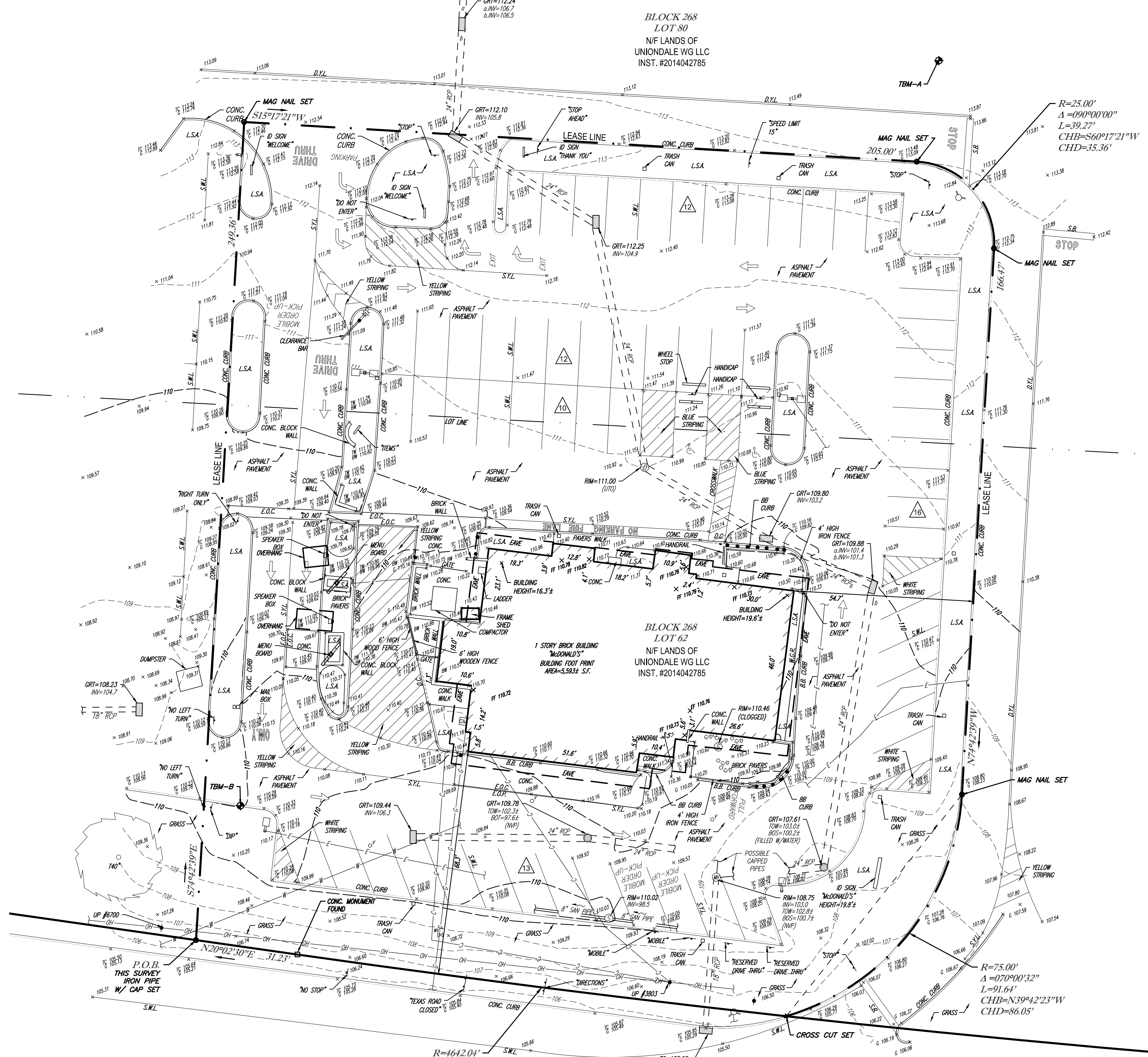


VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



LEGEND

- 124 — EXISTING CONTOUR
- 125 — EXISTING SPOT ELEVATION
- X 123.45 — EXIST. TOP OF CURB ELEVATION
- X G 122.95 — EXIST. GUTTER ELEVATION
- X FF 123.45 — EXIST. FINISHED FLOOR ELEVATION
- OH — OVERHEAD WIRES
- C — APPROX. LOC. UNDERGROUND CABLE LINE
- E — APPROX. LOC. UNDERGROUND ELECTRIC LINE
- G — APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- S — APPROX. LOC. UNDERGROUND SANITARY LINE
- D — APPROX. LOC. UNDERGROUND DRAINAGE LINE
- W — APPROX. LOC. UNDERGROUND WATER LINE
- — — — — DEPRESSED CURB
- — — — — HYDRANT
- — — — — SIAMSE CONNECTION
- — — — — WATER VALVE
- — — — — GAS VALVE
- — — — — ELECTRIC METER
- — — — — ELECTRIC BOX
- DMH — DRAINAGE/STORM MANHOLE
- SMH — SANITARY/SEWER MANHOLE
- TMH — TELEPHONE MANHOLE
- EMH — ELECTRIC MANHOLE
- MH — UNKNOWN MANHOLE
- WMH — WATER MANHOLE
- GMH — GAS MANHOLE
- ACU — AIR CONDITIONING UNIT
- CO — CLEAN OUT
- N.D.O.T. COVER
- — — — — DETECTABLE WARNING PAD
- UP — UTILITY POLE
- UPLP — UTILITY POLE/LIGHT POLE
- — — — — GUY WIRE
- — — — — STREET LIGHT
- — — — — PAINTED ARROWS
- — — — — SIGN
- MB — MAIL BOX
- B — BOLLARD
- SC — SECURITY CAMERA
- AL — AREA LIGHT
- BL — BUILDING LIGHT
- CB — CATCH BASIN OR INLET
- PS — PARKING SPACE COUNT
- B.B. CURB — BELGIUM BLOCK CURB
- C.L.F. — CHAIN LINK FENCE
- D.C. — DEPRESSED CURB
- E.O.C. — EDGE OF CONC.
- E.O.P. — EDGE OF PAVEMENT
- L.S.A. — LANDSCAPED AREA
- (TYP.) — TYPICAL
- S.W.L. — SOLID WHITE LINE
- S.Y.L. — SOLID YELLOW LINE
- S.B.L. — SOLID BLUE LINE
- D.Y.L. — DOUBLE YELLOW LINE
- S.B. — STOP BAR
- H.C.P. — HANDICAP
