

LEGEND

- BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- PROPERTY MARKER
- LIGHT POST
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TREE OR HEDGE (AS NOTED)
- FENCE (METAL)
- FENCE (WOOD OR VINYL)
- ASPHALT
- CONCRETE
- SLATE

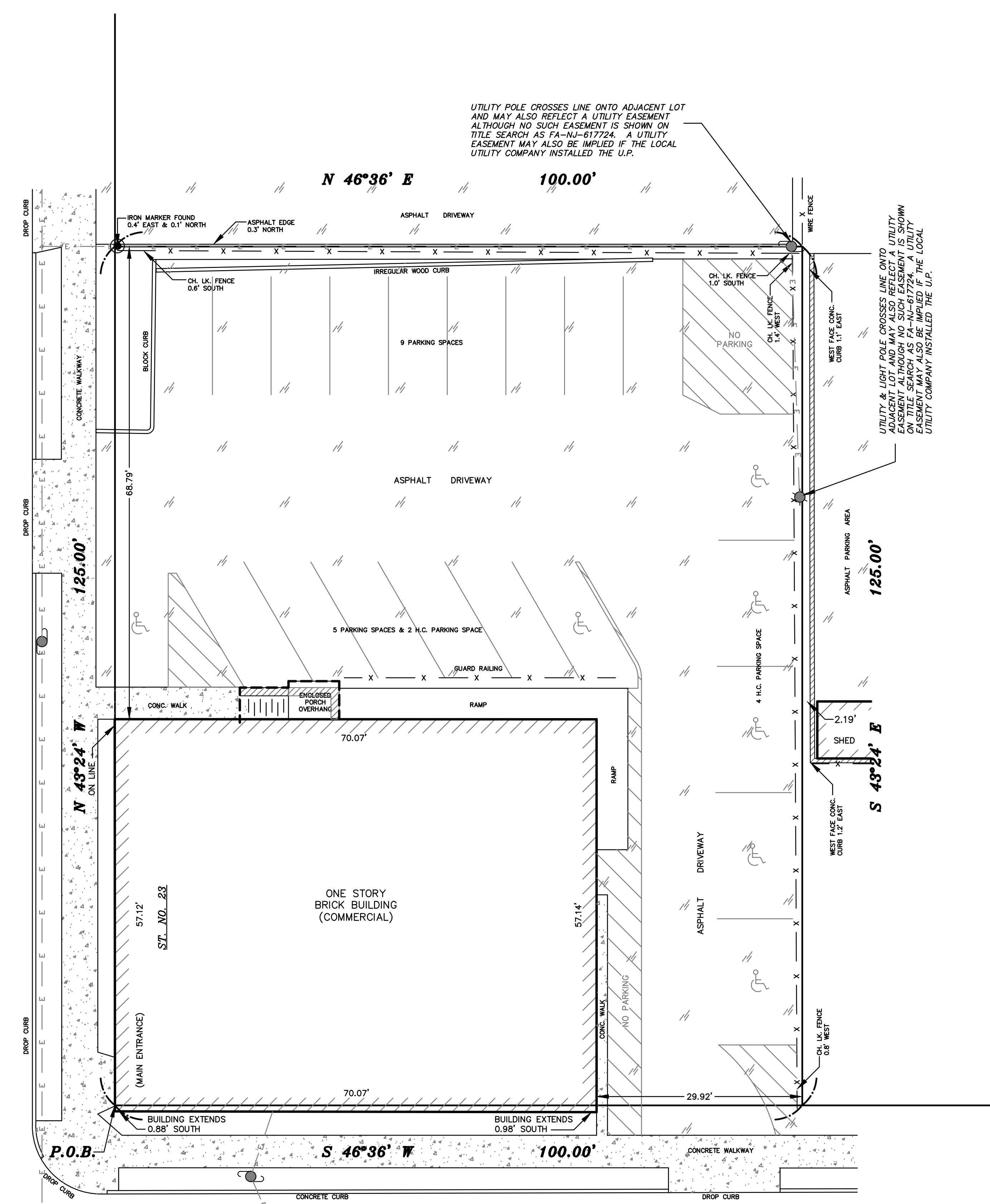
METES & BOUNDS DESCRIPTION OF PROPERTY

BEGINNING at the corner formed by the intersection of the northerly sideline of Courtlandt Street and the easterly sideline of Duke Street; thence running

- 1) Northerly along the said easterly sideline of Duke Street, North 43 degrees 24 minutes West, 125.00 feet to a point; thence
- 2) North 46 degrees 36 minutes East, 100.00 feet to a point; thence
- 3) South 43 degrees 24 minutes East, 125.00 feet to a point on the aforesaid northerly sideline of Courtlandt Street; thence
- 4) Westerly along said sideline, South 46 degrees 36 minutes West, 100.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 12,500 square feet or 0.287 acres of land.

DUKE STREET
(60.00' R.O.W.)



