

TITLE INFORMATION

THE TITLE COMMITMENT FOR TAX LOT 1 BLOCK 35 WAS PREPARED BY STEWART TITLE GUARANTY COMPANY, AGENTS FOR FOUNDATION TITLE LLC, TITLE NO. 315-47028 DATED JUNE 4, 2015.

THE TITLE COMMITMENT FOR TAX LOT 2.01 BLOCK 35 WAS PREPARED BY WFO NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 3155434-01974720 DATED NOVEMBER 13, 2015.

NO TITLE COMMITMENT WAS PROVIDED FOR TAX LOTS 1.01 AND 2.01 BLOCK 124 OR FOR TAX LOTS 13.01 AND 13.02 BLOCK 35.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PREMISES ARE LOCATED IN FIRM ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER MAP NUMBER 34007C0039F, MAP REVISED 08/17/2016. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MAP REFERENCES

1. MAP ENTITLED "EXHIBIT A-WAWA PROPERTY, WAWA, INC. PROPOSED SITE IMPROVEMENTS, BLOCK 124, LOTS 1.01 & 1.02 & BLOCK 35, LOTS 1, 2.01, 13.01 & 13.02, 602 BLACK HORSE PIKE, BOROUGH OF MT. EPHRAIM, CAMDEN COUNTY, NEW JERSEY," PREPARED BY DYNAMIC ENGINEERING, DATED 10/02/2017.

SURVEYOR'S NOTES

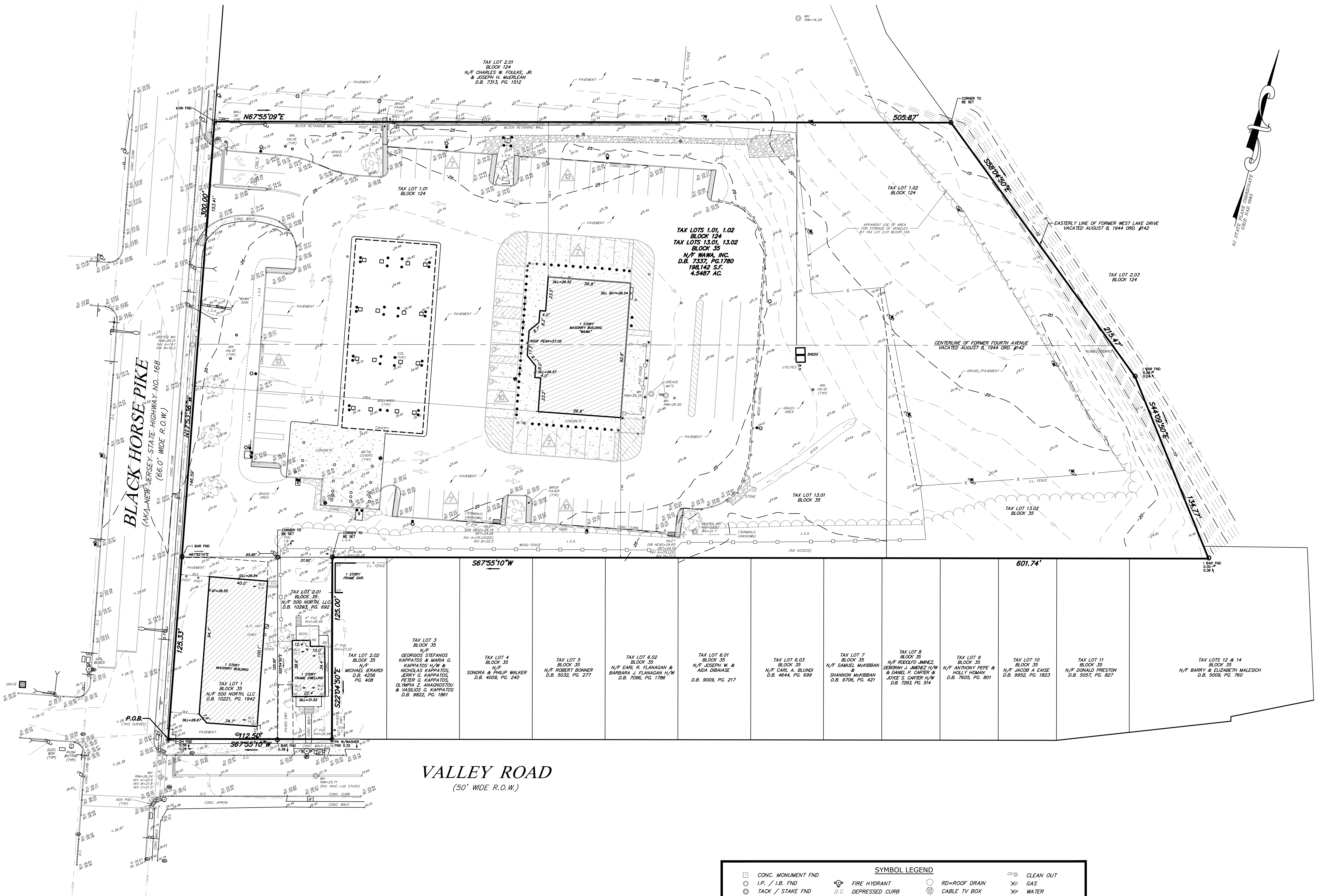
- FIELD SURVEY PERFORMED ON MAY 04, 2021.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PREMISES ARE COMMONLY KNOWN AS 602 BLACK HORSE PIKE, MT. EPHRAIM, NEW JERSEY.
- ALSO KNOWN AS LOTS 1.01 & 1.02 IN BLOCK 124 & LOTS 1, 2.01, 13.01 & 13.02 BLOCK 35, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MT. EPHRAIM, CAMDEN COUNTY, NEW JERSEY.
- CORNER MARKERS HAVE BEEN FOUND, VERIFIED AND /OR TO BE SET AS SHOWN. ELEVATIONS ARE BASED UPON NAVD 88 (GEOID 12A) DERIVED USING LEICA GX1230 GPS RECEIVERS AND KEYNOTE.
- THE SURVEYOR OBSERVED 69 REGULAR PARKING SPACES AND 5 HANDICAPPED PARKING SPACES TOTALING 74 PARKING SPACES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK WAS OBSERVED AT TIME OF FIELD WORK.

