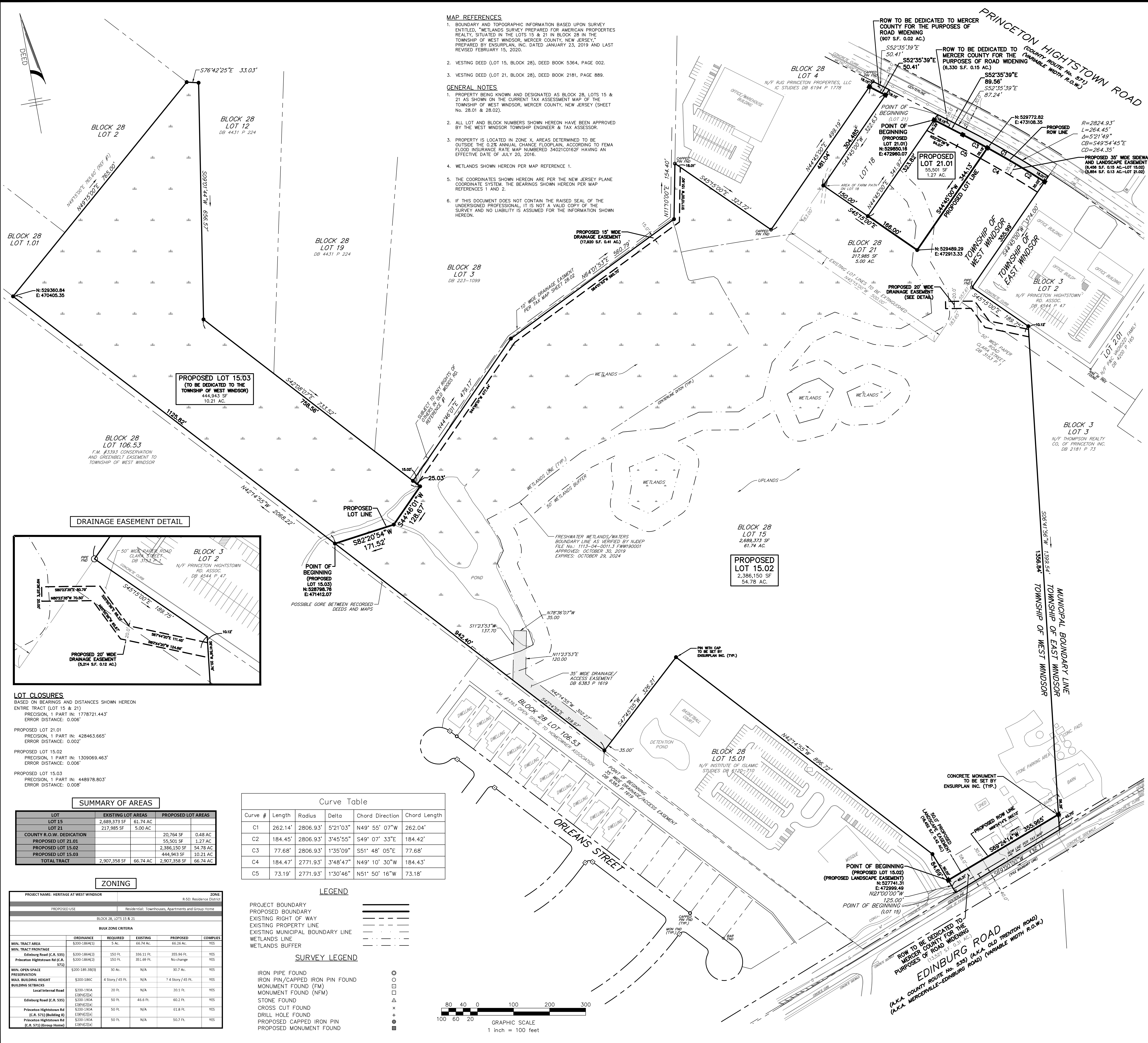
