

GENERAL NOTES

- The bearing base for this survey originated from Deed Book 2016 Page 69.
- This property has an area of 1,140,222 square feet or 26.1759 acres of land.
- This property is designated by Gloucester County, as Tax Map Block 66 Lot 1.01.
- There was no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has access via Jacob Harris Lane, which is a public right of way.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.

DEED DESCRIPTION

BEGINNING at a stone at the beginning corner of the whole tract of which this is a part as described in a certain deed recorded with the Gloucester County Clerk, October 19, 1976 in Book 1313 of Deeds, Pages 825 and 826. Thence from said place of beginning;

- N 37°08'23"W along the line of the first course as recited in the said Deed and along the southerly line of Lot 4 Block 44 as delineated on the Tax Map of Elk Township, 283.09 feet to a point in the northerly line of an Atlantic Electric Company Easement, which easement is 120 feet in width, and which point is distant 232.89 feet, on a course S 37°08'23"E along the first course, from a stone found at the end of the said first course; thence
- S 80°35'00"W, 772.82 feet to a point in the easterly line of New Jersey Avenue, which easterly line is 25 feet from the centerline thereof; thence
- S 09°25'00"E, along the easterly line of the said New Jersey Avenue, 280.82 feet to a concrete monument set in the said northerly line; thence
- S 09°25'00"E, along the easterly line of the said New Jersey Avenue, as widened by the dedication of a portion of the whole tract of which this is a part, 15 feet in width, as shown and delineated on a certain map entitled "Minor Subdivision of Lot 3 Block 44 Elk Township, Gloucester County, New Jersey," by Marcus H. Russell, P.E., L.S. of the firm of V & I Land Services Inc., 106 White Horse Pike, Atco, New Jersey, dated November 1, 1989 with revisions to June 6, 1990, 1334.66 feet to a point in the southerly line of the whole tract of which this is part; thence

- S 71°04'34"E, along the said southerly line, 133.00 feet to a monument set in the westerly line of the right of way of the Pennsylvania Reading Seashore Railroad, which right of way line is 66 feet in width; thence
- N 29°00'38"E, along the westerly line of the said Railroad right of way 1509.97 feet to a concrete monument set as a corner to the whole tract of which this is a part; thence
- N 41°03'23"W, along a line of the whole tract and the southerly line of Lot 42 Block 44 as shown on the Elk Township Tax Map, 287.91 feet to the point and place of beginning.

Containing 26.18 acres.

