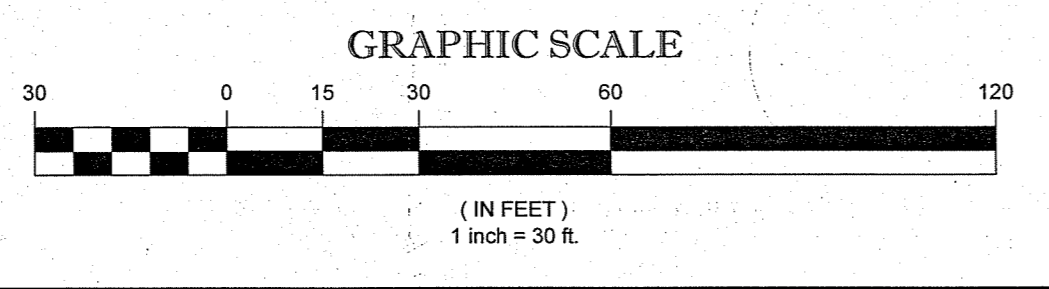


- LEGEND**
- EXISTING CONTOUR-MINOR
 - EXISTING CONTOUR-MAJOR
 - SPOT ELEV. (HARD SURFACE)
 - SPOT ELEV. (GROUND SURFACE)
 - EXIST. TOP OF CURB ELEVATION
 - EXIST. BOTTOM OF CURB ELEVATION
 - EXIST. BOTTOM OF WALL ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND NATURAL GAS LINE
 - UNDERGROUND SANITARY LINE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - TERMINUS UNKNOWN
 - TREE LINE
 - INLETS
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - UNKNOWN MANHOLE
 - CLEANOUT
 - VENT
 - GAS VALVE
 - WATER VALVE
 - UNKNOWN VALVE
 - JUNCTION BOX
 - FIRE HYDRANT
 - UTILITY POLE
 - UTILITY POLE W/STREET LIGHT
 - GUY WIRE
 - STREET LIGHT
 - SIGN(S)
 - DETECTABLE WARNING PAD
 - DECIDUOUS TREE
 - W/TRUNK DIAMETER
 - CONIFEROUS TREE
 - W/TRUNK DIAMETER
 - TYPICAL
 - CHAIN LINK FENCE
 - E.P.P.
 - E.O.C.
 - E.O.C.
 - D.C.
 - S.W.L.
 - N.V.P.
 - F.W.D.
 - F.W.D.
 - N.F.V.
 - T.M.
 - TAX MAP
 - TITLE REPORT EXCEPTION
 - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - SURVEY DIMENSION
 - DEED DIMENSION



NO.	DATE	DESCRIPTION	INITIALS

SCHEDULE "A" LEGAL DESCRIPTION:

1. STILL ALONG THE AFORESAID LINE OF PRINCETON AVENUE, SOUTH 45 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 236.38 FEET TO A POINT OF CURVATURE, SAID POINT BEING 3.57 FEET NORTHWARDLY FROM THE MUNICIPAL BOUNDARY LINE BETWEEN THE TOWNSHIP OF EWING AND THE CITY OF TRENTON;
2. STILL ALONG THE SAME AND ON A CURVE TO THE RIGHT WITH A RADIUS OF 539.96 FEET, AN ARC DISTANCE OF 100.49 FEET, CROSSING THE AFORESAID MUNICIPAL BOUNDARY LINE AND CONTINUING TO THE NORTHEASTERLY LINE OF PRITCHARD STREET (22 FEET WIDE);
3. ALONG THE AFORESAID LINE OF PRITCHARD STREET, NORTH 44 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF 326.45 FEET TO AN ANGLE POINT IN SAID STREET;
4. STILL ALONG THE SAME NORTH 55 DEGREES 10 MINUTES 40 SECONDS WEST, A DISTANCE OF 68.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF NORTH WILLOW STREET (50 FEET WIDE);
5. ALONG THE AFORESAID SOUTHEASTERLY LINE OF NORTH WILLOW STREET, NORTH 45 DEGREES 47 MINUTES 50 SECONDS EAST, AND RE-CROSSING THE MUNICIPAL BOUNDARY LINE BETWEEN EWING TOWNSHIP AND THE CITY OF TRENTON, 30.56 FEET AWAY, AND CONTINUING WITH A TOTAL DISTANCE OF 349.42 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 32 BLOCK 13 ON THE CURRENT TAX MAP OF THE TOWNSHIP OF EWING;
6. ALONG THE SOUTHWESTERLY LINE OF SAID LOT 32, SOUTH 44 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 403.50 FEET TO A POINT IN THE NORTHWESTERLY LINE OF PRINCETON AVENUE, BEING THE POINT AND PLACE OF BEGINNING.

