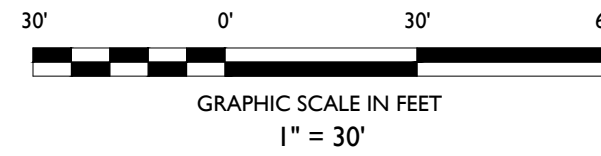




Know what's below
Call before you dig.



SIGNIFICANT OBSERVATIONS

- 10. 15' ACCESS EASEMENT FOR THE BENEFIT OF LOT 14.02 PER DB. 2405, PG. 286.

SCHEDULE B - PART II EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE, ISSUING OFFICE FILING NUMBER: 01-19086-01T, COMMITMENT DATE: 11/01/2019.

- 9. DEED OF EASEMENT IN FAVOR OF THE STATE OF NEW JERSEY, DEPARTMENT OF TRANSPORTATION, RECORDED 09/12/2006, DB. 6425 PG. 913.
AFFECTS SUBJECT PROPERTY, PLOTTED ON SURVEY (DOT HATCHED).

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340115, PANEL 0288 - F, MAP NUMBER 34005C0288F WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017.

SURVEYOR'S DESCRIPTION

THE PROPERTY CONSISTS OF THE LAND AND ALL THE BUILDINGS AND STRUCTURES ON THE LAND IN THE TOWNSHIP OF SOUTHAMPTON, COUNTY OF BURLINGTON, AND STATE OF NEW JERSEY. THE LEGAL DESCRIPTION IS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY SIDELINE OF RED LION ROAD (49.50 FEET WIDE, A.K.A. BURLINGTON COUNTY RT. #641), SAID POINT BEING 2063 FEET, MORE OR LESS, NORTHEASTERLY FROM THE CORNER AT EYRESTOWN ROAD AND BEING IN THE DIVISION LINE BETWEEN TAX BLOCK 2203, LOTS #13 AND #14, HAVING COORDINATES OF N:386836.34, E:423843.68 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83) THENCE; FROM SAID BEGINNING POINT

- ALONG THE SOUTHEASTERLY SIDELINE OF RED LION-VINCENOTOWN ROAD, N 18° 28' 55" E, A DISTANCE OF 857.98 FEET TO A POINT IN THE SAME AND CORNER TO LOTS #14 AND #14.01; THENCE
- S 71° 31' 05" E A DISTANCE OF 178.25 FEET ALONG THE COMMON LINE OF LOTS # 14 AND #14.01; THENCE
- N 18° 28' 55" E A DISTANCE OF 125.00' ALONG THE SAME TO A POINT IN THE LINE OF LOT 15; THENCE
- S 71° 31' 05" E A DISTANCE OF 287.52' ALONG THE SAME TO A POINT IN THE WESTERLY LINE OF NEW JERSEY STATE HIGHWAY 206 (80 FEET WIDE); THENCE
- S 05° 42' 21" W A DISTANCE OF 762.08' ALONG SAID LINE TO A POINT BEING CORNER TO LOTS #14 AND #14.02; THENCE
- N 70° 21' 45" W A DISTANCE OF 329.33' ALONG THE COMMON LINE OF LOTS # 14 AND #14.02 TO A POINT; THENCE
- S 19° 28' 15" W A DISTANCE OF 252.51' ALONG THE SAME TO A POINT IN THE LINE OF LOT #13; THENCE
- N 70° 21' 43" W A DISTANCE OF 300.00' ALONG THE COMMON LINE OF LOTS # 14 AND #13 TO THE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 458849 SQUARE FEET, 10.534 ACRES

