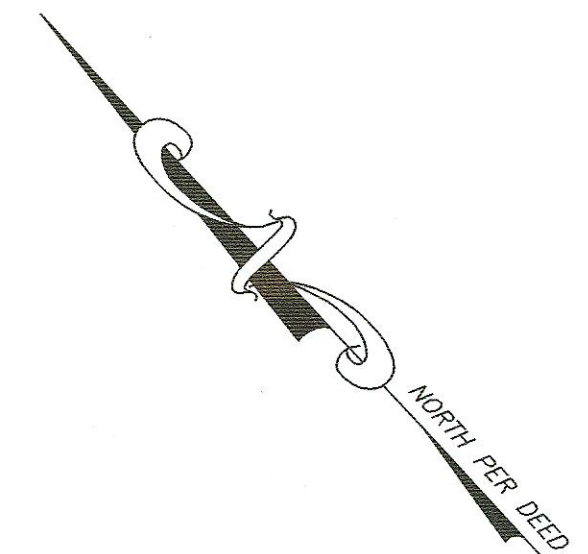
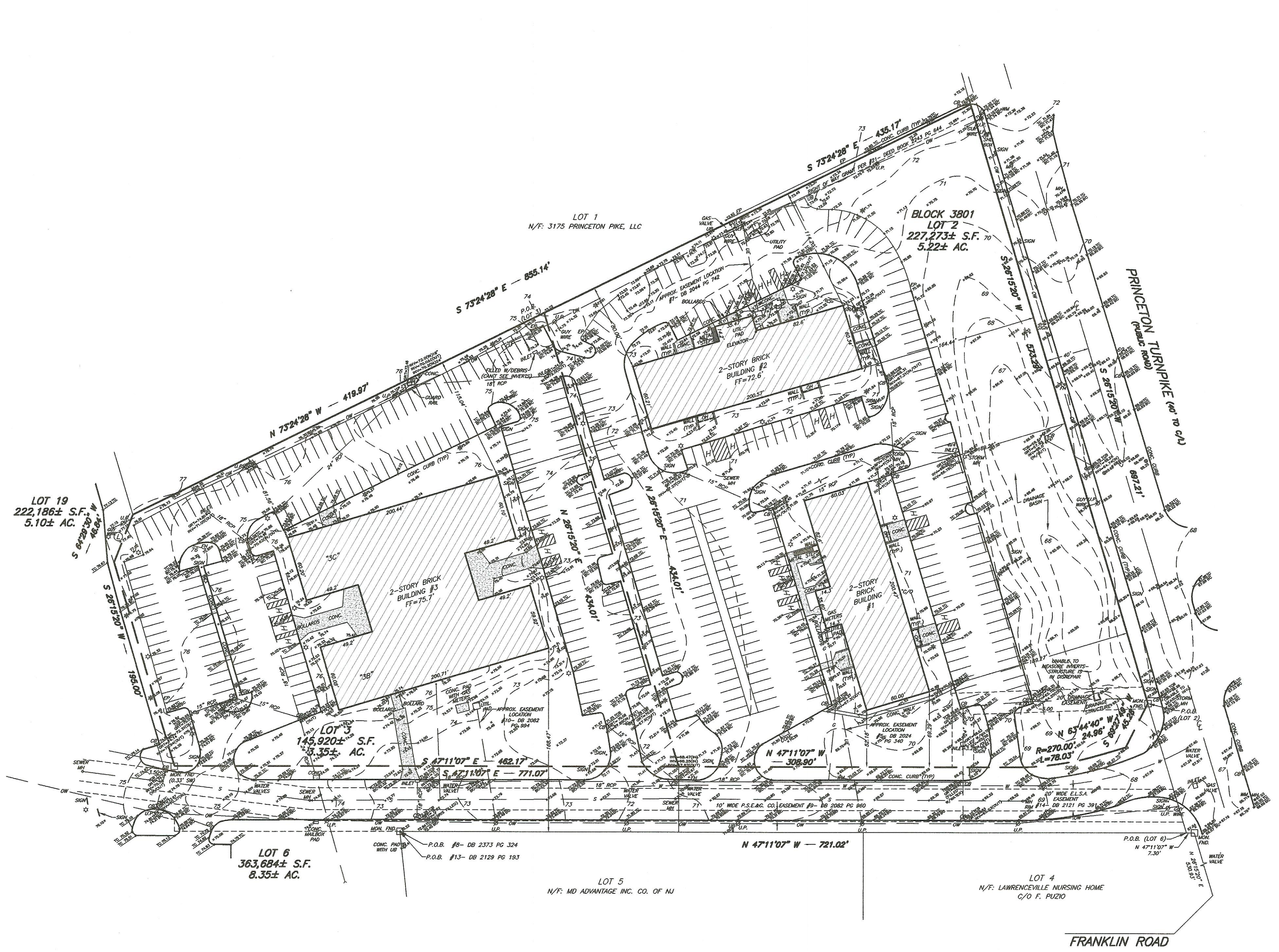


