE HIGHWAY ROUTE 22, WHICH IT ABUTS.

**POSSIBLE ENCROACHMENTS**

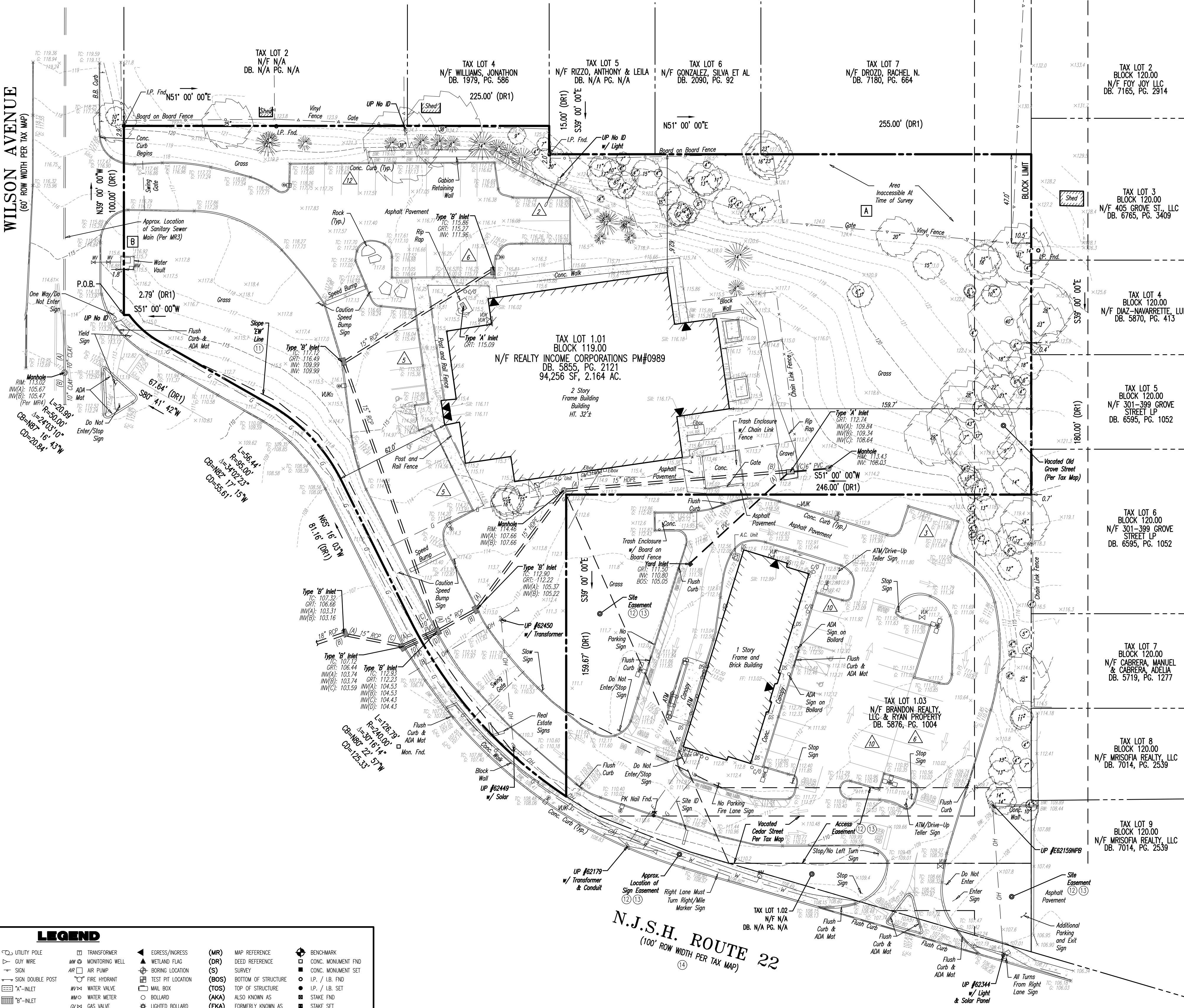
- FENCE ALONG SOUTHEASTERLY LINE OF TAX LOT 2, BLOCK 119.00 ENCROACHES ON THE NORTHWESTERLY SIDE LINE OF LOT 1.01, BLOCK 119.00 BY 47".
- WATER WAIVER ALONG SOUTHWESTERLY PROPERTY LINE CROSSES INTO WILSON AVENUE RIGHT OF WAY.