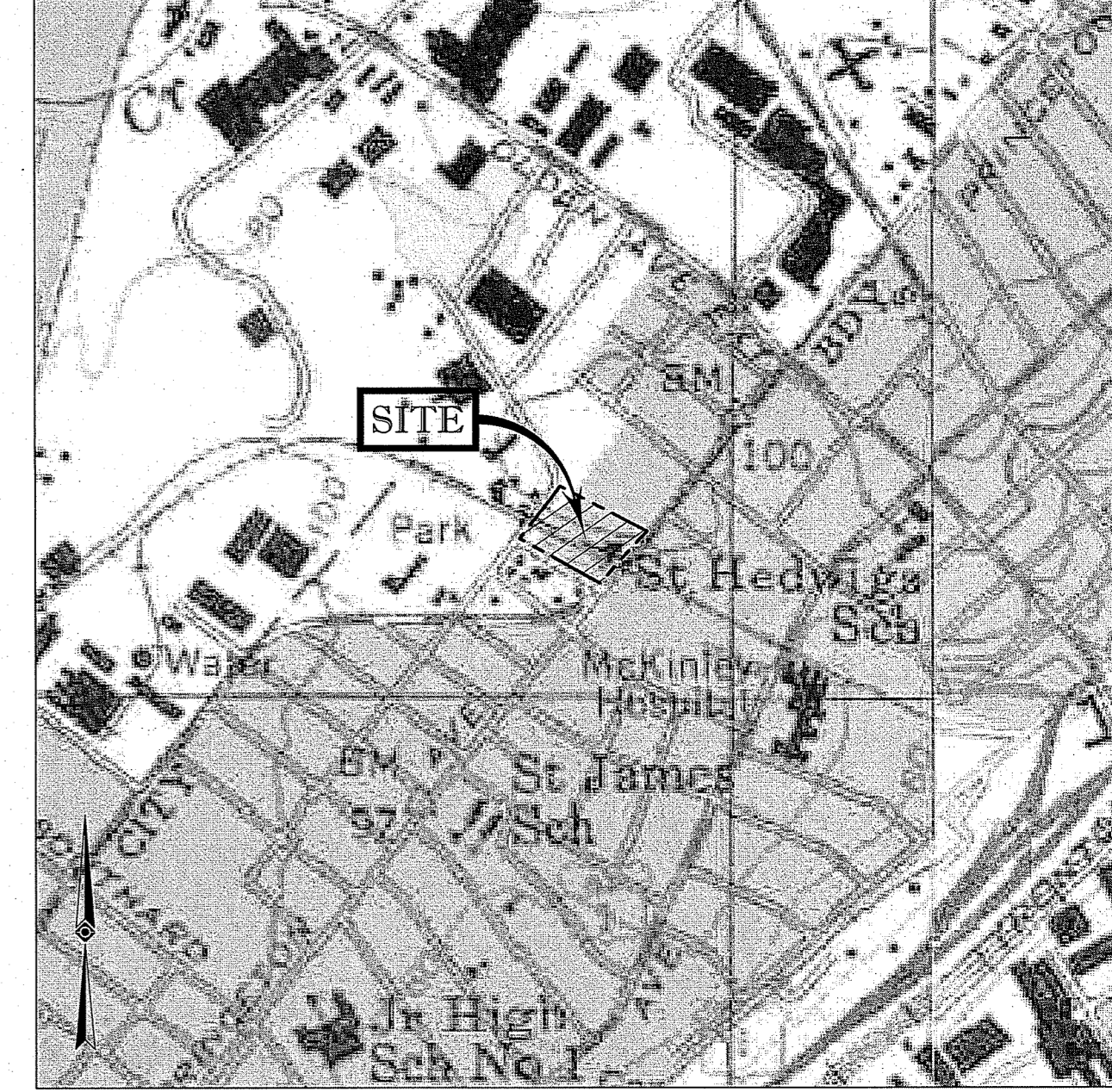
THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS DESCRIBED IN A TITLE SEARCH REPORT/ABSTRACT PREPARED BY ATRIUM EXECUTIVE ABSTRACT LLC, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 9663996, WITH A PERIOD SEARCHED DATE OF 07-07-2021, LAST UPDATED 07-26-2021.