UTILITY POLE CROSSES LINE ONTO ADJACENT LOT AND MAY ALSO REFLECT A UTILITY EASEMENT ALTHOUGH NO SUCH EASEMENT IS SHOWN ON TITLE SEARCH AS FA-NJ-617724. A UTILITY EASEMENT MAY ALSO BE IMPLIED IF THE LOCAL UTILITY COMPANY INSTALLED THE U.P.

UTILITY & LIGHT POLE CROSSES LINE ONTO ADJACENT LOT AND MAY ALSO REFLECT A UTILITY EASEMENT ALTHOUGH NO SUCH EASEMENT IS SHOWN ON TITLE SEARCH AS FA-NJ-617724. A UTILITY EASEMENT MAY ALSO BE IMPLIED IF THE LOCAL UTILITY COMPANY INSTALLED THE U.P.

H-I ZONING SCHEDULE

REQUIREMENTS	MIN. SIZE OF LOT			PRINCIPAL BUILDING			PERCENTAGE OF BLDG COVERAGE	PERCENTAGE OF LOT COVERAGE
	AREA (SQ. FT.)	WIDTH (FT)	DEPTH (FT)	FRONT (FT)	REAR (FT)	SIDE (FT)		
EXISTING	10,000	100	100	10	10	5/10	50%	90%
	12,500	100	125	-0.98	68.79	0/29.92	32%	96%

NOTES:

ACCESS NOTE:

THE PROPERTY SHOWN HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO DUKE STREET AND COURTLANDT STREET.

FLOOD ZONE DESIGNATION:

PROPERTY SHOWN HEREON IS SITUATED WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP NUMBER 34023C0127F, COMMUNITY NUMBER 340270-PANEL NUMBER 0127 F, DATED JULY 6, 2010.

CITY ZONING NOTE:

PROPERTY SHOWN HEREON IS SITUATED WITHIN THE HI (HOSPITAL AND INSTITUTION) ZONE AS PER ZONING MAP DATED 10/23/2017.

TOTAL LOT AREA
12,500 SQ. FT. OR 0.287 ACRES

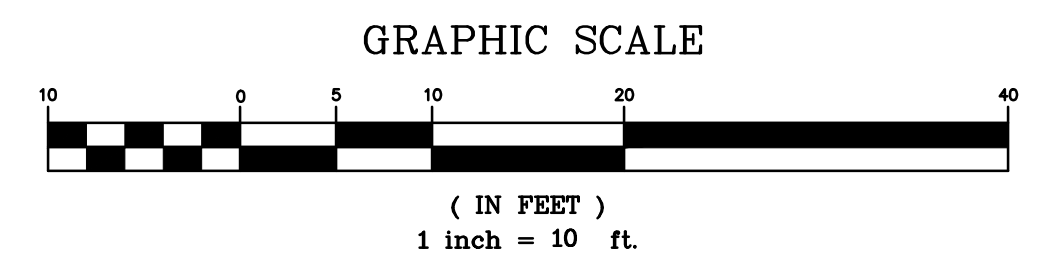
NO.	DATE	DESCRIPTION	BY

SURVEYORS CERTIFICATION:
CERTIFIED TO:
DUKE STREET DETOX LLC
TITLEVEST AGENCY, LLC (FA-NJ-617724)
FIRST AMERICAN TITLE INSURANCE COMPANY
LAKELAND BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES ACCORDING TO THE RECORD TITLE DESCRIPTION; THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PREMISES AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ADJUTING SUBJECT PREMISES; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WHERE SITUATED ON DECEMBER 11, 2017; THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR OTHER IMPROVEMENTS FROM THE SUBJECT PREMISES ON TO THE ADJOINING PREMISES OR BY BUILDINGS OR OTHER IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES ON TO THE SUBJECT PREMISES UNLESS SHOWN HEREON.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" ESTABLISHED FEBRUARY 23, 2016, INCLUDES ITEMS 2, 3, 4, 7A, 7B-1, 8, AND 9 OF TABLE A THEREOF.

Valery Braginsky
VALERY BRAGINSKY, P.L.S.
N.J. LIC. NO. 43217



ALTA / ACSM LAND TITLE SURVEY
OF
23 DUKE STREET
LOT 49.01 IN BLOCK 62 ON TAX MAPS OF
CITY OF NEW BRUNSWICK MIDDLESEX COUNTY NEW JERSEY

PREPARED FOR
DUKE STREET DETOX LLC

BRAGINSKY SURVEYING, LLC
Valery Braginsky
VALERY BRAGINSKY, P.L.S.
NJ LICENSE NO. 43217
2 AUSTIN AVENUE
ISELIN, NJ 08830
TEL. (732) 326-9090 FAX (866) 464-8910
DRAWN BY: RO CHECKED BY: VB
DATE: DECEMBER 11, 2017 SCALE: 1" = 10'
PROFESSIONAL LAND SURVEYORS
JOB NO.: 1711-50