

NEW JERSEY STATE HIGHWAY ROUTE #73

OAK AVENUE
50' WIDE

EAST TAUNTON AVENUE
60' WIDE

ROAD B
40' WIDE

LEGEND

- RIGHT-OF-WAY
- CURB
- U-G-E UNDERGROUND ELEC.
- U-G-G UNDERGROUND GAS
- U-G-W UNDERGROUND WATER
- T-E UNDERGROUND TELEPHONE
- O-W OVERHEAD WIRES
- C-L-F CHAIN LINK FENCE
- W-F WOOD FENCE
- U-G-P UNDERGROUND PIPE
- ⊕ P.S.E & G. MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ MANHOLE
- ⊕ BELL MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ VALVE
- ⊕ TREE
- ⊕ SAN. SEWER VENT
- ⊕ CLEAN-OUT
- ⊕ FIRE HYD.
- ⊕ 'A' SEWER INLET
- ⊕ 'B' SEWER INLET
- ⊕ TRAFF. LIGHT STANDARD
- ⊕ D.O.T. BOX
- ⊕ DEPRESSED CURB
- ⊕ TRAFF. SIGN
- ⊕ UTILITY POLE
- ⊕ OVERHEAD LIGHT
- ⊕ ROOF DRAIN

NOTES:

- 1) BEING LOTS 7, 8, 9, 10 AND 17, BLOCK 1110, PLATE 11 AS SHOWN ON THE CITY TAX MAP.
- 2) THE EXISTENCE AND/OR LOCATION OF UNDERGROUND UTILITIES SHOWN ARE LIMITED TO OBSERVABLE EVIDENCE ONLY.
- 3) CONTAINING 55,656.55 OR 1.28 ACRES.

SURVEY REFERENCES:

- 1) DEED BOOK 7821 PAGE 587 - PART OF ROAD B PER N.J.D.O.T. GENERAL PROPERTY PARCEL MAP.
- 2) DEED BOOK 7821 PAGE 561 - EAST TAUNTON AVE PER N.J.D.O.T. GENERAL PROPERTY PARCEL MAP.
- 3) SCHEDULE C DESCRIPTION BY FIRST AMERICAN TITLE INSURANCE COMPANY COMM. NO. TA-49660 (REVISED 8-12-2014), DESCRIBING LOTS 7, 8, 9 AND 10, BLOCK 1110.
- 4) PLATE 11 OF THE BOROUGH OF BERLIN TAX MAP.

CERTIFIED TO:

TITLE AMERICA AGENCY CORP., AND FIRST AMERICAN
TITLE INSURANCE COMPANY.

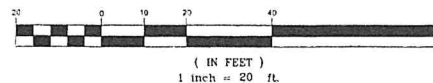
TO THE OWNER: SP&B, LLC
TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EXEMPTIONS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE) AS AN INDUCEMENT FOR THE INSURER OF TITLE TO TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
NOTE: PROPERTY CORNERS SET PER CONTRACTUAL AGREEMENT.

JAMES T. SAPIO
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 17780

James T. Sapiro
DATE 10-3-2014

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
SURVEY OF PREMISES 172 N.J.S.H.ROUTE #73 LOTS: 7, 8, 9, 10 AND 17 BLOCK: 1110 PLATE: 11 SITUATE: BOROUGH OF BERLIN COUNTY OF CAMDEN, NEW JERSEY			
DATE:	10-1-2014	DRAWN BY: JS	SHEET No. 1 OF 1
SCALE:	1"=20'	CHECKED BY: JTS	PROJECT No. 14-578
JTS ENGINEERS AND LAND SURVEYORS, INC. AUTHORIZATION CERT. #240A28018700 EXP. 08/31/2016 19 STRATFORD AVENUE STRATFORD, N.J. 08084 (856) 783-0055 jts@jts-survey.com			
VERIFICATION: CAMDEN/BERLIN BOROUGH/LOTS 7, 8, 9 AND 10, BLOCK 1110, PLATE 11 OF THE BOROUGH OF BERLIN TAX MAP			

GRAPHIC SCALE



REF: 88-089

MINUT.

TOWNSHIP
CENTRAL A

CENTRAL AVE.

BORO LINE

N.J.S.H. ROUTE 73

100-29
25' INGRESS /
EGRESS
EASEMENT

9
2.17 Ac.

7
61 Ac.

9.01
3.25 Ac.

75
OAK AVE

ROAD B

99

12
PLATE
SEE

MATCH
LINE