SURVEYOR'S DESCRIPTION

- BEGINNING AT AN OLD IRON PIN FOUND IN THE NORTHWESTERLY LINE OF PRINCETON AVENUE (66 FEET WIDE PER TAX MAP), SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 32 AND BEING DISTANT 283.00 FEET AS MEASURED ALONG THE NORTHWESTERLY LINE OF PRINCETON AVENUE, BEARING SOUTH 38 DEGREES 13 MINUTES 15 SECONDS WEST, FROM THE INTERSECTION OF THE SAME WITH THE SOUTHWESTERLY LINE OF HEATH AVENUE (50 FEET WIDE), AND RUNNING:
1. STILL ALONG THE AFORESAID LINE OF PRINCETON AVENUE, SOUTH 38 DEGREES 13 MINUTES 15 SECONDS WEST, A DISTANCE OF 236.38 FEET TO A POINT OF CURVATURE, SAID POINT BEING 3.57 FEET NORTHWARDLY FROM THE MUNICIPAL BOUNDARY LINE BETWEEN THE TOWNSHIP OF EWING AND THE CITY OF TRENTON;
 2. STILL ALONG THE SAME AND ON A CURVE TO THE RIGHT WITH A RADIUS OF 539.96 FEET, AN ARC DISTANCE OF 100.49 FEET, CROSSING THE AFORESAID MUNICIPAL BOUNDARY LINE AND CONTINUING TO THE NORTHEASTERLY LINE OF PRITCHARD STREET (22 FEET WIDE);
 3. ALONG THE AFORESAID LINE OF PRITCHARD STREET, NORTH 51 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 326.45 FEET TO AN ANGLE POINT IN SAID STREET;
 4. STILL ALONG THE SAME NORTH 62 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 68.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF NORTH WILLOW STREET (50 FEET WIDE);
 5. ALONG THE AFORESAID SOUTHEASTERLY LINE OF NORTH WILLOW STREET, NORTH 38 DEGREES 06 MINUTES 45 SECONDS EAST, AND RE-CROSSING THE MUNICIPAL BOUNDARY LINE BETWEEN EWING TOWNSHIP AND THE CITY OF TRENTON, 30.56 FEET AWAY, AND CONTINUING WITH A TOTAL DISTANCE OF 349.42 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 32 BLOCK 13 ON THE CURRENT TAX MAP OF THE TOWNSHIP OF EWING;
 6. ALONG THE SOUTHWESTERLY LINE OF SAID LOT 32, SOUTH 51 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 403.50 FEET TO A POINT IN THE NORTHWESTERLY LINE OF PRINCETON AVENUE, BEING THE POINT AND PLACE OF BEGINNING.

THE SURVEYOR'S DESCRIPTION HAS BEEN PREPARED TO REFLECT NEW JERSEY STATE PLANE BEARINGS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83).

THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS DESCRIBED IN A TITLE SEARCH REPORT/ABSTRACT PREPARED BY ATRIUM EXECUTIVE ABSTRACT LLC, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 9663996, WITH A PERIOD SEARCHED DATE OF 07-07-2021, LAST UPDATED 07-26-2021.



