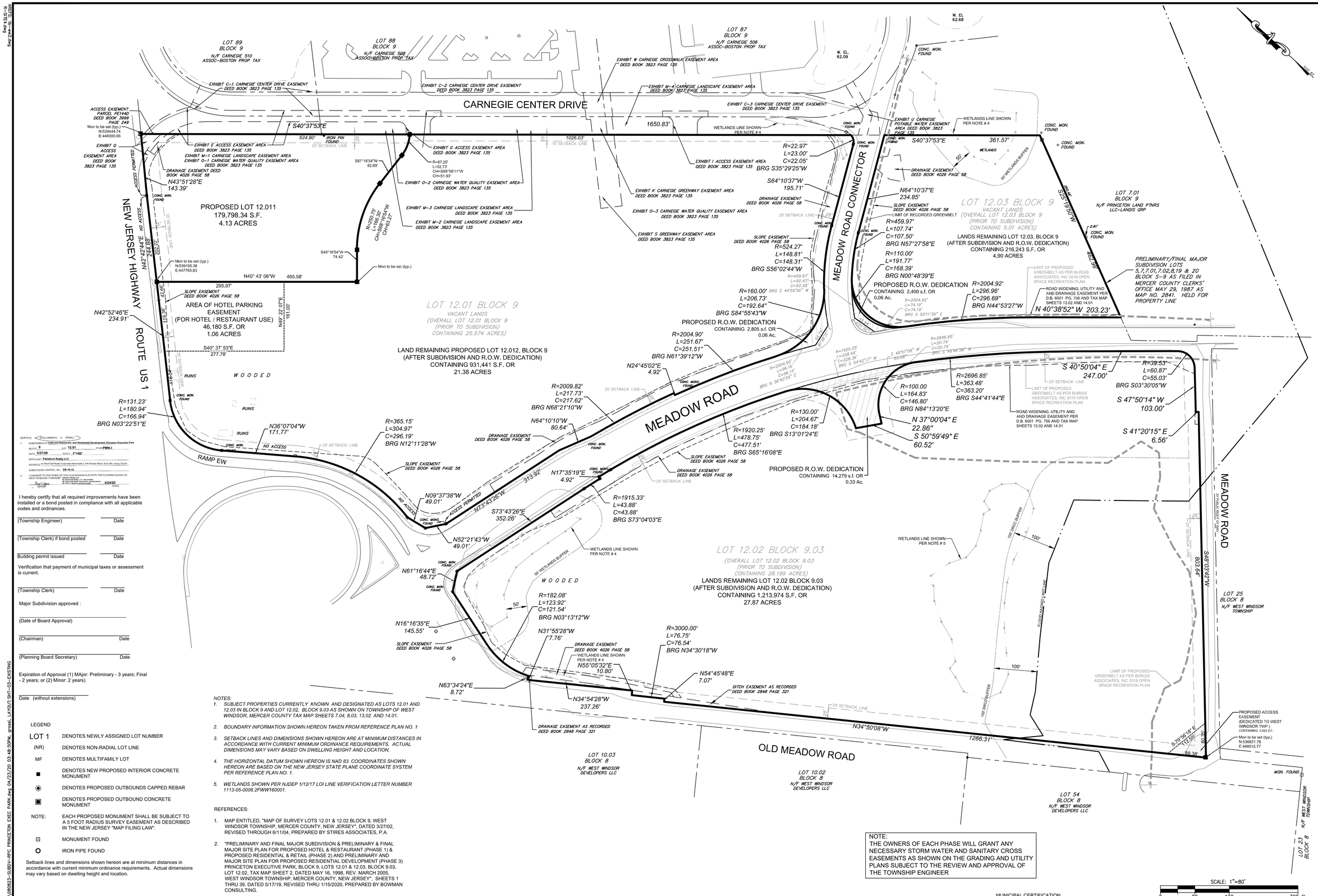


(SKETCH) (PRELIMINARY) or (FINAL)