KEY MAP



LEGEND:

- ⊙ = LIGHT POLE
- WM = WATER METER
- MH = MANHOLE
- U.P. = UTILITY POLE
- CB = CATCH BASIN
- C/O = CLEAN OUT

ZONING SCHEDULE:

SUBJECT PROPERTY IS LOCATED IN ZONE DISTRICT "D". DESCRIPTION: OFFICE

- AREA, YARD, HEIGHT AND BUILDING COVERAGE, EXCEPT AS OTHERWISE MODIFIED, THE FOLLOWING BULK STANDARDS SHALL APPLY TO ALL LOTS:
1. INDIVIDUAL PRINCIPAL USE.
  - A. MINIMUM TRACT SIZE: 20 ACRES
  - B. MINIMUM TRACT FRONTAGE ON ARTERIAL OR COLLECTOR ROAD: 500 FEET
  - C. MINIMUM TRACT PERMETER BUILDING SETBACKS:
    - (1) ADJACENT RESIDENTIAL DISTRICT: 75 FEET
    - (2) ADJACENT NON-RESIDENTIAL DISTRICT: 50 FEET
    - (3) STREETLINE: 100 FEET
    - (4) MAXIMUM BUILDING HEIGHT: 50 FEET OR 4 STORIES, WHICHEVER IS LESS
    - (5) MAXIMUM IMPERVIOUS SURFACE RATIO: .75
    - (6) MAXIMUM FLOOR AREA RATIO: .25 UNLESS MODIFIED BY E. 4 ABOVE
  - D. MINIMUM LOT AREA: 3 ACRES
  - E. MINIMUM LOT FRONTAGE: 300 FEET
  - F. MINIMUM LOT WIDTH: 200 FEET
  - G. MINIMUM LOT DEPTH: 350 FEET
  - H. MINIMUM FRONT YARD: 100 FEET
  - I. MINIMUM SIDE YARD: 50 FEET ADJACENT TO RESIDENTIAL DISTRICT, 25 FEET OTHERWISE
  - J. MINIMUM REAR YARD: 75 FEET ADJACENT TO RESIDENTIAL DISTRICT, 50 FEET OTHERWISE
  - K. MAXIMUM BUILDING HEIGHT: 38 FEET OR 3 STORIES, WHICHEVER IS LESS
  - L. MAXIMUM IMPERVIOUS SURFACE RATIO: .75
  - M. MAXIMUM FLOOR AREA RATIO: .20 UNLESS MODIFIED BY E. 4, ABOVE
  2. OFFICE PARK USE.
    - A. MINIMUM TRACT SIZE: 20 ACRES
    - B. MINIMUM TRACT FRONTAGE ON ARTERIAL OR COLLECTOR ROAD: 500 FEET
    - C. MINIMUM TRACT PERMETER BUILDING SETBACKS:
      - (1) ADJACENT RESIDENTIAL DISTRICT: 75 FEET
      - (2) ADJACENT NON-RESIDENTIAL DISTRICT: 50 FEET
      - (3) STREETLINE: 100 FEET
      - (4) MAXIMUM BUILDING HEIGHT: 50 FEET OR 4 STORIES, WHICHEVER IS LESS
      - (5) MAXIMUM IMPERVIOUS SURFACE RATIO: .75
      - (6) MAXIMUM FLOOR AREA RATIO: .25 UNLESS MODIFIED BY E. 4 ABOVE
    - D. MINIMUM LOT AREA: 2 ACRES
    - E. MINIMUM LOT FRONTAGE ON INTERNAL STREET: 150 FEET
    - F. MINIMUM LOT WIDTH: 200 FEET
    - G. MINIMUM FRONT YARD: 50 FEET
    - H. MINIMUM SIDE YARD: 50 FEET
    - I. MINIMUM REAR YARD: 50 FEET
    - J. MINIMUM DISTANCE TO OTHER BUILDING: 50 FEET
    - K. LAND USE ORDINANCE: LAWRENCE TOWNSHIP, MERCER COUNTY #417
    - L. MINIMUM REAR YARD: 50 FEET
  3. ACCESSORY BUILDINGS AND USES. THE FOLLOWING REGULATIONS SHALL APPLY TO ACCESSORY BUILDINGS AND USES:
    - A. NO ACCESSORY BUILDING OR USE SHALL BE LOCATED IN A FRONT YARD.
    - B. MINIMUM SIDE YARD: 35 FEET
    - C. MINIMUM REAR YARD: 35 FEET
    - D. MINIMUM DISTANCE TO OTHER BUILDING: 50 FEET
    - E. MAXIMUM HEIGHT: HALF THE HEIGHT OF THE PRINCIPAL USE TO WHICH IT RELATES.