SCHEDULE 'B' SECTION II EXCEPTIONS

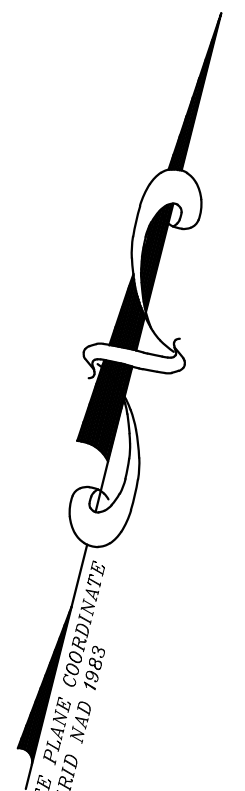
- SCHEDULE B - SECTION II EXCEPTIONS LOT 1 BLOCK 35
STEWART TITLE GUARANTY COMPANY,
AGENTS FOR FOUNDATION TITLE LLC, TITLE NO. 315-47028
- 9 EASEMENT AS CONTAINED IN DEED BOOK 491 PAGE 378, EASEMENT FOR ELECTRICAL UTILITY INSTALLATION AND MAINTENANCE-BLANKET IN NATURE.
- 10 RESTRICTIONS-NOT PLOTTABLE.
- SCHEDULE B - SECTION II EXCEPTIONS LOT 2.01 BLOCK 35
WFO NATIONAL TITLE INSURANCE COMPANY,
TITLE NO. 3155434-01974720
- 7 EASEMENT AS CONTAINED IN DEED BOOK 491 PAGE 378, EASEMENT FOR ELECTRICAL UTILITY INSTALLATION AND MAINTENANCE-BLANKET IN NATURE.
- 8 RESTRICTIONS-NOT PLOTTABLE.

