

GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY, SHEET NO. 6.
- HORIZONTAL DATUM - NAD 83 (2011), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON AUGUST 30, 2023 & SEPTEMBER 5, 2023, UTILIZING THE LEICA RTK CORE NETWORK.
- VERTICAL DATUM - NAVD 85 (2011), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON AUGUST 30, 2023 & SEPTEMBER 5, 2023, UTILIZING THE LEICA RTK CORE NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON AUGUST 30, 2023 & SEPTEMBER 5, 2023.
- A WRITTEN WAIVER AND DECLARATION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C458-36.3) AND N.J.A.C. 17:46-5.10(i).
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEE THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON WORKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NUMBER: 23-000798NCS, EFFECTIVE COMMITMENT DATE: APRIL 12, 2024.
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
- GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS BY 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD: PER FLOOD INSURANCE RATE MAP NUMBER: 3400203556; COMMUNITY NAME: EVESHAM; EFFECTIVE DATE: 12/01/2017.
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY.
- THE OBJECTS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- N.J.S.H. ROUTE 73 PLANS HAVE BEEN ORDERED FROM NJDOT HAVE NOT BEEN RECEIVED TO DATE. THE RIGHT OF WAY LINE MAY BE SUBJECT TO CHANGE AND WILL BE UPDATED IF NECESSARY UPON RECEIPT OF SAID PLANS.
- VESTING DEED DESCRIPTION DOES NOT MATHEMATICALLY CLOSE BY 0.04'±.
- PARKING SPACE COUNT: 45 REGULAR SPACES, 2 HANDICAP SPACES, 47 TOTAL SPACES.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO NEW JERSEY STATE HIGHWAY NO. 73, A PUBLIC RIGHT OF WAY.
- CONSTRUCTION, EARTH WORK ON THE SOUTH SIDE OF PROPERTY ON LOT 4.06 AT TIME OF SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SUPERVISOR BY THE CONTROLLING DISTRICT OR PERSONS OF RESIDENT STREET SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID. EXPRESS SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NATIONAL BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF. THESE TITLE COMPANY, GOVERNMENTAL, AGENCY AND LENDING INSTITUTION LISTED HEREON, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

DEED REFERENCES

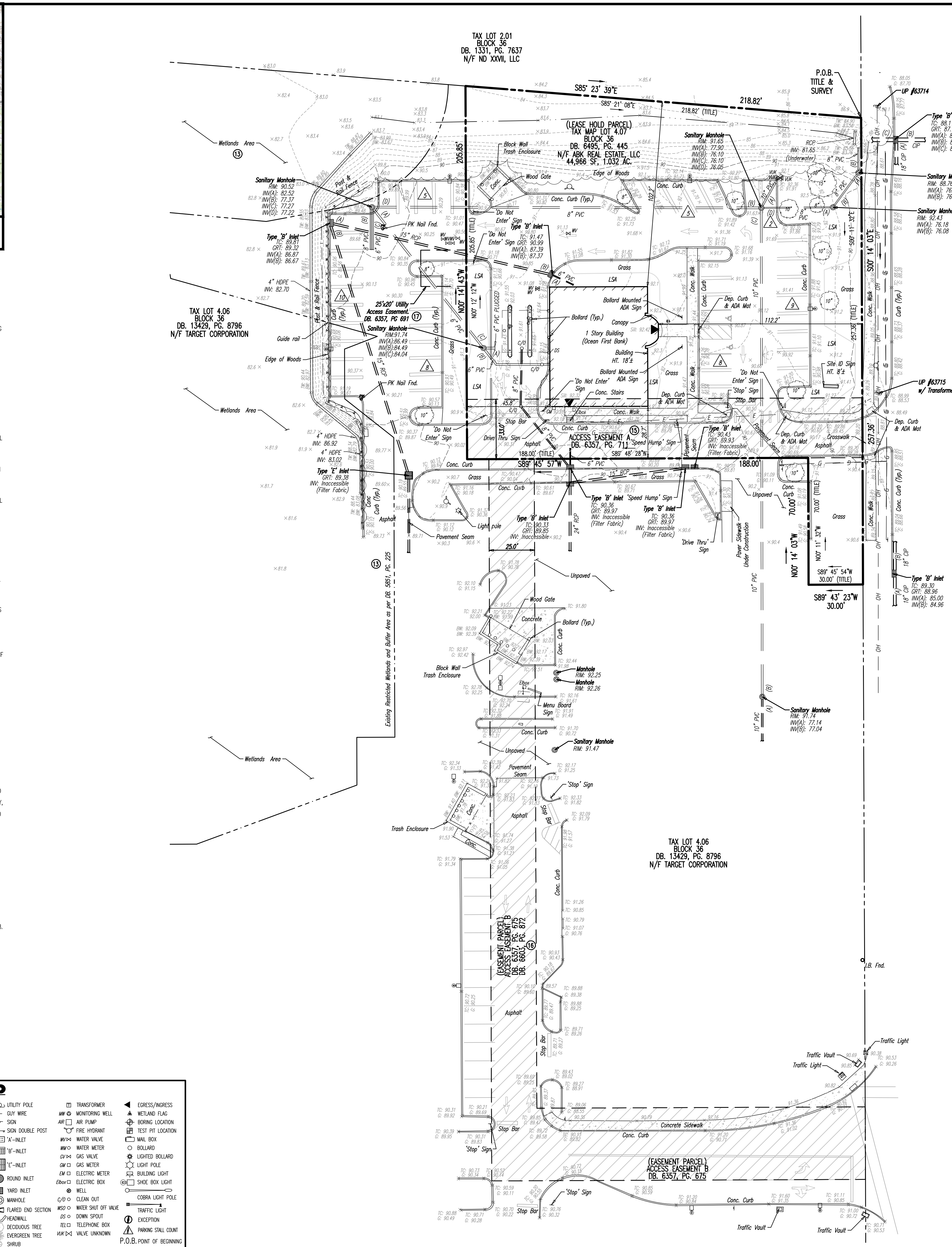
- DEED BOOK 6496, PAGE 445 - LOT 4.07
- DEED BOOK 13331, PAGE 7637 - LOT 2.01
- DEED BOOK 13429, PAGE 8796 - LOT 4.06

MAP REFERENCES

- A SUBDIVISION MAP, PREPARED BY VALLEY LAND SERVICES, LLC, DATED 12/20/2018, FILED IN THE BURLINGTON COUNTY CLERKS OFFICE ON 01/04/2019 AS MAP #819-13-001.

LEGEND

—	PROPERTY LINES	—	UTILITY POLE	—	EGRESS/INGRESS
---	OFF-USE PROPERTY LINES	—	CLAY WIRE	—	WETLAND FLAG
---	EXISTING MAJOR CONTOUR & ELEVATION	—	MONITORING WELL	—	BORING LOCATION
---	EXISTING MINOR CONTOUR & ELEVATION	—	AIR PUMP	—	TEST PIT LOCATION
---	APPROX. LOC. EXIST. UNDERGROUND CABLE LINES	—	FIRE HYDRANT	—	MAIL BOX
---	APPROX. LOC. EXIST. UNDERGROUND FIBER OPTIC LINES	—	WATER VALVE	—	BOLLARD
---	APPROX. LOC. EXIST. UNDERGROUND GAS LINES	—	WATER METER	—	LIGHTED BOLLARD
---	APPROX. LOC. EXIST. UNDERGROUND WATER LINES	—	GAS VALVE	—	LIGHT POLE
---	APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES	—	ELECTRIC METER	—	BUILDING LIGHT
---	EXISTING CHAIN LINK FENCE	—	ELECTRIC BOX	—	SHOE BOX LIGHT
---	EXISTING BOARD ON BOARD FENCE	—	WELL	—	CORNER LIGHT POLE
---	EXISTING VINYL FENCE	—	CLEAN OUT	—	TRAFFIC LIGHT
---	EXISTING POST AND RAIL FENCE	—	FLARED END SECTION	—	EXCEPTION
---	EXISTING STOCKADE FENCE	—	HEADWALL	—	PARKING STALL COUNT
---	EXISTING STAINLESS STEEL FENCE	—	DOWN SPOUT	—	
---	EXISTING METAL LINES	—	DECIDUOUS TREE	—	
---	EXISTING SWATERY CORNER	—	EVERGREEN TREE	—	
---	EXISTING STORM SEWER	—	SHRUB	—	
---	UNDERGROUND UTILITY QUALITY LEVEL	—		—	



TITLE COMMITMENT LEGAL DESCRIPTION

LEASEHOLD PARCEL:
BEGINNING AT THE POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 73 (126 FEET WIDE), SAID POINT BEING LOCATED AT THE SOUTHEASTERLY CORNER OF BLOCK 36, LOT 2, AND EXTENDING; THENCE:

- ALONG THE WESTERLY LINE OF N.J.S.H. ROUTE 73, SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 257.36 FEET; THENCE
- LEAVING SAID LINE OF ROUTE 73, AND EXTENDING THROUGH A PORTION OF EXISTING BLOCK 36, LOT 2, SOUTH 89 DEGREES 45 MINUTES 54 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE
- STILL THROUGH THE SAME, NORTH 00 DEGREES 11 MINUTES 32 SECONDS WEST, 70.00 FEET; THENCE
- SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST, A DISTANCE OF 188.00 FEET; THENCE
- NORTH 00 DEGREES 12 MINUTES 12 SECONDS WEST, A DISTANCE OF 205.85 FEET TO A POINT IN THE SOUTHERLY LINE OF BLOCK 36, LOT 2;
- EXTENDING ALONG THE SOUTHERLY LINE OF BLOCK 36, LOT 2, SOUTH 85 DEGREES 21 MINUTES 08 SECONDS EAST, A DISTANCE OF 218.82 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

EASEMENT PARCEL:
TOGETHER WITH THE NON-EXCLUSIVE ACCESS EASEMENT RIGHTS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 6357, PAGE 691, AS AMENDED BY FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 6203, PAGE 872, AND AFFECTED BY RECORDED ACCESS EASEMENT AGREEMENT, OR AMENDMENT THEREOF, RECORDED IN BOOK _____, PAGE _____.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):
LOT(S) 4.07 BLOCK 36, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON, STATE OF NEW JERSEY.

SURVEY LEGAL DESCRIPTION

BEGINNING AT THE POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 73 (126 FEET WIDE), SAID POINT BEING LOCATED AT THE SOUTHEASTERLY CORNER OF BLOCK 36, LOT 2, AND EXTENDING; THENCE:

- ALONG THE WESTERLY LINE OF N.J.S.H. ROUTE 73, SOUTH 00 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 257.36 FEET; THENCE
- LEAVING SAID LINE OF ROUTE 73, AND EXTENDING THROUGH A PORTION OF EXISTING BLOCK 36, LOT 2, SOUTH 89 DEGREES 43 MINUTES 23 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE
- STILL THROUGH THE SAME, NORTH 00 DEGREES 14 MINUTES 03 SECONDS WEST, 70.00 FEET; THENCE
- SOUTH 89 DEGREES 45 MINUTES 57 SECONDS WEST, A DISTANCE OF 188.00 FEET; THENCE
- NORTH 00 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 205.85 FEET TO A POINT IN THE SOUTHERLY LINE OF BLOCK 36, LOT 2;
- EXTENDING ALONG THE SOUTHERLY LINE OF BLOCK 36, LOT 2, SOUTH 85 DEGREES 23 MINUTES 39 SECONDS EAST, A DISTANCE OF 218.82 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

SCHEDULE B - SECTION 2 EXCEPTIONS

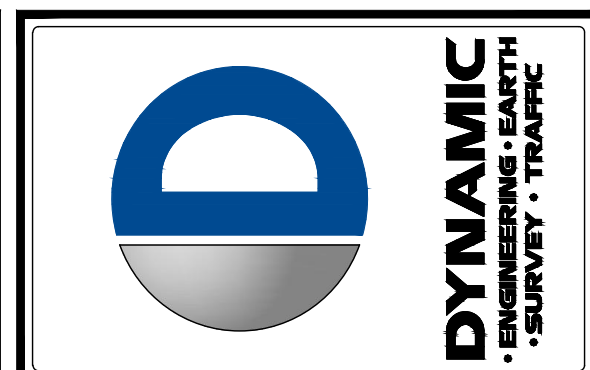
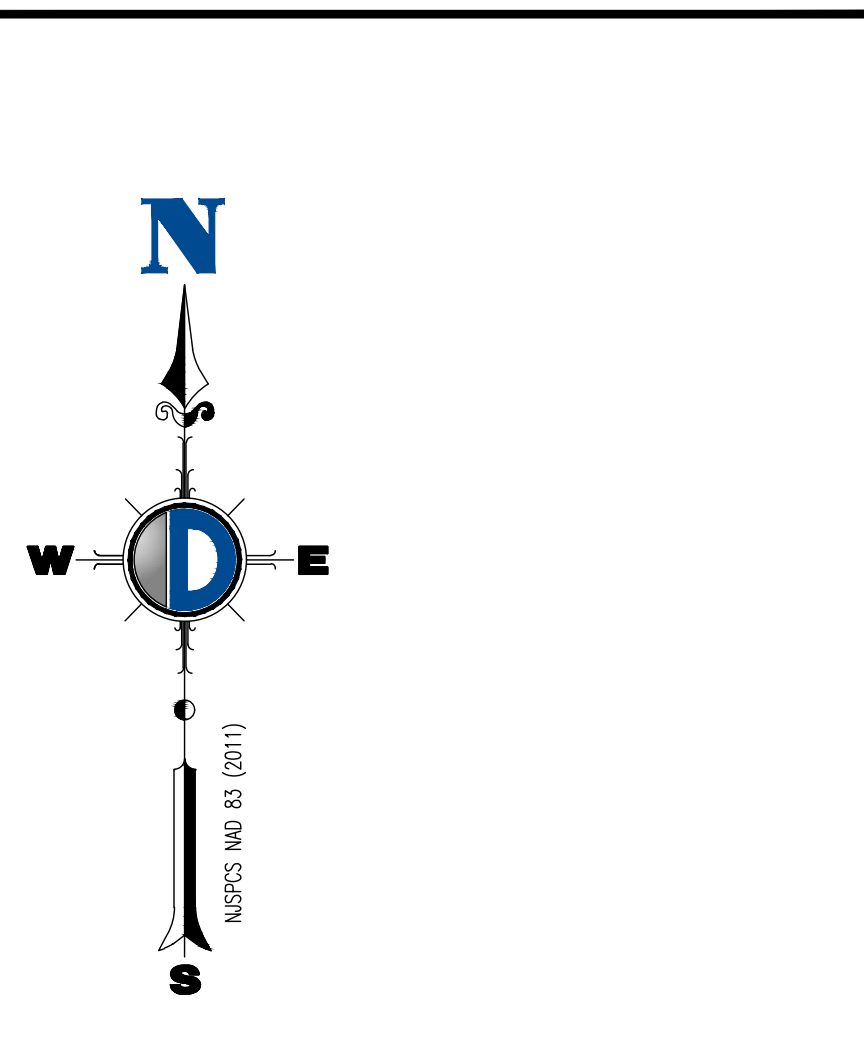
- SLOPE AND GRADING RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 774, PAGE 301. (PLAN NOT PROVIDED)
- DRAINAGE AND GRADING RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 1958, PAGE 563. (BLANKET EASEMENT)
- UTILITY EASEMENT TO ATLANTIC CITY ELECTRIC COMPANY AS SET FORTH IN DEED BOOK 1958, PAGE 563. (BLANKET EASEMENT)
- DECLARATION OF RESTRICTION FOR MODIFIED TRANSITION AREA BY TARGET CORPORATION AS SET FORTH IN DEED BOOK 5851, PAGE 225. (SHOWN) (DOES NOT IMPACT SUBJECT PROPERTY ON LOT 4.06)
- AGREEMENT AS TO TRAFFIC SIGNAL MODIFICATION AS SET FORTH IN DEED BOOK 5444, PAGE 229. (NOT SURVEY RELATED)
- RESERVATION OF ACCESS EASEMENT AND DEED RESTRICTIONS AS SET FORTH IN DEED BOOK 6357, PAGE 711. (SHOWN) (IMPACTS)
- TERMS AND CONDITIONS OF ACCESS EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 6357, PAGE 675, AS AMENDED BY FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 6203, PAGE 872, AND FURTHER AFFECTED BY A RE-RECORDING OF ACCESS EASEMENT AGREEMENT, OR AMENDMENT THEREOF, SET FORTH (SHOWN) (IMPACTS)
- OPERATION AND COST SHARING AGREEMENT AS SET FORTH IN DEED BOOK 6357, PAGE 691. (SHOWN) (IMPACTS)
- RIGHTS OF THE STATE OF NEW JERSEY TO LIMIT ACCESS TO AND FROM THE LAND AND N.J.S.H. ROUTE 73, WHICH IT ABUTS.
- ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITY ACT OF 1938, AS AMENDED, 7 USC 498A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
- TERMS AND CONDITIONS OF GROUND LEASE DATED SEPTEMBER 21, 2006 BY AND BETWEEN ABK REAL ESTATE, LLC, SUCCESSOR TO WELAND CONSTRUCTION CO., LANDLORD, AND OCEANVIEW BANK, N.A., TENANT, AS EVIDENCED BY A SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND AMONG BANK OF AMERICA, N.A., MORTGAGEE, ABK REAL ESTATE, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, LANDLORD, AND OCEANVIEW BANK, N.A., TENANT, DATED JULY 30, 2021 AND RECORDED SEPTEMBER 15, 2021 IN BOOK 13558, PAGE 2056 AS INSTRUMENT NO. 5682250. (NOT SURVEY RELATED)
- ACQUISITION RIGHTS AGREEMENT (LOT 4.09) BY AND BETWEEN TARGET CORPORATION AND JG MARLTON LP, LP AS SET FORTH IN BOOK 13436, PAGE 8870. (NOT SURVEY RELATED)

CERTIFICATION

TO:
MCDONALD'S U.S.A. LLC, A DELAWARE LIMITED LIABILITY COMPANY
ABK REAL ESTATE, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2023 & SEPTEMBER 5, 2023. DATE OF PLAN OR MAP: NOVEMBER 1, 2023.

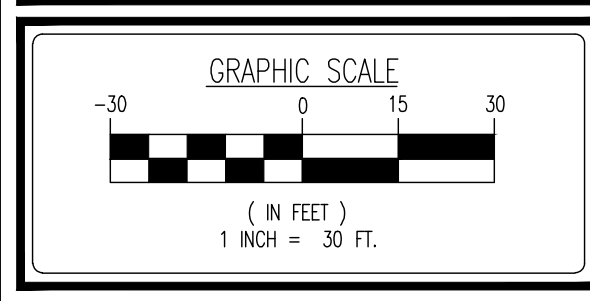
JAMES A. CONWAY JR.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 246504257400



NO.	DATE	REVISION	COMMENTS
1	06/04/24		REVISED PER UPDATED TITLE COMMITMENT

SURVEY LEGEND:

(MR)	MAP REFERENCE	□	BENCHMARK
(DR)	DEED REFERENCE	□	CONC. MONUMENT FND
(S)	SURVEY	□	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	□	LP / LB. SET
(TOS)	TOP OF STRUCTURE	□	LP / LB. SET
(AMA)	ALSO KNOWN AS	□	STATE TIC
(FKA)	FORMERLY KNOWN AS	□	STAKE SET
(C/L)	CENTERLINE	□	FK WAL FND
LSA	LANDSCAPE AREA	□	FK WAL SET
× 0.00	SPOT ELEVATIONS	□	DRILL HOLE FND
× 0.00	CUTTER ELEV.	□	DRILL HOLE SET
× 0.00	TOP OF CURB ELEV.	□	SHAKE STONE FND
× 0.00	FINISH FLOOR ELEV.	□	SURVEY CAP FND
× 0.00	GARAGE FLOOR ELEV.	□	CROSS CUT FOUND
× 0.00	BOTTOM OF WALL ELEV.	□	CROSS CUT SET
× 0.00	TOP OF WALL ELEV.	□	P.O.B. POINT OF BEGINNING
× 0.00	WATER SURFACE ELEV.	□	



DYNAMIC SURVEY LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
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