CERTIFY ONLY TO:  
REYNOLDS ASSET MANAGEMENT

DEED DESCRIPTION:  
BEING KNOWN AS LOTS 2 & 3 IN BLOCK 3801 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY.

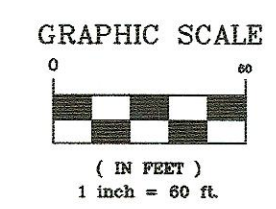
DEED REFERENCE:  
DEED BOOK 4167, PAGE 235 MERCER COUNTY, N.J.  
DEED BOOK 4167, PAGE 218 MERCER COUNTY, N.J.  
DEED BOOK 4167, PAGE 227 MERCER COUNTY, N.J.  
DEED BOOK 1769, PAGE 383 MERCER COUNTY, N.J.  
DEED BOOK 1778, PAGE 73 MERCER COUNTY, N.J.  
DEED BOOK 1822, PAGE 553 MERCER COUNTY, N.J.  
DEED BOOK 1915, PAGE 808 MERCER COUNTY, N.J.  
DEED BOOK 1825, PAGE 294 MERCER COUNTY, N.J.

ADDITIONAL NOTES:

- 1) UTILITY LOCATIONS HEREON ARE BASED ON FIELD LOCATIONS, DEED PLOTTING, AND UTILITY MARKOUT PROVIDED BY OTHERS.
- 2) 1. DEED BOOK 838, PAGE 399 - AT&T RIGHT OF WAY EASEMENT, NOT PLOTTABLE.
2. DEED BOOK 1290, PAGE 478 - AT&T RIGHT OF WAY EASEMENT, NOT PLOTTABLE.
3. DEED BOOK 1320, PAGE 203 - ROUTE 295 RIGHT OF WAY MAP REFERENCES.
4. DEED BOOK 2021, PAGE 464 - STORM DRAINAGE EASEMENT.
5. DEED BOOK 2024, PAGE 340 - PSE&G AND NJ BELL EASEMENT, PLOTTED AT BUILDING #1.
6. DEED BOOK 2025, PAGE 396 - PSE&G AND NJ BELL EASEMENT, NOT PLOTTABLE.
7. DEED BOOK 2044, PAGE 742 - PSE&G AND NJ BELL EASEMENT, PLOTTED AT BUILDING #2.
8. DEED BOOK 2373, PAGE 324 - STORM WATER EASEMENT, NOT PLOTTABLE.
9. DEED BOOK 2082, PAGE 980 - PSE&G EASEMENT, PLOTTED.
10. DEED BOOK 2082, PAGE 994 - PSE&G AND NJ BELL EASEMENT, PLOTTED AT BUILDING #3.
11. DEED BOOK 2104, PAGE 12 - PSE&G AND NJ BELL EASEMENT, PLOTTED AT BUILDING #4.
12. DEED BOOK 2121, PAGE 149 - PSE&G EASEMENT, PLOTTED AND LABELED NEAR BUILDING #4.
13. DEED BOOK 2129, PAGE 183 - PARKING EASEMENT FOR BUILDING #3, PLOTTED.
14. DEED BOOK 2121, PAGE 391 - SEWER RIGHT OF WAY AND EASEMENT, PLOTTED.
15. DEED BOOK 2148, PAGE 369 - PSE&G AND NJ BELL EASEMENT, PLOTTED AT BUILDING #5 AND #6.
16. DEED BOOK 2155, PAGE 98 - CREATES RIGHT OF WAY FOR INGRESS AND EGRESS, PLOTTED.
17. DEED BOOK 2164, PAGE 928 - AMENDMENT DEED, PLOTTED.
18. DEED BOOK 2164, PAGE 933 - AMENDMENT DEED, PLOTTED.
19. DEED BOOK 2167, PAGE 525 - AMENDMENT FOR DRAINAGE AND SEWER EASEMENT, PLOTTED AND LABELED NEAR BUILDING #6.
20. DEED BOOK 2187, PAGE 529 - PARKING COVENANTS, PLOTTED.
21. DEED BOOK 2243, PAGE 644 - UTILITY EASEMENT, PLOTTED NEAR BUILDING #2.
22. DEED BOOK 2544, PAGE 319 - DRAINAGE EASEMENT, PLOTTED NEAR BUILDING #5.
23. DEED BOOK 1778, PAGE 73 - PROPERTY CONVEYANCE DEED, PLOTTED.
24. DEED BOOK 1882, PAGE 553 - PROPERTY CONVEYANCE DEED, PLOTTED.
25. DEED BOOK 1825, PAGE 294 - PROPERTY CONVEYANCE DEED, PLOTTED.
26. DEED BOOK 1915, PAGE 808 - ROAD WIDENING CONVEYANCE DEED.
