

VARIABLE WIDTH AND 14' WIDE SIDE WALK EASEMENT PER DEED BOOK 2170 PG. 195

MOUNTAIN (AKA SOMERSET COUNTY ROUTE 527) BOULEVARD (WIDTH VARIES)

N 12°13'37" W 6.00'
 N 77°46'23" E 9.97'

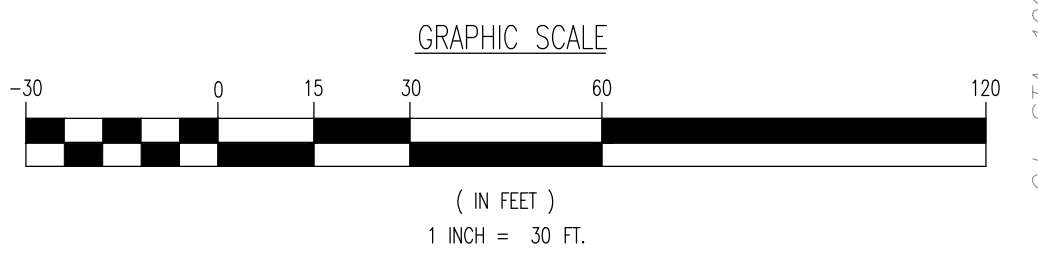
P.O.B. METES AND BOUNDS DESCRIPTION PREPARED WITH THIS SURVEY

CONC. MON. FOUND
 $\Delta = 82°11'45"$
 $R = 60.00'$
 $L = 86.08'$

N 03°07'27" W 187.55'
 DEDICATED TO SOMERSET COUNTY PER DB. 5460, PG 1596 (216 SQ. FT.)

DEDICATED TO SOMERSET COUNTY PER DB. 5460, PG 1596 (88 SQ. FT.)

$\Delta = 2°34'31"$
 $R = 1170.00'$
 $L = 52.59'$
 $T = 26.30'$



LEGEND

	163 PARKING SPACES
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DEDICATED TO SOMERSET COUNTY PER DB. 5460, PG 1596 (809 SQ. FT.)

LOT 1.01
 8.388 Ac. (Gross)
 8.363 Ac. (Net)

2 STORY MASONRY BLDG. (29' HIGH)
 (49,140 S.F. FOOTPRINT)

2 STORY MASONRY BLDG. ADDITION (24± HIGH)
 (8,530 S.F. FOOTPRINT)

2 STY. BRICK & FRAME BLDG. (27' HIGH)
 (2,416 S.F. FOOTPRINT)

2 STORY MASONRY BLDG. (29' HIGH)

10' WIDE GAS EASEMENT DEED BOOK 1011 PG. 449

UTILITY POLE EASEMENT DEED BOOK 1529 PG. 253

N 27°55'21" W (SEE REF. 4)

FRESHWATER WETLANDS BOUNDARY LINE AS VERIFIED BY N.J.D.S.P. FILE #1900-07-0026.1 PW000000

WOODED AREA

TEMPORARY 20' WIDE SANITARY EASEMENT DEED BOOK 1482 PG. 615

LEASE AREA DBK. 1057/169

UTILITY POLE EASEMENT DEED BOOK 761 PG. 237
 SHELL OIL COMPANY EASEMENT DEED BOOK 1019 PG. 518

BLOCK 89 LOT 1.03 N/F COUNTY OF SOMERS

APPROX. LOCATION OF EXISTING ROADWAY RESERVATION

CONC. MON. FOUND

EXTINGUISHED PER DB. 1462 PG. 890.

69,010 SQUARE FEET PER DB. 5993 PAGE 2185

552.56'

S 03°15'00" W

136.02'

S 07°20'52" E

1024 TOP CURB

1025 TOP CURB

N 77°46'23" E

455.36'

N 12°13'37" W 6.00'

N 77°46'23" E 9.97'

N 04°25'22" W 116.26'

N 03°07'27" W 187.55'

N 04°25'22" W

N 85°34'38" E 1.75'

S 85°34'38" W 188.00'

S 85°34'38" W 188.00'

N 04°25'22" W

290.82'

C.L. STA. 92+69.77

C.L. STA. 41+08.81

C.L. STA. 42+02.52

C.L. STA. 100+00

C.L. STA. 92+69.77

C.L. STA. 41+08.81

C.L. STA. 42+02.52

C.L. STA. 100+00