N/F Montrose Kennedy Associates

15' Wide Utility Easement to Elizabethtown Water Company per Field Map & DB .2852-485

Concrete Curb (typ)

Curb 3.05' Cl. | Bituminous Parking Area | Curb 3.07' Cl.

Curb 3.12' Cl. | Bituminous Parking Area | Curb 3.12' Cl.

S 03°29' W 260.00'

ST.# 3611 Tax Lot 25.01 Block 420

ST.# 3615 286.62' Tax Lot 24.01 Block 420

Water Meter & Stand Pipe

Fence 4.90' Cl.

50.13'

105.17'

157.81'

S 64°10' E 500.42'

S 63°30'30" E

93.37'

97.86'

Curb 7.09' Cl.

S 02°14'30" E 50.00'

Fence 4.90' Cl.

AVENUE

(50' WIDE R.O.W.)

MONTROSE

(PUBLICLY DEDICATED STREET)

APPROXIMATE LIMIT OF FLOOD ZONE B

ZONE C

ZONE B

300.00'

94.93'

20.07'

20.05'

20' Municipal Setback

125.0'

80.09'

Guy Wire

33.91'

80.43'

30' Municipal Setback

33.87'

30.64'

20' Rear Yard Setback

20.22'

20.27'

30.15'

150.2'

Curb 0.19' Ov.

5 Parking Spaces

H/C Sign

Van

H/C Sign

Inlet

Parking Spaces

14

Curb 0.25' Ov.

Curb 0.40' Ov.

2 Parking Spaces

Bituminous Parking Area

Spaces

Parking

13

H/C Sign

H/C Sign

Curb 0.44' Ov.

74.97'

44

Curb 0.20' Ov.

Spaces

Light Pole (typical)

74.98'

12

Curb 0.58' Ov.

Inlet

Curb 0.44' Ov.

Curb 0.19' Ov.

Curb 0.25' Ov.

Curb 0.40' Ov.

Curb 0.44' Ov.

Curb 0.20' Ov.

Curb 0.58' Ov.

Point of BEGINNING Lot 26

S 86°31'30" E 300.00'

50' Municipal Setback

50.03'

117.2'

Concrete Walk

Tax Lot 26 Block 420

ST.# 3601

1 Story Concrete Block & Brick Building

25.33' Building Height

59,705 S.F.

151.9'

20' Municipal Setback

20.0'

Concrete Walk

Concrete Curb (typ)

Bituminous Area

2 Loading Bays

1 Loading Bay

2 Loading Bays

1 Loading Bay

2 Loading Bays

Bituminous Area

2 Loading Bays

Board on Board Fence

Storage Area

Gas Conn. (Approx. Loc.)

Sanitary Sewer Pipe Conn. (Approx. Loc.)

1 Loading Bay

30' Municipal Setback

150.2'

Curb 5.26 Cl.

60.13'

Curb 5.20 Cl.

Point of BEGINNING Lot 25.01

500.00'

S 86°31' E

S 86°23' E

Bituminous Parking Area

209.30'

15

Parking Spaces

6 Parking Spaces

S 03°29' W 260.00'

25' Alley Easement per DB 2852-595

25'

209.30'

16

Bituminous Parking Area

5 Parking Spaces

Inlet

Roof Access Ladder

80.44'

149.0'

30.60'

RR Tie Wall

Guy Wire

5 Parking Spaces

Stairs (typ)

Bituminous Area

2 Loading Bays

60.04'

20.0'

272.50'

288.50'

30' Municipal Setback

Easement for Overhead Electric Wires & Poles to P.S.E. & G. per DB 2874-335

1 Story Concrete Block Building

26,690 S.F.

25.33' Building Height

5 Parking Spaces

Stairs (typ)

Utility Pole (typ)

Guy Wire

80.40'

Curb 5.26 Cl.

50' Setback per Filed Map

Block Curb (typ)

Tax Lot 25 Block 420

ST.# 3605

Concrete Walk

Common Bituminous Drive

20.0'

9 Parking Spaces

Sign

260.00'

S 03°29' W

50.00'

50.57'

50.07'

50.04'

50.52'

Approx. Location of Underground Telephone Conduit & Easement to N.J. Bell per DB 2875-117

Utility Box

Point of BEGINNING Lot 25

10' Wide Gas Main Easement to P.S.E. & G. per DB 3084-983

40' Wide Easement for Ingress & Egress per DB 2892-590

1 Story Concrete Block Building

18,020 S.F.

25.33' Building Height

120.0'

2 Loading Bays

Bituminous Area

Inlet

Loading Area

50' Municipal Setback

Trans. Pad

Util Pole w/Light and Guy Wire

Guy Wire

Point of BEGINNING Lot 24.01

30.16'

150.2'

6 Parking Spaces

1 Loading Bay

20' Municipal Setback

12

Parking Spaces

22.25'

22.29'

S 03°29' W 227.22'

3.62'

197.12'

Internal Alley DB 2892-579

Bituminous Parking Area

S 03°29' W 196.69'

20' Municipal Setback

4 Parking Spaces

13

Parking Spaces

47.59'

25.00'

30.16'

150.0'

Bituminous Ramp

2 Loading Bays

Inlet

1 Story Concrete Block Building

35,980 S.F.

25.33' Building Height

211.50'

162.50'

20' Municipal Setback

30' Municipal Setback

288.50'

337.50'

259.5'

2 Loading Bays

343.3'

Curb 1.71' Cl.

3 Parking Spaces

3 Parking Spaces

78.76'

40' Easement for Ingress and Egress DB 2892-585

Tidewater Oil Company Easement DB 549-131

30.62'

30.10'

50' Setback per Filed Map

150.0'

Tax Lot 24 Block 420

ST.# 3619

Bituminous Parking Area

Common Bituminous Drive

50.08'

50.04'

8 Parking Spaces

Sign

255.97'

40.0'

ZONE C

ZONE B

APPROXIMATE LIMIT OF FLOOD ZONE B

Easement for Overhead Electric Wires & Poles to P.S.E. & G. per DB 2874-335

10' Easement to Elizabethtown Water Company per DB 2950-591

10' Gas Main Easement to P.S.E. & G. per DB 2875-817

Point of BEGINNING Lot 24

KENNEDY (60' WIDE R.O.W.) ROAD

(PUBLICLY DEDICATED STREET)