SURVEYOR'S DESCRIPTION OF AREA TO BE SUBDIVIDED

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE PILE FOUND IN THE NORTHERLY LINE OF THE LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY (LOT 12, BLOCK 175) AT THE DIVISION LINE BETWEEN LOT 1, BLOCK 174 AND LOT 6, BLOCK 176. SAID POINT ALSO BEING THE TERMINUS OF THE THIRD COURSE IN A DEED FROM SAYRE & FISHER BRICK COMPANY TO EASTERN NEW JERSEY POWER COMPANY MADE DECEMBER 18, 1928 AND RECORDED AS DEED BOOK 943 AT PAGE 279; THENCE RUNNING

- 1. SOUTH 82 DEGREES 35 MINUTES 31 SECONDS WEST ALONG SAID LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY (LOT 12, BLOCK 175), A DISTANCE OF 721.20 FEET TO AN IRON PIN FOUND IN CONCRETE; THENCE
- 2. NORTH 57 DEGREES 44 MINUTES 34 SECONDS WEST ALONG THE SAME A DISTANCE OF 424.67 FEET TO A POINT IN THE DEPARTMENT OF THE ARMY PIERHEAD AND
- 3. NORTH 9 DEGREES 31 MINUTES 31 SECONDS EAST A DISTANCE OF 297.68 FEET TO AN ANGLE POINT; THENCE

BULKHEAD LINE ESTABLISHED FEBRUARY 14, 1917; THENCE THE FOLLOWING FOUR COURSES ALONG SAID LINE

- 4. NORTH 5 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 1,119.90 FEET TO AN ANGLE POINT; THENCE
- 5. NORTH 10 DEGREES 53 MINUTES 31 SECONDS EAST A DISTANCE OF 699.90 FEET TO AN ANGLE POINT; THENCE 6. NORTH 74 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 168.95 FEET TO AN ANGLE POINT; THENCE

REDEVELOPMENT AGENCY (LOT 2, BLOCK 176); THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID LINE

8. SOUTH 21 DEGREES 36 MINUTES 58 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 739.91 FEET TO AN ANGLE POINT; THENCE

7. SOUTH 80 DEGREES 16 MINUTES 29 SECONDS EAST A DISTANCE OF 1,209.01 FEET TO A POINT IN THE LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC &

- 9. SOUTH 15 DEGREES 22 MINUTES 51 SECONDS EAST ALONG THE SAME, A DISTANCE OF 1,187.49 FEET TO AN IRON PIN FOUND; THENCE
- 10. SOUTH 79 DEGREES 58 MINUTES 26 SECONDS WEST STILL ALONG THE LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY (LOT 2, BLOCK 176 AND LOT 11, BLOCK 175) A DISTANCE OF 625.68 FEET TO AN IRON PIPE FOUND; THENCE
- 11. SOUTH 08 DEGREES 24 MINUTES 29 SECONDS EAST STILL ALONG SAID LANDS, A DISTANCE OF 85.00 FEET TO AN IRON PIPE FOUND; THENCE 12. SOUTH 82 DEGREES 35 MINUTES 31 SECONDS WEST ALONG THE SAME, A DISTANCE OF 350.00 FEET TO THE POINT OF PLACE OF BEGINNING.

EXCEPTING OUT AND THEREFROM THOSE IMPROVEMENTS RETAINED BY GENON REMA, LLC, AS IDENTIFIED AND DESCRIBED IN THAT CERTAIN CORRECTIVE DEED BY AND BETWEEN GENON REMA, LLC (GRANTOR) AND SAYREVILLE POWER, LLC (GRANTEE), RECORDED SEPTEMBER 10, 2019 IN BOOK 17613, PAGE 1117.

TRACT 2 - EASEMENT PARCEL

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS AS SET FORTH IN DEED BOOK 943 PAGE 279.

TRACT 3 - EASEMENT PARCEL

WATER MAIN EASEMENT RECORDED IN DEED BOOK 5524 PAGE 115 AND AMENDMENT TO WATER MAIN EASEMENT RECORDED IN DEED BOOK 5667 PAGE 477.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

BLOCK 174, LOT 1, ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY. BLOCK 176, LOT 2.01,3,4,4.01,4.02,5,6&7 AND, ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 19-000506NCS DATED AUGUST 1, 2019.