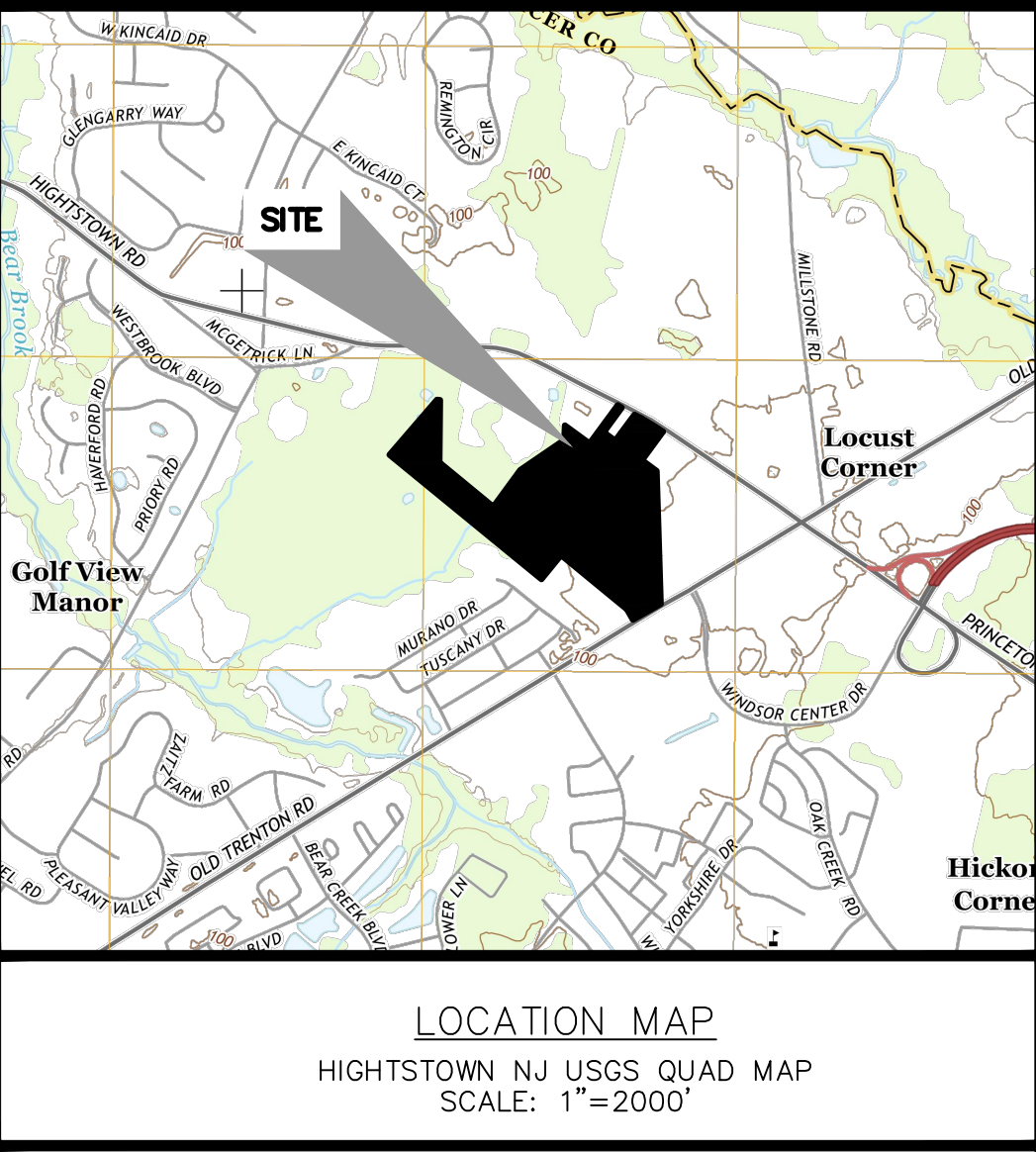


