

TRENTON ENGINEERING CO., INC.

CIVIL ENGINEERS AND SURVEYORS
Established 1907

2193 Spruce Street • Trenton, NJ 08638
609-882-0616/882-0617 • Fax: 609-882-6004

May 25, 2022

#2191 Brunswick Turnpike

DESCRIPTION OF LOTS 1, 2, AND 3, BLOCK 1504, PAGE 15,
LAWRENCE TOWNSHIP TAX MAP,
TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

BEGINNING at an iron rod and cap set at the northwesterly intersection of Brunswick Turnpike (100' R.O.W.) (Also Known As Alternate U.S Route 1) and Bunker Hill Road (50' R.O.W.) and running thence:

- (1) S 42°53'25" W, along the said line of Brunswick Turnpike, a distance of 135.00 feet to and iron rod found at the southeast corner of Lot 4, Block 1504; thence:
- (2) N 47°06'35" W, along the easterly line of Lot 4, a distance of 133.00 feet to a point; thence:
- (3) N 42°53'25" E, a distance of 135.00 feet to a point on the westerly line of Bunker Hill Road, thence:
- (4) S 47°06'35" E, along the said line of Bunker Hill Road, a distance of 133.00 feet to the point and place of beginning.

Containing 17,955± S.F.
= 0.412± Acres

Subject to all easements, reservations, and restrictions recorded or un-recorded.

Subject to any restrictions as shown on "Plan of Topographic Survey of Lots 1-3, Block 1504 in the Township of Lawrence, Mercer County, New Jersey" prepared by Trenton Engineering Company, Inc dated May 25, 2022

Craig W. Stratton, N.J.L.S. #43355

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609-882-0616 trentonengineering@gmail.com

May 2, 2023

#2191 Brunswick Turnpike

DESCRIPTION OF PROPOSED LOT A, BLOCK 1504, PAGE 15
BEING ALL OF FORMER TAX LOT 1, BLOCK 1504 AND A PORTION OF FORMER
TAX LOT 2, BLOCK 1504
LAWRENCE TOWNSHIP TAX MAP
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

BEGINNING at an iron rod and cap set at the intersection of the northerly line of Brunswick Turnpike (100' Wide)(A.K.A. U.S Route 1) and the westerly line of Bunker Hill Avenue (50' Wide) and running thence:

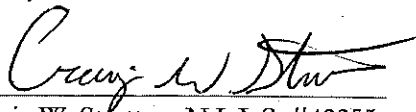
- (1) S 42°53'25" W, along the northerly line of Brunswick Turnpike, passing over an iron rod found 45.00 feet from the commencement of this course, a distance of 60.00 feet to a capped iron rod to be set; thence
- (2) N 47°06'35" W, along the new division line between Proposed Lot A and Proposed Lot B, a distance of 133.00 feet to a capped iron rod to be set on the southerly line of Lot 22, Block 1504; thence
- (3) N 42°53'25" E, along the said line of Lot 22 a distance of 60.00 feet to a point on the westerly line of Bunker Hill Avenue; thence
- (4) S 47°06'35" E, along said line of Bunker Hill Avenue, a distance of 133.00 feet to the point and place of beginning.

Containing 7,980± S.F.
= 0.183± Acres

Subject to all easements, reservations, and restrictions recorded or un-recorded.

Being part of Lots 4 and 5 as shown on map entitled "Plan of Lots of Colonial Lakelands" duly filed in the Mercer County Clerk's office June 28, 1923 as map #393.

Subject to any restrictions as shown on "Plan of Minor Subdivision of Lots 1-3, Block 1504 in Township of Lawrence, Mercer County, New Jersey" prepared by Trenton Engineering Company, Inc dated May 2, 2023



Craig W. Stratton, N.J.-L.S. #43355

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May 2, 2023

Brunswick Turnpike

DESCRIPTION OF PROPOSED LOT B, BLOCK 1504, PAGE 15
BEING ALL OF FORMER TAX LOT 3, BLOCK 1504 AND A PORTION OF FORMER
TAX LOT 2, BLOCK 1504
LAWRENCE TOWNSHIP TAX MAP
LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

BEGINNING at an iron rod and cap to be set on the northerly line of Brunswick Turnpike 100' Wide)(A.K.A. U.S Route 1) being distant 60.00 feet from an iron rod and cap set at the intersection of the northerly line of Brunswick Turnpike and the westerly line of Bunker Hill Avenue (50' Wide) and running thence:

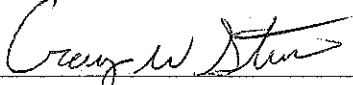
- (1) S 42°53'25" W, along the northerly line of Brunswick Turnpike, a distance of 75.00 feet to an iron rod found; thence
- (2) N 47°06'35" W, a distance of 133.00 feet to a point on the southerly line of Lot 22, Block 1504; thence
- (3) N 42°53'25" E, along the said line of Lot 22 a distance of 75.00 feet to a capped iron rod to be set; thence
- (4) S 47°06'35" E, along the new division line between Proposed Lot A and Proposed Lot B, a distance of 133.00 feet to the point and place of beginning.

Containing 9,975± S.F.
= 0.229± Acres

Subject to all easements, reservations, and restrictions recorded or un-recorded.

Being part of Lots 3 and 4 as shown on map entitled "Plan of Lots of Colonial Lakelands" duly filed in the Mercer County Clerk's office June 28, 1923 as map #393.

Subject to any restrictions as shown on "Plan of Minor Subdivision of Lots 1-3, Block 1504 in Township of Lawrence, Mercer County, New Jersey" prepared by Trenton Engineering Company, Inc dated May 2, 2023


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