**TITLE COMMITMENT LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREON BELOW IS SITUATED IN THE BOROUGH OF NORTH PLAINFIELD, COUNTY OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE AND THE NORTHEASTERLY SIDELINE OF WILSON AVENUE, AND RUNNING: THENCE (1) ALONG THE NORTHWESTERLY SIDELINE OF WILSON AVENUE NORTH 39 DEGREES WEST, 100.00 FEET TO A POINT; THENCE (2) ALONG THE SOUTHWESTERLY LINE OF LOT 2 AND LOT 4 IN BLOCK 119.00 NORTH 51 DEGREES 00 MINUTES EAST, 225.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 5 IN BLOCK 119.00; THENCE (3) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5 SOUTH 39 DEGREES 00 MINUTES EAST, 15.00 FEET TO A POINT; THENCE (4) ALONG THE SOUTHWESTERLY LINE OF LOTS 5, 6 AND 7, IN BLOCK 119.00 NORTH 51 DEGREES 00 MINUTES EAST, 250.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 3 IN BLOCK 120.00; THENCE (5) ALONG THE SOUTHWESTERLY LINE OF LOTS 3, 4, 5 AND 8 IN BLOCK 120.00 SOUTH 39 DEGREES 00 MINUTES EAST, 180.00 FEET TO A POINT; THENCE (6) ALONG A NEW NORTHWESTERLY LINE OF LOT 1.03 IN BLOCK 119.00 SOUTH 51 DEGREES 00 MINUTES WEST, 246.00 FEET TO A POINT; THENCE (7) ALONG A NEW SOUTHWESTERLY LINE OF SAID LOT 1.03 SOUTH 39 DEGREES 00 MINUTES EAST, 156.67 FEET TO A POINT IN THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE; THENCE (8) ALONG THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET AND AN ARC LENGTH OF 126.80 FEET TO A POINT OF TANGENCY; THENCE (9) STILL ALONG THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE SOUTH 80 DEGREES 41 MINUTES 42 SECONDS WEST, 67.64 FEET TO A POINT OF TANGENCY; THENCE (10) STILL ALONG THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET AND AN ARC LENGTH OF 56.44 FEET TO A POINT OF TANGENCY; THENCE (11) STILL ALONG THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.99 FEET TO A POINT; THENCE (12) STILL ALONG THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.99 FEET TO A POINT; THENCE (13) STILL ALONG THE NORTHWESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 22 JUG HANDLE SOUTH 51 DEGREES 00 MINUTES WEST, 2.79 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):  
BLOCK 119.00, LOT 1.01, ON THE OFFICIAL TAX MAP OF THE BOROUGH OF NORTH PLAINFIELD, COUNTY OF NEW JERSEY.

WILSON AVENUE  
(60' ROW WIDTH PER TAX MAP)

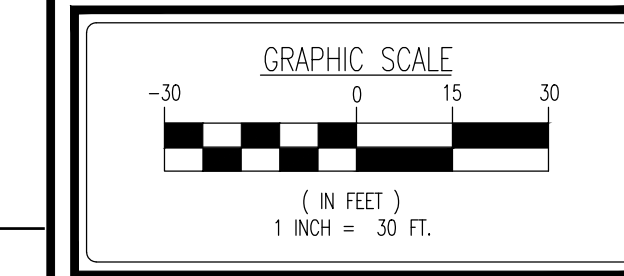


**LEGEND**

UTILITY POLE	TRANSFORMER	EGRESS/INGRESS	(MR) MAP REFERENCE	(DR) BENCHMARK
CONC. MONUMENT FND	CONC. MONUMENT SET	LP / LB. SET	STAKE FND	PK NAIL FND
PK NAIL SET	DRILL HOLE FND	SURVEY STONE FND	SURVEY CAP FND	CROSS CUT FND
CROSS CUT SET				

**SURVEY LEGEND:**

(MR) MAP REFERENCE	(DR) BENCHMARK	(S) SURVEY	(BOS) BOTTOM OF STRUCTURE	(TOS) TOP OF STRUCTURE	(AKA) ALSO KNOWN AS	(C/L) CENTERLINE	< 0.00 SPOT ELEVATIONS	> 0.00 TOP OF CURB ELEV.	> 1.00 FRESH FLOOR ELEV.	> 2.00 GARAGE FLOOR ELEV.	> 3.00 BOTTOM OF WALL ELEV.	> 4.00 TOP OF WALL ELEV.	> 5.00 WATER SURFACE ELEV.
(CONC. MONUMENT FND)	(CONC. MONUMENT SET)	(LP / LB. SET)	(STAKE FND)	(PK NAIL FND)	(DRILL HOLE FND)	(SURVEY STONE FND)	(SURVEY CAP FND)	(CROSS CUT FND)	(CROSS CUT SET)	(P.O.B. POINT OF BEGINNING)			



**DYNAMIC SURVEY, LLC**  
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS  
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT  
ALTA/NPS/LAND TITLE • FOUNDATION LOCATION

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Houston, Texas • 1-281-789-6200  
Austin, Texas • 1-512-848-2929  
Deerfield Beach, Florida • 1-561-921-8570

www.dynamiccc.com

**PROJECT: INSITE PROPERTY GROUP**

BLOCK 119.00, LOT 1.01  
825 NUSH ROUTE 22 WEST  
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

**CRAIG BLACK**  
PROFESSIONAL ENGINEER &  
LAND SURVEYOR  
NEW JERSEY LICENSE NO. 246904257400

**JAMES A. CONWAY JR**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 43235

**TITLE: ALTA/NPS/LAND TITLE SURVEY**

PROJECT NO: 3041-99-0105 | SCALE: 1"=30' | DATE: 07/20/2021  
DRAWN BY: RAU | FIELD BY: JRL/JRC | CHECKED BY: JAC  
SHEET NO: 1 | REV. #: