



**DEED REFERENCE:**  
 1. DEED FROM PEP BOYS – MANNY, MOE & JACK OF DELAWARE, INC. (GRANTOR) TO 4 GR, INC. (GRANTEE) RECORDED ON DECEMBER 26, 2007 IN DEED BOOK 6542 PAGE 242. .

- NOTES:**
1. THIS SURVEY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS WHICH ARE NOT SHOWN BY PUBLIC RECORD OR INCLUDED IN THE ABOVE REFERENCED TITLE REPORT.
  2. THIS SURVEY WAS PREPARED WITHOUT AN UNDERGROUND UTILITY MARKOUT. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND A UTILITY MARKOUT SHOULD BE OBTAINED BEFORE ANY DIGGING OR CONSTRUCTION ONSITE OCCURS.
  3. PROPERTY LIES IN THE C-1 COMMERCIAL ZONE WITH CROSSROADS OVERLAY
  4. THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT AND IS SUBJECT TO THE FINDINGS ONE MAY CONTAIN.
  5. DEED BOOK 5850 PAGE 813 – CONTAINS A DECLARATION OF CROSS-EASEMENTS FOR ACCESS PARKING, DRAINAGE, MAINTENANCE & UTILITY BETWEEN LOT 2.01 & LOT 2.02 BLOCK 3. EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE.

NEW JERSEY STATE HIGHWAY ROUTE #70

THIS SURVEY IS HEREBY CERTIFIED TO:  
 PEP BOYS - MANNY, MOE & JACK OF DELAWARE, INC.

THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER, NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

DATE	REVISIONS

MICHAEL PUCCI  
 PROFESSIONAL ENGINEER  
 PROFESSIONAL PLANNER

JOSEPH M. DELLICIA  
 REGISTERED ARCHITECT

RICHARD G. RUCHALSKI  
 PROFESSIONAL LAND SURVEYOR  
 PROFESSIONAL PLANNER

*Richard G. Ruchalski*  
 RICHARD G. RUCHALSKI  
 PROFESSIONAL LAND SURVEYOR  
 PROFESSIONAL PLANNER



SURVEY OF  
 LOT 2.01 BLOCK 3  
 A.K.A.#775 ROUTE 70 WEST  
 PEPBOYS  
 EVESHAM TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY

CPL PARTNERSHIP LLC  
 95 MATAWAN ROAD | SECOND FLOOR  
 MATAWAN, NJ 07747  
 P. 732-566-0297 | www.cplpartnership.com

CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 245428159000 | BOARD OF ARCHITECTS: 21AC000699000

FILE NO. 24065 (22007)  
 DATE: 11-07-24  
 SCALE: 1" = 30'  
 DRAWN BY: KRK  
 CHECKED BY: RGR  
 DRAWING NO. SV24065  
 SHEET NO. 1 OF 1