SURVEY REFERENCES

- DEED BETWEEN JAMES B. EATON AND SHEVAWN L. EATON (GRANTOR) AND JAMES B. GIBBERSON, JR. AND LISA-ANN M. GIBBERSON (GRANTEE) RECORDED WITH THE BURLINGTON COUNTY CLERK ON 4/16/1998 AT PAGE 236 OF BOOK 5585.
- DEED BETWEEN JAMES HAAS CONSTRUCTION CO., INC. (GRANTOR) AND CATHERINE HAAS (GRANTEE) RECORDED WITH THE BURLINGTON COUNTY CLERK ON 6/2/2005 AT PAGE 747 OF BOOK 6282.
- DEED BETWEEN JAMES HAAS CONSTRUCTION CO., INC. (GRANTOR) AND THE UNITED STATES POSTAL SERVICE (GRANTEE) RECORDED WITH THE BURLINGTON COUNTY CLERK ON 9/25/1980 AT PAGE 286 OF BOOK 2405.
- DEED BETWEEN CHARLES CUTTS AND CATHERINE SUSAN HAAS (GRANTEE) AND CATHERINE SUSAN HAAS (GRANTEE) RECORDED WITH THE BURLINGTON COUNTY CLERK ON 8/20/2009 AT PAGE 283 OF BOOK 6675.
- A CERTAIN MAP ENTITLED "GENERAL PROPERTY PARCEL MAP - ROUTE U.S. 206 (1953) SECTION 5 - RED LION CIRCLE TO VINCENOTOWN-RETREAT ROAD" SHEET 4 OF 7 - PREPARED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION - REVISED 12/03/2005.

EXHIBIT "A"

THE PROPERTY CONSISTS OF THE LAND AND ALL THE BUILDINGS AND STRUCTURES ON THE LAND IN THE TOWNSHIP OF SOUTHAMPTON, COUNTY OF BURLINGTON, AND STATE OF NEW JERSEY. THE LEGAL DESCRIPTION IS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY SIDELINE OF RED LION-VINCENOTOWN ROAD (49.50 FEET WIDE, BURLINGTON COUNTY RT. #641), SAID POINT BEING 2063 FEET, MORE OR LESS, NORTHEASTERLY FROM THE CORNER AT EYRESTOWN-RED LION ROAD AND BEING IN THE DIVISION LINE BETWEEN LOTS #13 AND #14, SAID BLOCK, THENCE; FROM SAID BEGINNING POINT

- ALONG THE SOUTHEASTERLY SIDELINE OF RED LION-VINCENOTOWN ROAD, N 27° 35' 00" E, A DISTANCE OF 982.98 FEET TO A POINT IN THE SAME AND CORNER TO LOTS #14 AND #15; THENCE
- ALONG THE DIVISION LINE BETWEEN LOTS #14 AND #15, S 62° 25' 00" E, A DISTANCE OF 465.77 FEET TO A POINT CORNER TO LOTS #14 AND #15, AND IN THE NORTH-WESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 206 (80 FEET WIDE); THENCE
- ALONG SAID NORTH-WESTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE #206, S 14° 48' 26" W, A DISTANCE OF 1022.24 FEET TO A POINT IN THE SAME AND CORNER TO LOTS #13 AND #14; THENCE
- ALONG THE DIVISION LINE BETWEEN LOTS #13 AND #14, N 61° 15' 40" W, A DISTANCE OF 691.97 FEET TO THE POINT AND PLACE OF BEGINNING.