- B.L.D.G. — BUILDING
- UNOBT. — UNOBTAINABLE
- F.W.D. — FILLED w/DEBRIS
- T.O.D. — TOP OF DEBRIS
- B.O.S. — BOTTOM OF STRUCTURE
- UTO — UNABLE TO OPEN
- — — — — UNABLE TO OPEN

NOTES:

1. PROPERTY KNOWN AS A PORTION OF LOTS 62 & 80, BLOCK 268 AS SHOWN ON THE TAX ASSESSOR'S MAP OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY.
2. LEASE AREA = 58,130 S.F. OR 1.334 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGFS).
TEMPORARY BENCH MARKS SET:
TBM-A: CROSS CUT SET IN CONCRETE CURB
ELEVATION= 113.70'
TBM-B: MAG NAIL SET IN CONCRETE CURB
ELEVATION= 110.31'
9. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, SHEET #79.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 135 OF 457", MAP NUMBER 34025C0135F, EFFECTIVE DATE: SEPTEMBER 25, 2009.
3. MAP ENTITLED PROPOSED SITE IMPROVEMENTS, BLOCK 268; LOT 62 & 80, 78 U.S. 9, TOWNSHIP OF MARLBORO, N.J. MONMOUTH COUNTY, PREPARED BY BOHLER ENGINEERING, DATED 04/02/19.

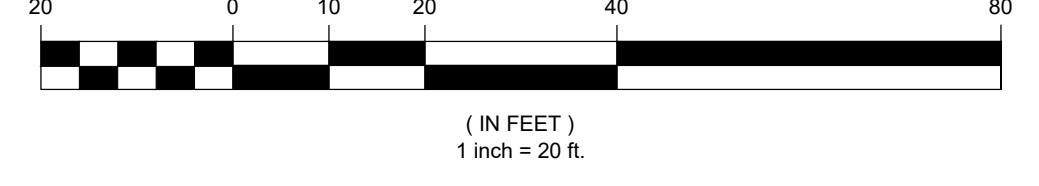
NEW JERSEY STATE HIGHWAY ROUTE U.S. NO. 9

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA2938800

FIELD DATE	01-21-2020		BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY			
FIELD BOOK NO.	19-62		McDonald's USA, LLC			
FIELD BOOK PGS.	15	78 U.S. ROUTE 9 P/O LOTS 62 & 80, BLOCK 268 TOWNSHIP OF MARLBORO L/C: 029 - 0328 MONMOUTH COUNTY, STATE OF NEW JERSEY				
FIELD CREW	S.B.					
DRAWN:	R.A.B.	35 TECHNOLOGY DRIVE WARREN, NJ 07059				
REVIEWED:	J.D.S.	908.668.0999 • 908.668.5995 FAX WWW.CPASURVEY.COM				
APPROVED:	J.D.S.	DATE	02-11-2020	SCALE	1"=20'	
FILE NO.	01-190550-00	DWG. NO.	1 OF 1			

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