MAP REFERENCES

- BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON SURVEY ENTITLED, "WETLANDS SURVEY PREPARED FOR AMERICAN PROPERTIES REALTY, SITUATED IN THE LOTS 15 & 21 IN BLOCK 28 IN THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY," PREPARED BY ENSURPLAN, INC. DATED JANUARY 23, 2019 AND LAST REVISED FEBRUARY 15, 2020.
- VESTING DEED (LOT 15, BLOCK 28), DEED BOOK 5364, PAGE 002.
- VESTING DEED (LOT 21, BLOCK 28), DEED BOOK 2181, PAGE 889.

GENERAL NOTES

- PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 28, LOTS 15 & 21 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY (SHEET No. 28.01 & 28.02).
- ALL LOT AND BLOCK NUMBERS SHOWN HEREON HAVE BEEN APPROVED BY THE WEST WINDSOR TOWNSHIP ENGINEER & TAX ASSESSOR.
- PROPERTY IS LOCATED IN ZONE K. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 34021C0162F HAVING AN EFFECTIVE DATE OF JULY 20, 2016.
- WETLANDS SHOWN HEREON PER MAP REFERENCE 1.
- THE COORDINATES SHOWN HEREON ARE PER THE NEW JERSEY PLANE COORDINATE SYSTEM, THE BEARINGS SHOWN HEREON PER MAP REFERENCES 1 AND 2.
- IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.



SUBDIVISION OF _____ LOT _____ ZONE _____
 BLOCK _____ LOT _____ ZONE _____
 DATE _____ SCALE _____
 APPLICANT _____
 ADDRESS _____
 SUBDIVISION CONTROL No. _____
 I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP.
 OWNER _____ DATE _____
 I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
 (IF IMPROVEMENTS INSTALLED)

TOWNSHIP ENGINEER _____ DATE _____
 (IF BOND POSTED)
 TOWNSHIP CLERK _____ DATE _____
 BUILDING PERMIT ISSUED _____ DATE _____
 VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT
 TOWNSHIP CLERK _____ DATE _____
 MAJOR SUBDIVISION APPROVED (PRELIMINARY OR FINAL)
 (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) _____

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE RECORD HOLDER OF THE TITLE OF LOTS FORMERLY KNOWN AS 15 & 21, BLOCK 28 AND THAT I/WE APPROVE THE FILING THEREOF THIS MAP.
 THOMPSON REALTY CO. PRINCETON, INC. _____ DATE _____
 517 ROUTE 1 SOUTH, SUITE 2100
 ISELIN, NJ 08830
 SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES ON _____
 I/WE CERTIFY THAT I/WE AM/ARE THE APPLICANT OF RECORD OF LOTS FORMERLY KNOWN AS 15 & 21, BLOCK 28 AND THAT I/WE APPROVE THE FILING THEREOF THIS MAP.
 AMERICAN PROPERTIES AT WEST WINDSOR, LLC _____ DATE _____
 517 ROUTE 1 SOUTH, SUITE 2100
 ISELIN, NJ 08830
 SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES ON _____

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.
 MERCER COUNTY PLANNING BOARD CHAIRMAN _____
 I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST WINDSOR AT A MEETING HELD ON _____ DATE _____ AND SHALL BE FILED ON OR BEFORE _____ DATE _____
 ATTEST _____ CHAIRMAN _____
 SECRETARY _____ DATE _____
 FILED IN THE COUNTY CLERK'S OFFICE _____
 AS MAP No. _____
 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.40:550-1 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 SHOWN ON THIS MAP.
 I DO FURTHER CERTIFY THAT ALL ROADWAYS AS SHOWN ON THIS MAP HAVE BEEN APPROVED BY THE PROPER AUTHORITY, THE PLANNING BOARD OF THE TOWNSHIP OF WEST WINDSOR.
 MUNICIPAL CLERK _____ DATE _____
 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, RESOLUTIONS OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.
 MUNICIPAL ENGINEER (AFFIX SEAL) _____ DATE _____

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED JANUARY 23, 2019 AND LAST REVISED FEBRUARY 15, 2020 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.
 I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MUNICIPAL LAND USE LAW."
 SUZANNE E. WARREN, N.J.P.L.S. No. GS03897900 _____ DATE _____
 (AFFIX SEAL)