1. SUBDIVISION OF Hotel and Restaurant, and Residential Development, Princeton Executive Park
BLOCK: 9 LOT: 12.01 ZONE: PMIN-I
DATE: 3/27/20 SCALE: 1"=80'
APPLICANT: Palladium Realty LLC
ADDRESS: c/o Mack-Cali Realty Corporation Harborside 3, 210 Hudson Street, Suite 400, Jersey City,NJ
SUBDIVISION CONTROL NO.: PB 19-16
2. I CONSENT TO THE FILING OF THIS CLASS/REVISION PLAT WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP. Signature Name and Title
By Mack-Cali Realty, L.P., sole member
By: Mack-Cali Realty Corporation, its general partner
By: Name: J. Mason Lynch Jr. Title: Vice President 4/24/20 (Date)

I hereby certify that all required improvements have been installed or a bond posted in compliance with all applicable codes and ordinances.

(Township Engineer) Date

(Township Clerk) if bond posted Date

Building permit issued Date

Verification that payment of municipal taxes or assessment is current.

(Township Clerk) Date

Major Subdivision approved :

(Date of Board Approval)

(Chairman) Date

(Planning Board Secretary) Date

Expiration of Approval (1) MAjor: Preliminary - 3 years; Final - 2 years; or (2) Minor: 2 years)

Date (without extensions)

LEGEND

| | |
|---|---|
| LOT 1 | DENOTES NEWLY ASSIGNED LOT NUMBER |
| (NR) | DENOTES NON-RADIAL LOT LINE |
| MF | DENOTES MULTIFAMILY LOT |
| ■ | DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT |
| ◉ | DENOTES PROPOSED OUTBOUNDS CAPPED REBAR |
| ▣ | DENOTES PROPOSED OUTBOUND CONCRETE MONUMENT |
| NOTE: | EACH PROPOSED MONUMENT SHALL BE SUBJECT TO A 5 FOOT RADIUS SURVEY EASEMENT AS DESCRIBED IN THE NEW JERSEY "MAP FILING LAW". |
| ⊡ | MONUMENT FOUND |
| O | IRON PIPE FOUND |

Setback lines and dimensions shown hereon are at minimum distances in accordance with current minimum ordinance requirements. Actual dimensions may vary based on dwelling height and location.

*NOTES:*

1. *SUBJECT PROPERTIES CURRENTLY KNOWN AND DESIGNATED AS LOTS 12.01 AND 12.03 IN BLOCK 9 AND LOT 12.02, BLOCK 9.03 AS SHOWN ON TOWNSHIP OF WEST WINDSOR, MERCER COUNTY TAX MAP SHEETS 7.04, 8.03, 13.02 AND 14.01.*
2. *BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM REFERENCE PLAN NO. 1*
3. *SETBACK LINES AND DIMENSIONS SHOWN HEREON ARE AT MINIMUM DISTANCES IN ACCORDANCE WITH CURRENT MINIMUM ORDINANCE REQUIREMENTS. ACTUAL DIMENSIONS MAY VARY BASED ON DWELLING HEIGHT AND LOCATION.*
4. *THE HORIZONTAL DATUM SHOWN HEREON IS NAD 83. COORDINATES SHOWN HEREON ARE BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM PER REFERENCE PLAN NO. 1.*
5. *WETLANDS SHOWN PER NJDEP 1/12/17 LOI LINE VERIFICATION LETTER NUMBER 1113-05-0006.2FWW160001.*

REFERENCES:

1. MAP ENTITLED, "MAP OF SURVEY LOTS 12.01 & 12.02 BLOCK 9, WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY", DATED 3/27/02, REVISED THROUGH 6/11/04, PREPARED BY STIRES ASSOCIATES, P.A.
2. "PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY & FINAL MAJOR SITE PLAN FOR PROPOSED HOTEL & RESTAURANT (PHASE 1) & PROPOSED RESIDENTIAL & RETAIL (PHASE 2) AND PRELIMINARY AND MAJOR SITE PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT (PHASE 3) PRINCETON EXECUTIVE PARK, BLOCK 9, LOTS 12.01 & 12.03, BLOCK 9.03, LOT 12.02, TAX MAP SHEET 2, DATED MAY 16, 1998, REV. MARCH 2005, WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY", SHEETS 1 THRU 39, DATED 5/17/19, REVISED THRU 1/15/2020, PREPARED BY BOWMAN CONSULTING.