SURVEYOR'S DESCRIPTION OF PROPOSED LOTS 1.01 & 1.02, BLOCK 174

IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AND

PROPOSED LOT 1.01, BLOCK 174 - (FORMERLY KNOWN AS P/O BLOCK 176, LOT 6 & P/O BLOCK 174, LOT 1)

BEGINNING AT A STONE PILE FOUND IN THE NORTHERLY LINE OF THE LANDS OF, NOW OR FORMERLY, SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY (LOT 12, BLOCK 175) AT THE DIVISION LINE BETWEEN FORMER LOT 1, BLOCK 174 AND LOT 6, BLOCK 176. THENCE

REDEVELOPMENT AGENCY (LOT 12, BLOCK 175), A DISTANCE OF 40.72 FEET TO A CONCRETE MONUMENT TO A POINT, THENCE;

1. NORTH 82 DEGREES 35 MINUTES 46 SECONDS EAST ALONG SAID LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC &

ALONG A DIVIDING LINE WITH PROPOSED LOT 1.01, BLOCK 174 TO THE WEST, AND PROPOSED LOT 1.02, BLOCK 174 TO THE EAST, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES;

- 2. NORTH 07 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 397.30 FEET TO A POINT, THENCE;
- 3. NORTH 08 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 139.71 FEET TO A POINT, THENCE;
- 4. NORTH 14 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.22 FEET TO A POINT, THENCE;
- 5. NORTH 61 DEGREES 01 MINUTES 36 SECONDS WEST, A DISTANCE OF 102.42 FEET TO A POINT, THENCE; 6. NORTH 08 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 5.55 FEET TO A POINT, THENCE;
- 7. SOUTH 83 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 24.89 FEET TO A POINT, THENCE; 8. NORTH 09 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 67.57 FEET TO A POINT, THENCE;
- 9. SOUTH 80 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 153.16 FEET TO A POINT, THENCE; 10. SOUTH 82 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 343.85 FEET TO A POINT, THENCE;
- 11. SOUTH 07 DEGREES 24 MINUTES 01 SECONDS EAST, A DISTANCE OF 38.15 FEET TO A POINT, THENCE; 12. SOUTH 36 DEGREES 22 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.08 FEET TO A POINT, THENCE;
- 13. SOUTH 08 DEGREES 25 MINUTES 18 SECONDS EAST, A DISTANCE OF 188.51 FEET TO A POINT, THENCE;
- 14. SOUTH 81 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 438.94 FEET TO A POINT, THENCE; ALONG THE DEPARTMENT OF THE ARMY PIERHEAD AND BULKHEAD LINE ESTABLISHED FEBRUARY 14, 1917;

15. SOUTH 09 DEGREES 31 MINUTES 46 SECONDS WEST, A DISTANCE OF 212.64 FEET TO A POINT, THENCE;

ALONG THE NORTHERLY LINE OF SAID LANDS OF, NOW OR FORMERLY, SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY (LOT 12, BLOCK 175) THE FOLLOWING TWO (2) COURSES AND DISTANCES;

16. SOUTH 57 DEGREES 44 MINUTES 34 SECONDS EAST, A DISTANCE OF 424.67 FEET TO A POINT, THENCE; 17. NORTH 82 DEGREES 35 MINUTES 46 SECONDS EAST, A DISTANCE OF 721.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 628,664 SQUARE FEET OR 14.432 ACRES MORE OR LESS.

PROPOSED LOT 1.02, BLOCK 174 - (FORMERLY KNOWN AS BLOCK 176, LOT 2.01, 3, 4, 4.01, 4.02, 5, 7 & P/O LOT 6, & P/O BLOCK 174, LOT 1)

BEGINNING AT A STONE PILE FOUND IN THE NORTHERLY LINE OF THE LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY (LOT 12, BLOCK 175) AT THE DIVISION LINE BETWEEN FORMER LOT 1. BLOCK 174 AND LOT 6. BLOCK 176. THENCE NORTH 82 DEGREES 35 MINUTES 46 SECONDS EAST ALONG SAID LANDS OF NOW OR FORMERLY SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY (LOT 12, BLOCK 175), A DISTANCE OF 40.72 FEET TO A CONCRETE MONUMENT, TO THE TRUE POINT OF BEGINNING; THENCE ALONG ALONG A DIVIDING LINE WITH PROPOSED LOT 1.01, BLOCK 174 TO THE WEST, AND PROPOSED LOT 1.02, BLOCK 174 TO THE EAST, THE

- FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; 1. NORTH 07 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 397.30 FEET TO A POINT, THENCE;
- NORTH 08 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 139.71 FEET TO A POINT, THENCE; NORTH 14 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.22 FEET TO A POINT, THENCE;
- 4. NORTH 61 DEGREES 01 MINUTES 36 SECONDS WEST, A DISTANCE OF 102.42 FEET TO A POINT, THENCE; 5. NORTH 08 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 5.55 FEET TO A POINT, THENCE;
- 6. SOUTH 83 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 24.89 FEET TO A POINT, THENCE; 7. NORTH 09 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 67.57 FEET TO A POINT, THENCE;
- 8. SOUTH 80 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 153.16 FEET TO A POINT, THENCE; 9. SOUTH 82 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 343.85 FEET TO A POINT, THENCE;
- 10. SOUTH 07 DEGREES 24 MINUTES 01 SECONDS EAST, A DISTANCE OF 38.15 FEET TO A POINT, THENCE; 11. SOUTH 36 DEGREES 22 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.08 FEET TO A POINT, THENCE;
- 12. SOUTH 08 DEGREES 25 MINUTES 18 SECONDS EAST, A DISTANCE OF 188.51 FEET TO A POINT, THENCE; 13. SOUTH 81 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 438.94 FEET TO A POINT, THENCE;
- ALONG THE DEPARTMENT OF THE ARMY PIERHEAD AND BULKHEAD LINE ESTABLISHED FEBRUARY 14, 1917;
- 14. NORTH 09 DEGREES 31 MINUTES 31 SECONDS EAST A DISTANCE OF 85.04 FEET TO A POINT, THENCE; 15. NORTH 05 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 1,119.90 FEET TO A POINT, THENCE:
- 16. NORTH 10 DEGREES 53 MINUTES 31 SECONDS EAST A DISTANCE OF 699.90 FEET TO A POINT, THENCE; 17. NORTH 74 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 168.95 FEET TO A POINT, THENCE; 18. SOUTH 80 DEGREES 16 MINUTES 29 SECONDS EAST A DISTANCE OF 1,209.01 FEET TO A POINT, THENCE;

ALONG THE WESTERLY LINE OF THE LANDS OF, NOW OR FORMERLY, SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY (LOT 2.05, BLOCK 176), THE FOLLOWING TWO (2) COURSES AND DISTANCES;

19. SOUTH 21 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 739.91 FEET TO A POINT, THENCE; 20. SOUTH 15 DEGREES 22 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,187.49 FEET TO AN IRON PIN FOUND, THENCE;

ALONG THE NORTHERLY LINE OF THE LANDS OF, NOW OR FORMERLY, SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY (LOT 2.04, BLOCK 176 AND LOT 11, BLOCK 175) THE FOLLOWING THREE (3) COURSE & DISTANCES;

21. SOUTH 79 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 625.68 FEET TO A POINT, THENCE;

22. SOUTH 08 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 85.00 FEET TO A POINT, THENCE; 23. SOUTH 82 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 309.28 FEET TO THE POINT OF PLACE OF BEGINNING.

SAID LANDS CONTAINING 3,126,084 SQUARE FEET OR 71.765 ACRES MORE OR LESS.

- PROPERTY KNOWN AS BLOCK 174, LOT 1 & BLOCK 176, LOTS 2.01, 3, 4, 4.01, 4.02, 5, 6 & 7 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF SAYREVILLE, MIDDLESEX
- 2. PROPOSED LOT 1.01, BLOCK 174 = 628,664± S.F. OR 14.432± AC. PROPOSED LOT 1.02, BLOCK 174 = 3,126,084± S.F. OR 71.765± AC
- 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 BEGIN, 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 A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL
- THIS SURVEY WAS PREPARED IN REFERENCE TO AN ALTA COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO: 20-000977NCS, WITH A COMMITMENT DATE OF JUNE 29, 2020. SCHEDULE B - II EXCEPTION ARE SHOWN.
- TERMS AND CONDITIONS OF ACCESS EASEMENT RECORDED IN DEED BOOK 943 PAGE 279. THIS ITEM IS SHOWN HEREON.
- TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN LIBER Q-1 PAGE 191; LIBER U-1 PAGE 95; LIBER V-1 PAGE 28; DEED BOOK 956 PAGE 99; AND DEED BOOK 1064 PAGE 198.
- RESERVATION OF MINING RIGHTS IN DEED BOOK 2049 PAGE 209. THIS ITEM BENEFITS THE SUBJECT PROPERTY WITH REGARDS TO THE EASEMENTS
- DESCRIBED WITHIN, AND IT IS PLOTTED HEREON. MINING RIGHTS ARE BLANKET IN NATURE.