27. DEED BOOK 1916, PAGE 121 - RIGHT OF WAY EASEMENT TO EWING LAWRENCE SEWERAGE AUTHORITY, LABELED NEAR BUILDING #5.
28. DEED BOOK 1947, PAGE 932 - RIGHT OF WAY FOR GENERAL PROPERTY PARCEL MAP.
29. DEED BOOK 1984, PAGE 936 - RIGHT OF WAY FOR GENERAL PROPERTY PARCEL MAP.
30. DEED BOOK 1984, PAGE 940 - RIGHT OF WAY FOR GENERAL PROPERTY PARCEL MAP.
31. DEED BOOK 2025, PAGE 776 - ROAD WIDENING FOR PRINCETON TURNPIKE.
32. DEED BOOK 2025, PAGE 584 - PROPERTY CONVEYANCE DEED, PLOTTED.
33. DEED BOOK 2072, PAGE 121 - PROPERTY CONVEYANCE DEED AND DRAINAGE EASEMENT.
34. DEED BOOK 1769, PAGE 383 - PROPERTY CONVEYANCE DEED NOT PLOTTABLE.
- 3) THE SUBJECT PROPERTY IS SHOWN ON F.I.R.M. #34021C0137F, EFFECTIVE 7/20/2016 FOR THE TOWNSHIP OF LAWRENCE (340250). NO FLOOD ZONE ASSIGNED.
- 4) THERE ARE 1211 REGULAR PARKING SPACES AND 53 HANDICAP PARKING SPACES.
- 5) UNDERGROUND UTILITY SIZES AND TYPES OF MATERIAL WERE NOT LOCATED OR MEASURED.
- 6) FOR INFORMATION ONLY: MAILING ADDRESS(ES) IS/ARE 3129 PRINCETON PIKE, LAWRENCEVILLE, NJ 08648
- 7) BEING LOT: 2, 3, 6, 18, 19, BLOCK: 3801; TAX MAP OF THE TOWNSHIP OF LAWRENCE, COUNTY OF MERCER, STATE OF NEW JERSEY.
- 8) FOR INFORMATION ONLY: MAILING ADDRESS(ES) IS/ARE 3131 PRINCETON PIKE, LAWRENCEVILLE, NJ 08648
- 9) LOTS 18 & 19 ARE SUBJECT TO SLOPE MAINTENANCE EASEMENTS PER ROUTE 295 RIGHT OF WAY REFERENCE MAP.
- 10) PROPERTIES SHOWN ON TAX MAP SHEET NO. 38.
- 11) UNDERGROUND UTILITIES IN PRINCETON TURNPIKE ROADWAY WERE NOT MEASURED.
- 12) ELEVATIONS BASED ON NAVD OF 1988.

NOTES:

- TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
- OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
- THE WORD "CERTIFY" DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS, OR IMPLIED.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH ARE ACCURATE-BUT SEARCH WORTH DISCLOSES.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS ISLANDS ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
- SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO ZONING ORDINANCES AND OTHER GOVERNMENTAL RULES AND REGULATIONS AFFECTING THE USE OF SAID PREMISES.
- THE USE OF THIS PLAN BY ANYONE OTHER THAN THE PARTIES NAMED HEREON, WILL DEEM THIS PLAN INVALID.



ACRE LAND SURVEYING		2 5-2-24		REVISED INLET ELEVATION	
844 MONMOUTH ROAD CRENSHAW RIDGE, NJ 08514 NEWJERSEYSURVEYOR@GMAIL.COM		1 1-24-24		ADDED CONTOURS	
NO.	DATE	REVISION DESCRIPTION	EM	DRWN	APP
		SURVEY WITH TOPOGRAPHY OF TAX MAP LOTS 2 & 3 BLOCK 3801 TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY			
NEW JERSEY PROFESSIONAL LAND SURVEYOR, LIC. # 37200		SCALE 1"=60'		DATE 10-25-2023	
IF THIS PLAN DOES NOT CONTAIN A "RAISED SEAL" IT SHOULD BE DISCARDED AND CONSIDERED INVALID.		DRAWN BY EM		3131 PRINCETON	