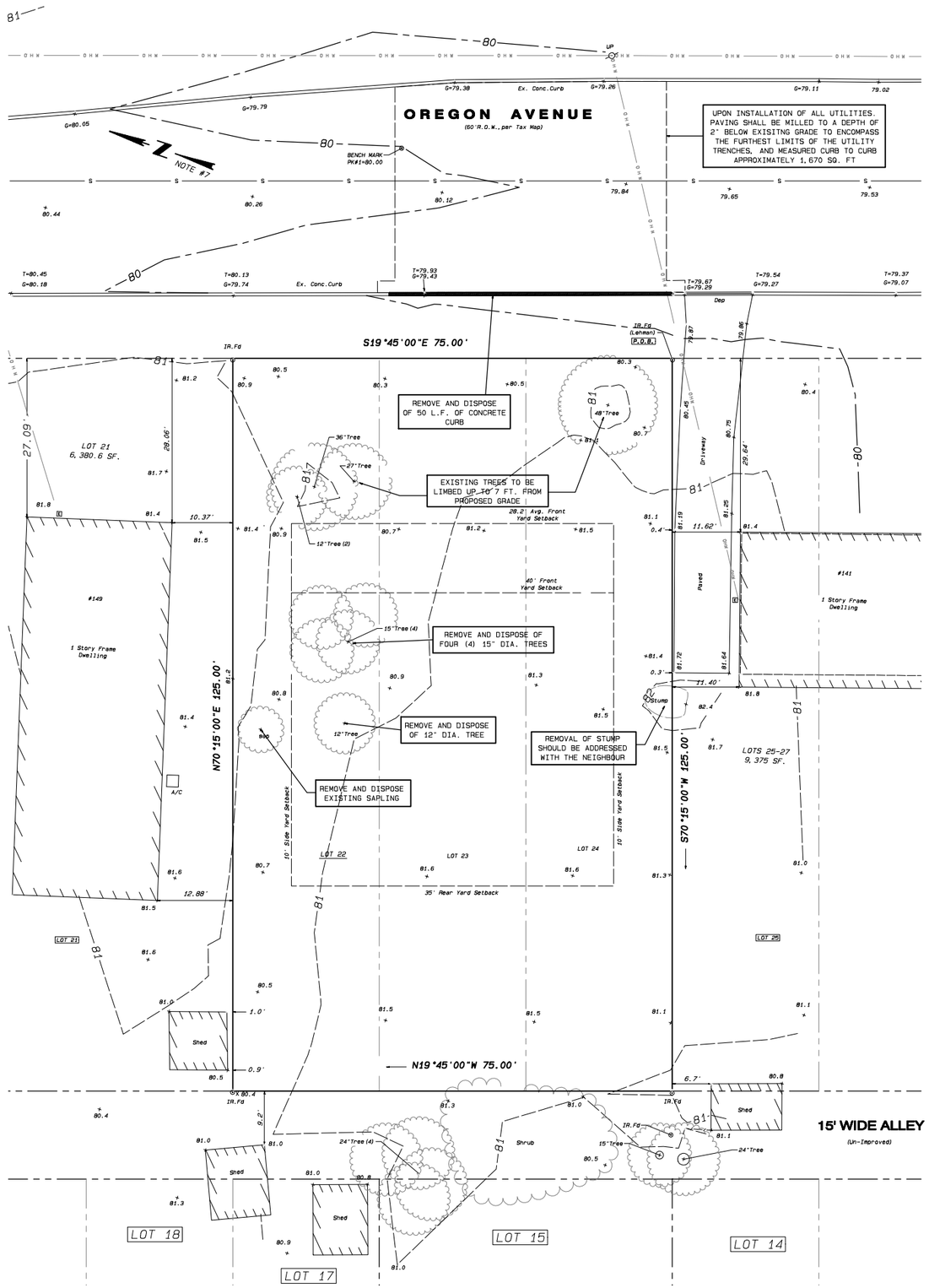

NOTES:

1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.

2. PROPERTY CORNERS FOUND OR SET AS SHOWN.

3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.

4. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.

7. HORIZONTAL DATUM: ALSO KNOWN AS LOTS 22-24 IN BLOCK '0' ON FILED MAP ENTITLED "EWING PARK" DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON MAY 11, 1906 AS MAP #169.

8. VERTICAL DATUM: ASSUMED SYSTEM.

9. BENCHMARK LOCATED ON SITE: PK NAIL SET IN CENTERLINE OF OREGON AVENUE, ELEVATION=80.00', AS SHOWN ON PLAN.

REFERENCES:

1. "PLAN OF SURVEY OF 145 OREGON AVENUE" PREPARED BY LOUIS LEHMAN, P.A., DATED OCT. 20, 2017, FILE #50767-A.

2. "PLAN OF SURVEY OF IN EWING TWP, NJ" PREPARED BY TRENTON ENGINEERING CO., INC., DATED OCT. 3, 1967, FILE #112-0-18 (LOTS 25-27, BLOCK 159)..

3. EWING TOWNSHIP TAX MAPS, PAST AND PRESENT.

4. CITY OF TRENTON TAX MAPS, PAST AND PRESENT.

SITE DATA:

LOTS 22-24, BLOCK 159, PAGE 16
EWING TOWNSHIP TAX MAPS
AREA = 9,375 Sq.Ft.
= 0.215 ± Ac.

GRAPHIC SCALE 1"=10'
10 0 10 20 30

LEGEND:

T	=	Top Curb
G	=	Gutter
Dep	=	Depressed Curb
UP	=	Utility Pole
IR	=	Iron Rod
P.O.B.	=	Point of Beginning
R.O.W.	=	Right of Way
E	=	Electric Meter
OHW	=	Overhead Wires

SHEET 1

No.	Date	Description
1	9/3/25	REVISED AS PER TOWNSHIP COMMENTS DATED 9/3/25

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004

CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
NO. 43355
DATE 9/3/25

PLAN OF TOPOGRAPHIC SURVEY
of
#145 Oregon Avenue
for
Mark T. Gualtieri
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24GA28052600

TAX MAP DATA		
LOT	BLOCK	PAGE
22-24	159	16

DATE 8/20/24
INV. 44949
DRAWN BY: BDS
SCALE 1"=10'
FB. PG.
FILE 109-30

Draft-C:\TRENTON ENGINEERING\OREGON AVE 145 PLOT PLAN\OREGON AVE 145 - JULY 2025.pro