TERMS AND CONDITIONS OF WETLANDS ORDER RECORDED IN WETLANDS BOOK 2 PAGE

THIS ITEM IS LOCATED INSIDE THE SUBJECT PROPERTY AND IS PLOTTED HEREON..

- LOCATION UNKNOWN. MAP REFERENCED IS NOT A PART OF THE RECORD DOCUMENT. TERMS AND CONDITIONS OF THE EASEMENT AND LICENSE AGREEMENT RECORDED IN
- DEED BOOK 4724 PAGE 50 AND AMENDMENT TO EASEMENT AND LICENSE AGREEMENT RECORDED IN DEED BOOK 5753 PAGE 331; ASSIGNMENT AND ASSUMPTION OF EASEMENT AND LICENSE AGREEMENT RECORDED AUGUST 5, 2019 IN BOOK 17575, PAGE 1046.
- THIS ITEM IS SHOWN HEREON. TERMS AND CONDITIONS OF THE CONSENT RECORDED IN DEED BOOK 5524 PAGE 81. THIS ITEM IS BLANKET IN NATURE.
- TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT RECORDED IN DEED BOOK 5524 PAGE 47 AND AMENDMENT TO EASEMENT AGREEMENT RECORDED IN DEED BOOK 5911 PAGE 265.
- WATER MAIN EASEMENT RECORDED IN DEED BOOK 5524 PAGE 115 AND AMENDMENT TO WATER MAIN EASEMENT RECORDED IN DEED BOOK 5667 PAGE 477. THIS ITEM IS SHOWN HEREON.
- TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT RECORDED IN DEED BOOK 6475 PAGE 149. THIS ITEM IS SHOWN HEREON.
- WETLANDS PERMIT RECORDED IN WETLANDS BOOK 11 PAGE 124; BOOK 11 PAGE 295; AND BOOK 11 PAGE 438. PERMITTING CONDITIONS AND REQUIREMENTS. REFERENCED MAPS ARE NOT A PART OF THE RECORD DOCUMENT.
- STREAM ENCROACHMENT PERMIT NO. 1219-94.0001.14 IN WETLANDS BOOK 5 PAGE 196. PERMITTING CONDITIONS AND REQUIREMENTS. REFERENCED MAPS ARE NOT A PART OF THE RECORD DOCUMENT.
- GRANT OF REVOCABLE LICENSE NO. 1219-09-0012.1 TDI140001 FILED WITH THE BUREAU OF TIDELANDS MANAGEMENT AND RECORDED IN BOOK 17616, PAGE 844 IN THE MIDDLESEX COUNTY CLERK'S OFFICE. ASSIGNMENT OF LICENSE RECORDED IN BOOK 17616, PAGE 850. ASSIGNMENT AND ASSUMPTION OF REVOCABLE LICENSE RECORDED IN BOOK 17618, PAGE 1679. LICENSE FOR WALKWAY AND OIL BOOM WITHIN TIDALLY FLOWED WATERS. MAP DEFINING LOCATION NOT PROVIDED IN RECORD DOCUMENT.
- GRANT OF LICENSE NO. 97-0228T FILED WITH THE BUREAU OF TIDELANDS MANAGEMENT LICENSE FOR INSTALLATION OF TELECOM UTILITY WITHIN TIDALLY FLOWED WATERS. NO
- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATION 9 FEET NAVD88), IN FLOOD HAZARD ZONE AE HATCHED (FLOODWAY AREAS IN ZONE AE - FLOODWAY IS THE CHANNEL OR STREAM PLUS ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), PER REF. #2. THE FLOOD ZONES APPROXIMATE LOCATIONS ARE SHOWN ON THE SURVEY.
- 7. BEARINGS ARE BASED ON NAD83 NJ STATE PLANE COORDINATE SYSTEM (NJ83F), ESTABLISHED BY GPS.
- 8. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