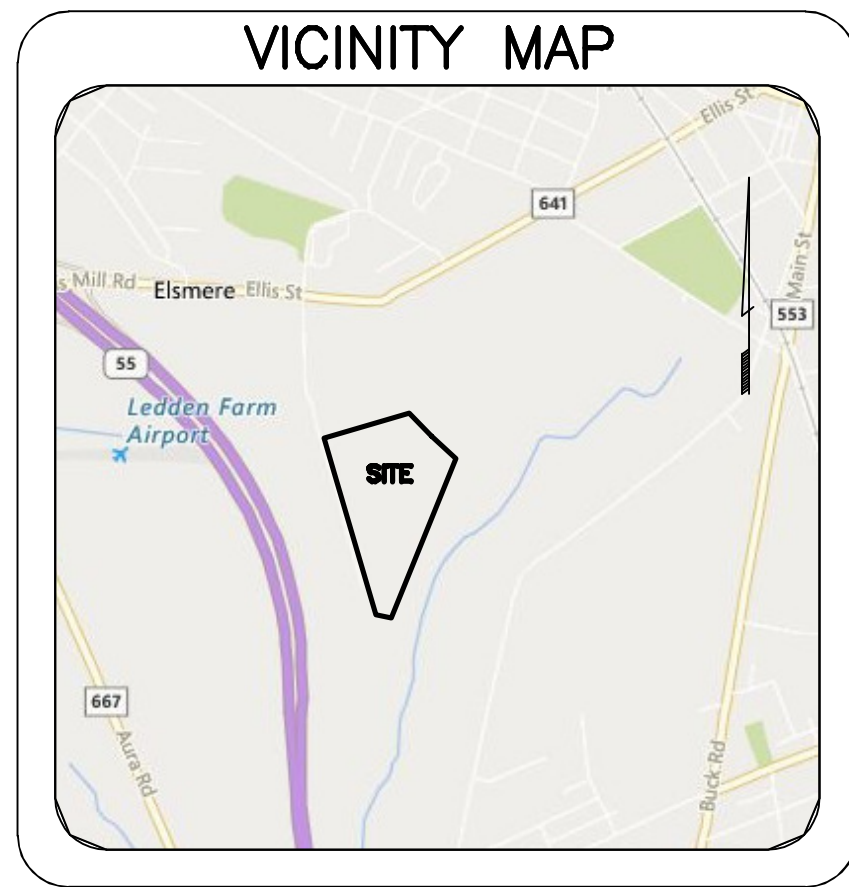
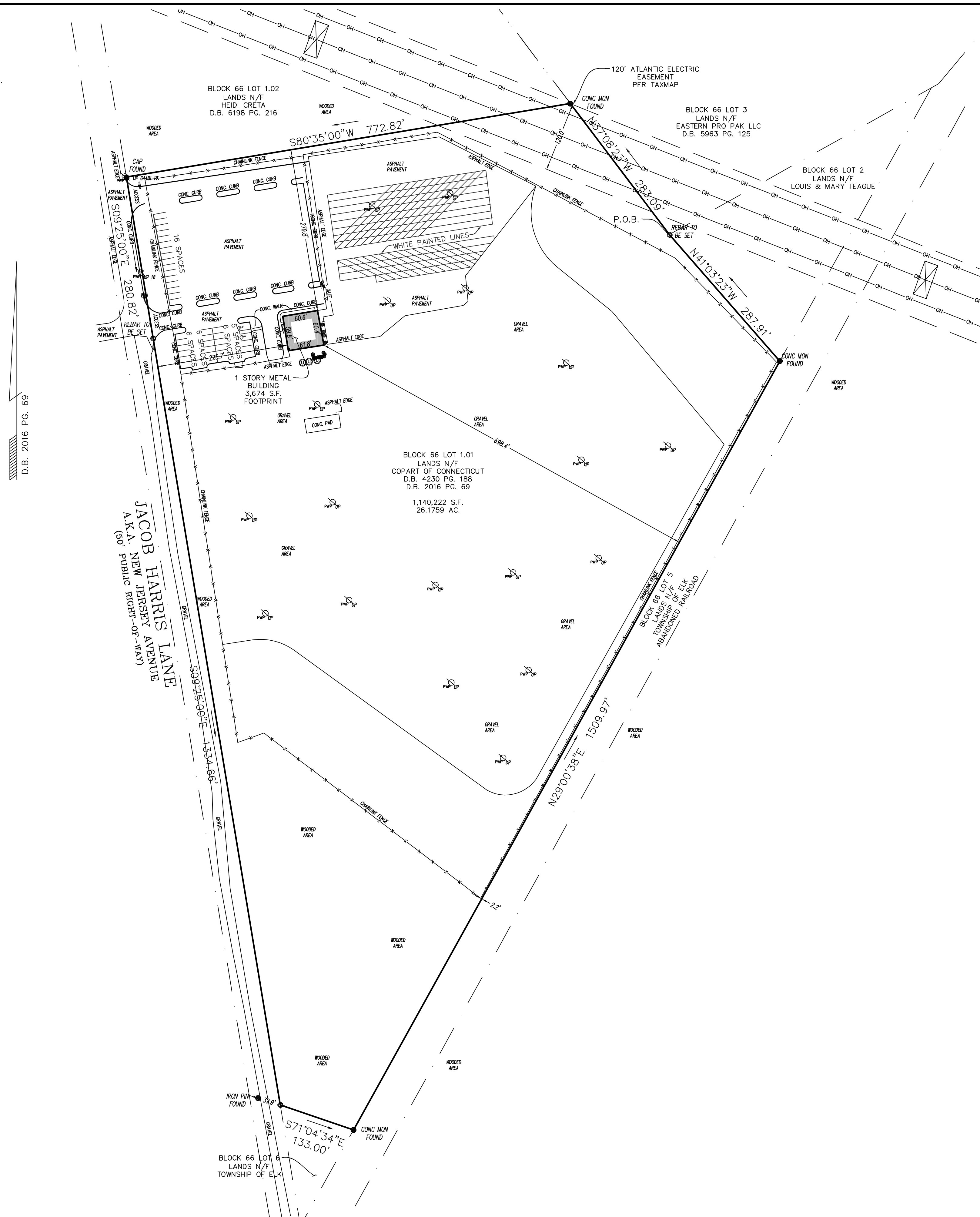
SUBJECT to an easement granted to Atlantic (City) Electric Company as recorded with the Gloucester County Clerk, October 29, 1964 in Book 1090 of Deeds Page 1161.