KEY MAP & SHEET INDEX
U.S.G.S. QUADRANGLE
"ELIZABETH"
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS BLOCK 13, LOT 36 (EWING TOWNSHIP), AND BLOCK 9407, LOT 1 (CITY OF TRENTON), MERCER COUNTY, NEW JERSEY AS SHOWN PER REF. #1 & #2 RESPECTIVELY.
2. AREA= 135,714± S.F. OR 3,116± 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 BEGAIN, 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 INFORMATION PROVIDED BY THE CLIENT, A FIELD SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION, AS WELL AS OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE SEARCH REPORT/ABSTRACT PREPARED BY ATRIUM EXECUTIVE ABSTRACT LLC, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 9663996, WITH A PERIOD SEARCHED DATE OF 07-07-2021, LAST UPDATED 07-26-2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN TITLE SEARCH REPORT/ABSTRACT EXCEPTIONS:
 (13) RIGHTS AND EASEMENT CONTAINED IN DEED BOOK 2359, PAGE 603 - RIGHT TO MAINTAIN OR REPLACE ID SIGN PER AGREEMENT DATED MAY 21, 1986.
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. #3.
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 (KEYNETGPS). TEMPORARY BENCH MARKS SET IN PAVEMENT ELEVATION= 100.72' TM-B-1 MAG SET IN PAVEMENT ELEVATION= 101.52' PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED OR DAMAGED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUNCTION, ETC.
10. 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. 45:6-36.3) AND N.J.A.C. 12:40-5.1 (d).
11. THERE WERE NO VISIBLE PARKING SPACES DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO PRINCETON AVENUE AND PRITCHARD STREET, BOTH PUBLIC RIGHTS-OF-WAY.
13. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUNCTIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
14. DISCLOSURE AS TO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETE OR PROPOSED WERE NOT PROVIDED BY TITLE COMPANY, EXISTING RIGHT-OF-WAY LINES SHOWN PER THE VARIOUS REFERENCES AS LISTED HEREON.
15. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
16. BOUNDARY LINES OF SUBJECT PREMISES ARE CONTIGUOUS WITH ADJOINING RIGHTS-OF-WAY AS SHOWN HEREON.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY, SHEET #5.
2. THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF TRENTON, MERCER COUNTY, NEW JERSEY, SHEET #4.
3. MAP TITLED, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MERCER COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 207 OF 276", MAP NUMBER 34020207; EFFECTIVE DATE: JULY 20, 2016.
4. MAP TITLED, "PROJECT, PRINCETON AVENUE, BLOCK 13, LOT 36 BLOCK 9407, LOT 1, EWING TOWNSHIP & CITY OF TRENTON, MERCER COUNTY, NEW JERSEY, CLIENT, DOMINIC DISMONE, TITLE, BOUNDARY AND TOPOGRAPHIC SURVEY, PROJECT NUMBER: 19520317", PREPARED BY STANTEC, DATED 03-19-2021, SHEETS 1 & 2 OF 2.
5. MAP TITLED, "EWING-LAWRENCE SEWERAGE AUTHORITY, MERCER COUNTY, NEW JERSEY, SEWERAGE SYSTEM, EWING TOWNSHIP, PRINCETON AVENUE, PLAN AND PROFILE", PREPARED BY BUCK, SEPERT AND JUST, DRAWING NO. 456.2B-83.
6. MAP TITLED, "EXISTING SANITARY SEWER, SYSTEM LOCATION, FOR, INDEX MAP NO. 17, SITUATE IN, CITY OF TRENTON, COUNTY OF MERCER, STATE OF NEW JERSEY", DATED 01-29-1993, LAST REVISED 01-15-1997 AS REVISION NO. 2.
7. MAP TITLED, "EXISTING STORM DRAINS, SYSTEM LOCATION, FOR, INDEX MAP NO. 17, SITUATE IN, CITY OF TRENTON, COUNTY OF MERCER, STATE OF NEW JERSEY", DATED 03-28-1994, LAST REVISED 03-19-1995 AS REVISION NO. 2.
8. GIS FILE FOR ELECTRIC UTILITIES PROVIDED BY PSE&G, PRINT DATE: 07-23-2021.
9. GIS FILE FOR GAS UTILITIES PROVIDED BY PSE&G, PRINT DATE: 07-23-2021.
10. GIS FILE FOR WATER UTILITIES FROM THE CITY OF TRENTON WEBSITE.
11. MAP TITLED, "BOUNDARY & TOPOGRAPHICAL SURVEY, ARTHUR MORTON, LOT 36, BLOCK 13 - TOWNSHIP OF EWING, LOT 2, 4016 - CITY OF TRENTON, MERCER COUNTY, NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12/27/95, LAST REVISED 03/12/1996 AS REVISION NO. 1.

CERTIFIED TO:
-YOUNG SCHOLARS CHARTER SCHOOL
-FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS 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, 7(c), 7(d)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08-05-2021.

ALTA/NSPS LAND TITLE SURVEY

PAUL ROBESON CHARTER SCHOOL
BLOCK 13, LOT 36, EWING TOWNSHIP
BLOCK 9407, LOT 1, CITY OF TRENTON
SITUATED IN
MERCER COUNTY
STATE OF NEW JERSEY
PREPARED FOR
JOSEPH HOBART WEISS
70 LEIGH AVENUE
PRINCETON, NJ 08542

THOMAS A. WATKINS
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 24G503761100
DATE: 11-8-22

Carroll Engineering
105 Raider Boulevard Suite 206
Hillsborough, NJ 08844
Phone: (908) 874-7500 Fax: (908) 874-5762
SIC: 8740
Authorization: #24GA27952100
www.carrollengineering.com
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DATE: 09-23-2021
CADD FILE: 21-5310-001
JOB NO: 21-5310-001
DSC BY: N/A
DWN BY: E.A.S.
CKD BY: J.P.J.
SCALE: 1"=30'
DRAWER NUMBER:
SHEET: 1 OF 1 SHEETS
DRAWING NUMBER: 200.4362