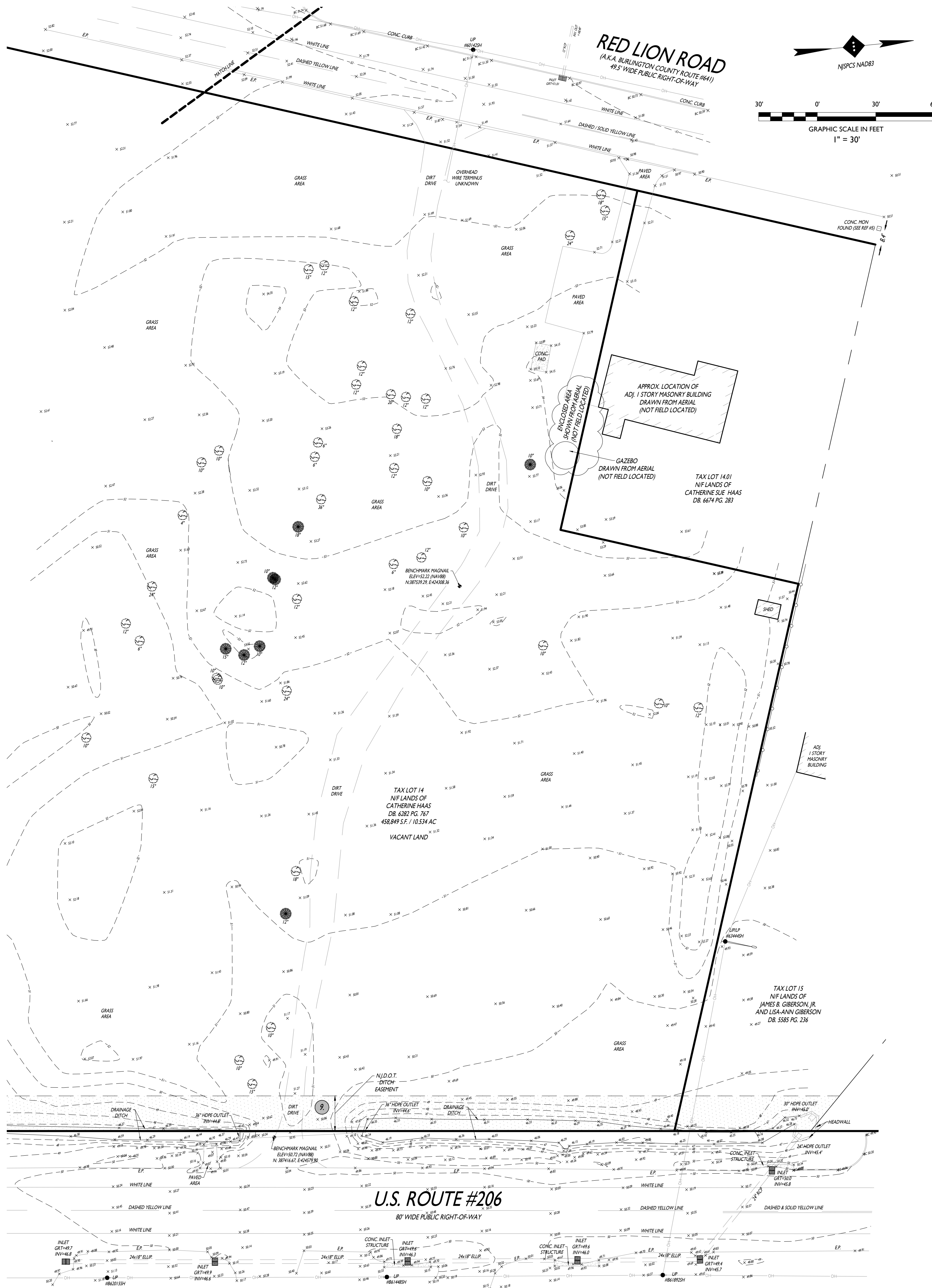
CONTAINING WITHIN SAID BOUNDS 13.14 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY CONTAINED WITHIN THE FOLLOWING 2 DEEDS:
DEED IN FAVOR OF UNITED STATES POSTAL SERVICE, GRANTEE, FROM JAMES HAAS CONSTRUCTION CO., INC., GRANTOR, RECORDED ON 09/25/1980, IN BOOK #2405, PAGE 286 OF THE BURLINGTON COUNTY RECORDS.