NOTE:
THE OWNERS OF EACH PHASE WILL GRANT ANY NECESSARY STORM WATER AND SANITARY CROSS EASEMENTS AS SHOWN ON THE GRADING AND UTILITY PLANS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP ENGINEER

I certify that to the best of my knowledge, information and belief that this land survey dated 3/27/2002 and revised to 6/11/2004 has been made under my supervision and meets the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors and that the outbound corner markers as shown have been found, or set.

RICHARD C. MATHEWS Date
Professional Land Surveyor Lic. No. GS29353

I certify that this map has been made under my supervision and complies with the "Map Filing Law".

I further certify that the monuments as designated and shown hereon have been set.

Martin F. Tirella Date
Professional Land Surveyor Lic. No. 24GS02747700

MERCER COUNTY PLANNING BOARD

This plan is hereby approved by the Mercer County Planning Board subject to the restrictions, agreements, and conditions set forth by the Mercer County Planning Board.

Chairman Date

MUNICIPAL ENGINEER'S CERTIFICATION

I have carefully examined this map and to the best of my knowledge and belief find it conforms with the provisions of "the map filing law," resolution of approval and applicable municipal ordinances and requirements.

Municipal Engineer Date

OWNER'S CERTIFICATION

The subdivision shown hereon is made with the free consent and in accordance with the desires of the owners, who hereby consent to the filing thereof.

(Owner) Palladium Realty LLC
(address) c/o Mack-Cali Realty Corporation Harborside 3
210 Hudson Street, Suite 400
Jersey City, NJ 07311

By:
Name: Date

MUNICIPAL CERTIFICATION

I hereby certify that this map complies with the provisions of Chapter 141 P.L. 1960 and further certify that it has been approved for filing in the Mercer County Clerk's Office by the Planning Board of the Township of West Windsor.

This certification shall expire if this map is not properly filed with said County Clerk on or before _____

Planning Board Chairman Date

Planning Board Secretary Date

The monuments shown on this map shall be set within the time limit provided in the "Municipal Land Use Law", P.L. 1975, c.291 (C.40:55D-1 et seq.) or local ordinance.

I certify that a bond has been given to the municipality, guaranteeing the future setting of the monuments as designated and show on this map.

I hereby certify that the municipal body has approved the highways, streets, lanes or alleys as shown on this map.

Municipal Clerk Date

| REVISION | DATE | CHKD |
|---|---|---|
| 12 | | |
| 11 | | |
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

PROJ.: 080823-C1-001
DATE: 03/27/2020
CHKD: GRL

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NJ Certificate of Authorization No. 24GA28222600
MARTIN F. TIRELLA, N.J. Professional Land Surveyor Lic. 24GS02747700

PRELIMINARY AND FINAL SUBDIVISION & PRELIMINARY & FINAL SITE PLAN FOR
PROPOSED HOTEL & RESIDENTIAL DEVELOPMENT
PRELIMINARY MAJOR SITE PLAN FOR
PROPOSED RETAIL, RESTAURANT, & RESIDENTIAL
PRINCETON EXECUTIVE PARK
*PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN*
BLOCK 9, LOTS 12.01 & 12.03 AND BLOCK 9.03, LOT 12.02
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

P:\080823\080823-C1-001 (SUB)\Survey\CAD\080823-SUB01-RPC PRINCETON EXEC PARK.dwg 04/23/20 03:48:59PM, grossi, LAYOUT:SHT-03-EXISTING