IINIMUM LOT WIDTH

INIMUM LOT DEPTH

'INIMUM LOT FRONTAGE

IINIMUM FLOOR AREA RAT

AX. BLDG. LOT COVERAGE

NEW DEVELOPMENT PROPOSED AS PART OF THIS APPLICATION

DENOTES: LOT IS LAND-LOCKED AND VACANT

IAX. BUILDING HEIGHT

SPECIFIC LOCATION DEFINED. LOCATION IS UNKNOWN.

11. FOR PURPOSES OF THIS MINOR SUBDIVISION, ALL EXISTING BUILDINGS ON SITE ARE TO BE RETAINED - WITH THE EXCEPTION OF TWO STORAGE TANKS LOCATED IN PROPOSED LOT 1.01, BLOCK 174 - TO BE REMOVED - SHOWN ON MAP. NO OTHER DEVELOPMENT IS PROPOSED AS PART OF THIS APPLICATION.

1,187.5 Ft.

(I NON-CONFORMING)

DENOTES: EXISTING SITE FEATURE WITH ZONING ORDINANCE APPLIED UNDER PROPOSED LOT CONFIGURATION - MORE SPECIFICALLY BUILDINGS LABELED:

"ELECTRIC GENERATION STATION PLANT" - LOCATED IN PROPOSED LOT 1.02, BLOCK 174, CURRENTLY NON-CONFORMING TO BLDG HT, AND TO REMAIN.

"COAL TOWER BLDG" - LOCATED AJDACENT TO RARITAN RIVER, CURRENTLY NON-CONFORMING TO SETBACK, AND TO REMAIN.

ZONING DATA

REFERENCES

- 1. MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY GENON PORTFOLIO SAYREVILLE (PLANT) END OF RIVER ROAD, SAYREVILLE, NJ 08872" PROVIDED BY GRS GROUP, GRS PROJECT NO.:18-38085.2, .3 & .4. MAP DATED MAY 8, 2019, LAST REVISED ON OCTOBER 15, 2019.
- 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 151 OF 286", MAP
- NUMBER 34023C0151F, EFFECTIVE DATE: JULY 6, 2012. 3. ZONING LETTER REPORT PREPARED FOR MUFG UNION BANK, N.A., AS COLLATERAL AGENT
- REALTY SERVICES GROUP, GRS PROJECT #:19-38085.36, FINAL REPORT DATE: JUNE 19, 2019. 4. ALTA COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20-000977NCS, WITH A COMMITMENT DATE OF JUNE

TITUS POWER, LLC, FOR TITUS 296 POPLAR NECK ROAD CUMRU, PA, PREPARED BY GLOBAL

5. MAP ENTITLED "ZONING MAP - BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, STATE OF NEW JERSEY", PREPARED BY HEYER, GRUEL & ASSOCIATES, PA, DATED DECEMBER 15, 1999 6. DOCUMENT ENTITLED "LIST OF PROPERTY OWNERS WITHIN A 200' RADIUS OF BLOCK 174 LOT1 AND BLOCK 176 LOTS 2.01, 3, 4, 4.01, 4.02, 5, 6, & 7 (CONTROL POINT)", PROVIDED BY THE BOROUGH OF SAYREVILLE TAX ASSESOR'S OFFICE, DATED JANUARY 14, 2020 AND SIGNED BY

CERTIFIED OWNERS LIST

The Borough Of Sayrevill

The state of the s 167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080 • FAX 732-651-3159					
List of property owners within a 200' radius of Block 174 Lot 1 and Block 176 Lots 2.01, 3					
4 02 5 6 & 7 (Wilentz):					