DEED IN FAVOR OF CATHERINE SUE HAAS, GRANTEE, FROM CHARLES CUTTS AND CATHERINE SUSAN HAAS AS CO. EXECUTORS FOR THE ESTATE OF EMMA CUTTS IN ACCORDANCE WITH THE LETTERS OF TESTAMENTARY ISSUED ON NOVEMBER 13, 2008 BY GEORGE T. KOTCH, SURROGATE OF BURLINGTON COUNTY, GRANTOR, RECORDED ON 08/20/2009, IN BOOK 6675, PAGE 283 OF THE BURLINGTON COUNTY RECORDS.

Tax ID: BLOCK 2203 LOT 14

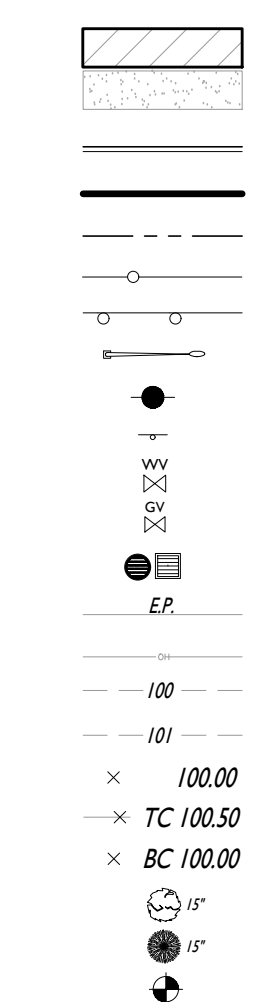
BEING THE SAME PROPERTY CONVEYED TO CATHERINE HAAS, GRANTEE, FROM JAMES HAAS CONSTRUCTION CO., INC., NOW KNOWN AS HAAS SAND GRAVEL, L.L.C., GRANTOR, BY DEED RECORDED 06/02/2005, AS BOOK 06285, PAGE 747 OF THE BURLINGTON COUNTY RECORDS.



SURVEY NOTES

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MAY 5TH 2020 BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
- THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK, GPS OBSERVATIONS.
- THE PROPERTY HAS DIRECT ACCESS TO U.S. ROUTE #206.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45-8-36.3) AND N.J.A.C. 13-40-3.1(D).
- BENCHMARK - MAGNAIL - ELEVATION = 52.22' (NAVD88), BENCHMARK - MAGNAIL - ELEVATION = 50.72' (NAVD88).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.

SYMBOL



DESCRIPTION

- BUILDING
- CONCRETE SIDEWALK / MAT
- ASPHALT / CONCRETE CURB
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAIN LINK FENCE
- GUIDE RAIL
- MAST ARM LIGHT POLE
- POLE
- SIGNS
- WATER VALVE
- GAS VALVE
- DRAIN
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- MAJOR CONTOUR
- MINOR CONTOUR
- GRADE SPOT SHOT
- TOP OF CURB SHOT
- BOTTOM OF CURB SHOT
- DECIDUOUS TREE - DIAMETER NOTED
- PINE TREE - DIAMETER NOTED
- BENCHMARK



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ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR:
D & L DEVELOPMENT

1823 U.S. ROUTE 206
TAX MAP LOT 14, BLOCK 2203
TOWNSHIP OF SOUTHAMPTON
BURLINGTON COUNTY, NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	06/10/2020	MG	06/08/2020	AW	ADDITIONAL TOPOGRAPHY
1	05/22/2020	MG	05/05/2020	AW	ISSUED TO CLIENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE NSPS, AND INCLUDES ITEMS 3, 4, 5, 9, AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 5, 2020

THOMAS F. MILLER
No. GS36264
THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR LICENSE # 2476503626400
NEW JERSEY BOARD OF PROFESSIONAL LAND SURVEYORS
NEW JERSEY BOARD OF PROFESSIONAL LAND SURVEYORS

SCALE: AS SHOWN PROJECT: 181919 SHEET: 1 OF 1

Z:\PROJECTS\2020\181919\181919.DWG (PROJECT - 182) ROUTE 206, SOUTHAMPTON, NEW JERSEY (G:\G2020\181919) RECORDED.DWG