BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

BLOCK 42, LOT 1.01
AND TRACT 1, LOT 2.01
N.J.S.H. ROUTE 38
TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

PENNELL LAND SURVEYING, INC.
527 GLENS RUN
MULLICA HILL, N.J. 08062
(856) 478-4571 FAX (856) 478-0286

REV.	DATE	DESCRIPTION	BY

PROJECT NO.: 19-28
DATE: 10/15/21
SCALE: 1" = 40'
DRAWN BY: DP
CHECKED BY: DP
DRAWING NO.: 1
SHEET NO. 2 OF 2

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE SURVEY, AND THAT THE MONUMENTS SHOWN HEREON EXIST AS SHOWN. I FURTHER DECLARE THAT THE PROPERTY SHOWN IS NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THE TRANSACTION ONLY AND IS NOT TRANSFERABLE AS PROVIDED HEREIN

10/15/21
DONALD C. PENNELL DATE:
PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 35393

GENERAL NOTES

1. TITLE SEARCH:
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

2. WETLANDS:
NO TIDESWATER WETLANDS RIGHTS, OR INTERESTS OF THE UNITED STATES OF AMERICA, OR THE STATE OF NEW JERSEY, OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATERS, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES, REGULATED, PROTECTED BY, OR UNDER JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY, HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS PROJECT.

3. UTILITIES:
NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.

4. HAZARDOUS SUBSTANCES:
WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF POTENTIALLY HAZARDOUS SUBSTANCES. NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OR ABSENCE OF SUCH SUBSTANCES.

5. BUILDING OFFSETS:
ALL BUILDING OFFSETS SHOWN ARE TO THE FACE OF THE SIDING, UNLESS OTHERWISE NOTED. THE OFFSETS ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.

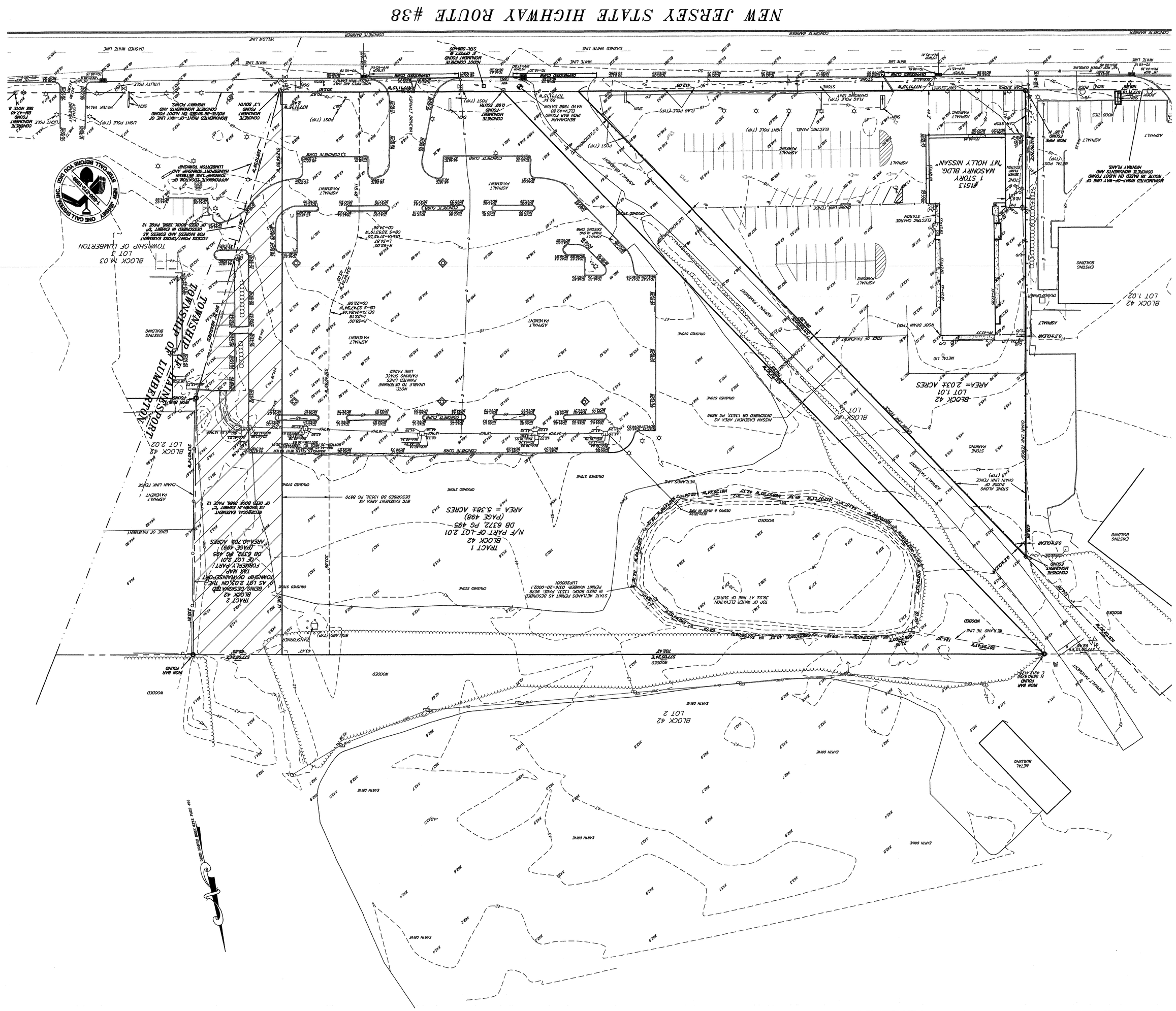
6. GENERAL:
ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS' EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
THIS PLAT DOES NOT SHOW, NOR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHTS OR WAY.
THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF PENNELL LAND SURVEYING, INC.

7. TAX MAP REFERENCE:
HAINESPORT TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY
SHEET: 4
BLOCK: 42
LOTS: 1.01 AND 2.01

8. AREA:
LOT 1.01 CONTAINING: 2.034ACRES.
LOT 2.01
TRACT 1 5.384ACRES.
TRACT 2 0.704ACRES.

9. ELEVATION DATUM:
ELEVATION BASED ON ALTA/ACSM LAND TITLE SURVEY FOR FRONTIER DEVELOPMENT 1537 ROUTE 38, BLOCK 1403, LOTS 4.01, 4.02 AND 4.03 "STARBUCKS" BY CONTROL POINT ASSOCIATES, INC., SHOWN AS NGVD 1929 DATUM.

TABLE OF GROUND COORDINATES WETLANDS

FLAG #	NORTHING	EASTING	FLAG #	NORTHING	EASTING
W1	N 5497.8767	E 4543.5030	W9	N 5585.1321	E 4308.2452
W2	N 5545.4774	E 4566.2553	W9	N 5547.4397	E 4323.6342
W3	N 5591.7459	E 4623.4885	W10	N 5514.8912	E 4366.9100
W4	N 5616.3908	E 4462.5362	W11	N 5499.5404	E 4415.9553
W5	N 5624.2331	E 4413.8339	W12	N 5483.9948	E 4455.3303
W6	N 5641.7514	E 4351.1139	W13	N 5476.3308	E 4507.3082
W7	N 5643.1656	E 4327.1825			

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.