Beginning at the northeasterly corner of the above described tract; thence

- S 80°35'00"W, along the northerly line of the above described tract 230.30 feet to a point; thence
- S 68°00'47"E, along the southerly line of the said Atlantic Electric Company Easement, which easement is 120 feet in width, 397.28 feet to a point in the first line of the first described tract; thence
- N 37°08'23"W, along the said first course, 233.85 feet to the point and place of beginning.

BEING a part of the same land conveyed to CATWOOD PROPERTIES, INC., a New Jersey corporation, by Deed from ETHEL BROWN FERREN, dated July 6, 1990 and recorded in the Gloucester County Clerk's Office thereafter.

Being the same tract of land described in a Deed recorded in the Gloucester County Clerks office as Deed Book 2016 Page 69.



LEGEND OF SYMBOLS & ABBREVIATIONS

BOUNDARY SYMBOLS		LEGEND OF SYMBOLS & ABBREVIATIONS	
●	MONUMENT FOUND	⬇	SPOT LIGHT
○	MONUMENT SET	⚡	POWERPOLE
⊙	BENCHMARK TOPO	—	GUY WIRE
(R)	RECORD DATA	☀	LIGHT POLE
(S)	SURVEYED DATA	⚡	STREET LIGHT POLE
R/W	RIGHT OF WAY	⚡	ELEC. TRANSFORMER
SBL	SET BACK LINE	⚡	AIR CONDITIONER
⊖	REINFORCED CONC PIPE	⊖	ELEC. MANHOLE
⊖	CORRUGATED METAL PIPE	⊖	ELECTRIC METER
⊖	PLASTIC PIPE	⊖	CABLE BOX
HDPE	HIGH DENSITY POLYETHYLENE PIPE	⊖	UNDERGROUND CABLE MARKER
CIP	CAST IRON PIPE	⊖	TRAFFIC POLES
DIP	DUCTILE IRON PIPE	⊖	TRAFFIC SIGNAL
L/S	LANDSCAPING	⊖	TRAFFIC MANHOLE
🌳	DECIDUOUS TREE	⊖	TRAFFIC SIGNAL BOX
🌲	EVERGREEN TREE	⊖	SEWER MANHOLE
U.G.	UNDER GROUND	⊖	CLEAN OUT
— C	CABLE TELEVISION LINE	⊖	STORM DRAIN MANHOLE
— E	ELECTRICAL LINE	⊖	STORM INLET
— G	GAS LINE	⊖	CURB INLET
— T	TELEPHONE LINE	⊖	ROUND STORM INLET
— W	WATER LINE	⊖	UNKNOWN MANHOLE
⊖	WATER MANHOLE	⊖	FENCE
⊖	WATER VALVE	⊖	ADA PARKING
⊖	HYDRANT / FDC		
⊖	GAS MANHOLE		
⊖	GAS VALVE		
⊖	GAS METER		
⊖	UNDERGROUND GAS MARKER		
⊖	TELEPHONE MANHOLE		
⊖	PAY PHONE		
⊖	TELEPHONE BOX		
⊖	UNDERGROUND TELEPHONE MARKER		
⊖	FLAG POLE		
⊖	BOLLARD		
⊖	BORE HOLE		
⊖	MONITORING WELL		
⊖	MAIL BOX		
⊖	SIGN		
⊖	METAL TANK COVER		
⊖	AIR COMPRESSOR		

BOUNDARY/LOCATION SURVEY

ELK TOWNSHIP

781 New Jersey Avenue
Elk Township, NJ

Surveyor's Certification

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor 35878
In the State of New Jersey
Date of Survey: July 21, 2020
Date of Last Revision: August 4, 2020

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

COORDINATED BY: MKAssociates, Inc. A National Land Services Group 6593 Commerce Court Warrenton, VA 20187 Phone (540) 428-3550 email: comments@mkassociates.com Project No. 6666-20-8996				FIRST ORDER. LLC 4383 HECKTOWN ROAD BETHLEHEM, PA 18020 Phone (610) 365-2907 Fax (610) 365-2958 NJ Certificate of Authorization 24GA8154900	
FIRST ORDER PROJECT NO.	7572	DATE:	JULY 31, 2020		
FIELD WORK:	KAC/KWM	REVISIONS:	No. DATE DESCRIPTION		
DRAFTED:	AJS	1	08-04-20	NETWORK COMMENTS	
CHECKED BY:	JWS				
FB & PG:	V20-05/20				
					SHEET 1 OF 1 1