DESCRIPTION OF PROPERTY

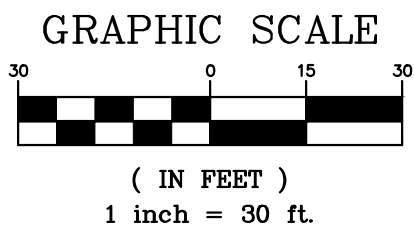
- LOTS 1.01 & 1.02, BLOCK 124 AND LOTS 1, 2.01, 13.01 & 13.02 IN BLOCK 35
BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF BLACK HORSE PIKE (66' WIDE PER TAX MAP) WHERE THE SAME IS INTERSECTED BY THE NORTHERLY SIDELINE OF VALLEY ROAD (50' WIDE PER TAX MAP) AND RUNNING ALONG THE EASTERLY SIDELINE OF BLACK HORSE PIKE, THENCE:
- ALONG THE NORTH 17 DEGREES 51 MINUTES 34 SECONDS WEST 425.33 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE BETWEEN TAX LOTS 1.01, 1.02 AND 2.01 IN BLOCK 124, NORTH 67 DEGREES 55 MINUTES 09 SECONDS EAST 505.87 FEET TO A POINT, THENCE;
 - ALONG THE WESTERLY SHORELINE OF HADDON LAKE, THE FOLLOWING TWO (2) COURSES, SOUTH 59 DEGREES 04 MINUTES 50 SECONDS EAST 215.67 FEET TO A POINT, THENCE;
 - SOUTH 44 DEGREES 08 MINUTES 34 SECONDS EAST 14.77 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE BETWEEN TAX LOTS 13.01 & 13.02 AND VARIOUS TAX LOTS RANGING FROM TAX LOTS 2.02 THRU 14 IN BLOCK 35, SOUTH 67 DEGREES 55 MINUTES 09 SECONDS WEST 401.74 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE BETWEEN TAX LOTS 2.01 & 2.02 IN BLOCK 35, SOUTH 22 DEGREES 04 MINUTES 50 SECONDS EAST 125.00 FEET TO THE NORTHERLY SIDELINE OF VALLEY ROAD, THENCE;
 - ALONG THE NORTHERLY SIDELINE OF VALLEY ROAD, SOUTH 67 DEGREES 55 MINUTES 09 SECONDS WEST 112.50 FEET TO THE POINT AND PLACE OF BEGINNING.



VICINITY MAP
SCALE: N.T.S.



SYMBOL LEGEND							
	CONC. MONUMENT FND		FIRE HYDRANT		RD=ROOF DRAIN		CLEAN OUT
	I.P. / L.B. FND		DEPRESSED CURB		CABLE TV BOX		GAS
	TACK / STAKE FND		L.S.A. LANDSCAPED AREA		TELEPHONE BOX		WATER
	WETLAND FLAG		D.W.P. DETECTABLE WARNING PAD		A/C UNIT		ELECTRIC
	SPOT ELEVATIONS		MANHOLE		TRANSFORMER		TELEPHONE
	TRAFFIC SIGNAL POLE		"24"-INLET		ELECTRIC METER		CABLE TV
	UTILITY POLE		"30"-INLET		GAS METER		TREE
	GUY WIRE		"42"-INLET		WATER METER		SHRUB
	LIGHT POLE		YARD INLET		WATER VALVE		BOLLARD
	UTILITY POLE W/LIGHT		FLARED END SECTION		GAS VALVE		MONITORING WELL
	SIGN				WELL		



REV	DATE	DESCRIPTION
1	05/10/2021	SITE UPDATE
J.D.L.		J.J.H.
BY		CHKD

TO: STEWART TITLE GUARANTY COMPANY
WFO NATIONAL TITLE INSURANCE COMPANY
300 NORTH LLC

James J. Heiser
N.J. Lic: 245504331100
PA. Lic: 50075616
N.Y. Lic: 050932-1
CH. Lic: 704176

DATE: 05/10/2021

James J. Heiser
N.J. Lic: 245504331100
PA. Lic: 50075616
N.Y. Lic: 050932-1
CH. Lic: 704176

SCALE: 1" = 30'
DATE: 04/10/2019
DRAWN BY: M.T.R.
CHKD BY: J.A.S.

ALTA/NSPS LAND
TITLE SURVEY
TAX LOTS 1.01 & 1.02, BLOCK 124
TAX LOTS 1, 2.01, 13.01 & 13.02, BLOCK 35
602 BLACK HORSE PIKE
BOROUGH OF MOUNT EPHRAIM
CAMDEN COUNTY NEW JERSEY

DRAWING FILE:
19-8388A.01

PROJECT NUMBER:
19-8388

SHEET
1
REV. 1