BLOCK LOT	169.21 I	Borough of Sayreville 167 Main Street Sayreville, NJ 08872
BLOCK LOT	175 11	Sayreville Economic & Redevelopment Agency I 67 Main Street Sayreville, NJ 08872
BLOCK LOT	175.01 I	Sayreville Economic & Redevelopment Agency 167 Main Street Sayreville, NJ 08872
BLOCK LOT	175.01 2	Neptune Urban Renewal, LLC 501 Kings Highway East, #300 Fairfield, CT 06825
BLOCK LOT	176 2.04	Sayreville Economic & Redevelopment Agency 167 Main Street Sayreville, NJ 08872
BLOCK LOT	176 2.05	New Jersey Highway Authority P.O. Box 5050 Woodbridge, NJ 07095

c/o Marvin F. Poer & Company

3520 Piedmont Road NE, #410 Atlanta, GA 30305

8403 Colesville Road, #915 Silver Spring, MD 20910

Public Service Electric & Gas Company

Jersey Central Power & Light Company

358.4 Ft

JAMES D. SENS

NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600

NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

Tax Department T-6B 80 Park Place

800 Cabin Hill Drive Greensburg, PA 15601

CPV Shore, LLC

Jersey Central Power & Light Company 800 Cabin Hill Drive Greensburg, PA 15601 Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872 Borough of Sayreville Sayreville, NJ 08872

P.O. Box 570 Newark, NI 0710 New Jersey Highway Authority Woodbridge, NJ 07095

RIGHT OF WAY

598,899 Sq. Ft

1,963 Ft.

NOTE: In order to complete the 200' radius, a list of property owners in the Township of This is to certify that the preceding list of names, addresses and block and lot numbers are, to the

best of my knowledge, within a 200' radius of properties known as Block 174 Lot I and Block 176 Lots 2.01, 3, 4, 4.01, 4.02, 5, 6 & 7, as shown on the official tax map for the Borough of Sayreville.

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Data use subject to license.	CHARLES ST DERRY CT JANOCHA AVE CHARLOTTE ST AINSTON RE PAINIOODDR ST SOUTH ST	DA RACE ST PLANTERST PLANT
www.delorme.com	MN (12.5° W)	0 400 800 1200 1600 2000 2400 2800 Data Zoom 13-5
© 20	VICINITY MAP 008 DeLorme. Street Atlas	USA
© 20		USA
© 21	008 DeLorme. Street Atlas	USA

··---- ·· RIVER --

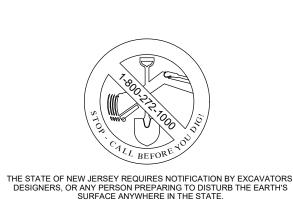
BOROUGH OF SAYREVILLE

MIDDLESEX COUNTY, NEW JERSEY

ADOPTED DEC. 15TH, 1999

NOT TO SCALE

KEY MAP FROM TAX MAP BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY AUGUST, 1989 NOT TO SCALE



SUITE 1203, NEW YORK, NY 10036

646.780.0411 - 908.668.9595 FAX

ASSOCIATES INC. PC MT. LAUREL, NJ 609.857.2 9 TIME SQUARE, 200 WEST 41ST STREET

CHALFONT, PA 215.712.98
SOUTHBOROUGH, MA 508.948.30

04-190297

,000 1 1.	1,300 1 1.
71 F.t	2,366 Ft.
24.7	1,378 Ft.
0.01%	0.03%
0.01%	0.03%
4.4 Ft.	**170.9 Ft.
29 Ft. & MW CONFORMING)	573.7 Ft. (I & MW CONFORMING)
5.9 Ft. (I CONFORMING, W CONFORMING)	**19.9 Ft. (I NON-CONFORMING, MW CONFORMING)
23.4 Ft. (I CONFORMING W N/A)	42.4 Ft. (I CONFORMING MW N/A)
<u> </u>	

	No.		DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JULY 29, 2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY		11-2019					
SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER	FIELD	0 BOOK NO. -09	RIVER ROAD BLOCK 174, LOT 1 & BLOCK 176, LOTS 2.01, 3, 4, 4.01, 4.02, 5, 6 & 7 BOROUGH OF SAYREVILLE				
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED	FIELI 29-3	Э ВООК PG. 30	MIDDLESEX COUNTY STATE OF NEW JERSEY				
WITH RAISED IMPRESSION		SP/VD	CONTROL A S S O C I A T E S 9 TIME SQUARE, 200 WEST 4	INC.	PC	WARREN, MT. LAUREL, CHALFONT, H	A 215.712.9800

09-03-2020

A.B./A.Y.