MAJOR SUBDIVISION PLAT
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR

TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

DATE: 8/21/2020

Suzanne E. Warren, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 N.J. Lic. No. GS03897900

DATE: 8/21/2020

Sheet Number 1 OF

File Name: G:\American Properties\Jobs\APR-184 - West Windsor\Survey\DWG\00-Major Subdivision (Deed Rotation).dwg
 Plot Time: Aug 28, 2020 - 12:50pm

LOT CLOSURES

BASED ON BEARINGS AND DISTANCES SHOWN HEREON

ENTIRE TRACT (LOT 15 & 21)
 PRECISION, 1 PART IN: 1778721.443"
 ERROR DISTANCE: 0.006"

PROPOSED LOT 21.01
 PRECISION, 1 PART IN: 428463.665"
 ERROR DISTANCE: 0.002"

PROPOSED LOT 15.02
 PRECISION, 1 PART IN: 1309069.463"
 ERROR DISTANCE: 0.006"

PROPOSED LOT 15.03
 PRECISION, 1 PART IN: 448978.803"
 ERROR DISTANCE: 0.005"

SUMMARY OF AREAS

LOT	EXISTING LOT AREAS	PROPOSED LOT AREAS
LOT 15	2,689,373 SF	61.74 AC
LOT 21	217,985 SF	5.00 AC
COUNTY R.O.W. DEDICATION		
PROPOSED LOT 21.01	20,764 SF	0.48 AC
PROPOSED LOT 15.02	55,501 SF	1.27 AC
PROPOSED LOT 15.03	2,386,150 SF	54.78 AC
PROPOSED LOT 15.03	444,943 SF	10.21 AC
TOTAL TRACT	2,907,358 SF	66.74 AC
	2,907,358 SF	66.74 AC

ZONING

PROJECT NAME	HERITAGE AT WEST WINDSOR	R.S.D. Residential District			
PROPOSED USE	Residential, Townhouses, Apartments and Group Homes				
BULK ZONE CRITERIA					
MIN. TRACT AREA	ORDINANCE	REQUIRED	EXISTING	PROPOSED	COMPLIES
Edinburg Road (C.R. 535)	\$200-186(A1)	5 Ac.	66.74 Ac.	66.74 Ac.	YES
Princeton Hightstown Rd (C.R. 571)	\$200-186(A2)	150 Ft.	336.11 Ft.	355.96 Ft.	YES
MIN. OPEN SPACE PRESERVATION	\$200-186(C)	30 Ac.	N/A	30.7 Ac.	YES
MAX. BUILDING HEIGHT	\$200-186(C)	4 Story / 45 Ft.	N/A	7.4 Story / 45 Ft.	YES
BUILDING SETBACKS	\$200-190A (ENR)(2)(a)	20 Ft.	N/A	20.1 Ft.	YES
Local Internal Road	\$200-190A (ENR)(2)(a)	50 Ft.	45.6 Ft.	60.2 Ft.	YES
Edinburg Road (C.R. 535)	\$200-190A (ENR)(2)(a)	50 Ft.	N/A	61.4 Ft.	YES
Princeton Hightstown Rd (C.R. 571) (Bulkline 8)	\$200-190A (ENR)(2)(a)	50 Ft.	N/A	50.7 Ft.	YES
Princeton Hightstown Rd (C.R. 571) (Group Home)	\$200-190A (ENR)(2)(a)	50 Ft.	N/A	50.7 Ft.	YES

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	262.14'	2806.93'	5'21"03"	N49° 55' 07"W	262.04'
C2	184.45'	2806.93'	3'45"55"	S49° 07' 33"E	184.42'
C3	77.68'	2806.93'	1'35"09"	S51° 48' 05"E	77.68'
C4	184.47'	2771.93'	3'48"47"	N49° 10' 30"W	184.43'
C5	73.19'	2771.93'	1'30"46"	N51° 50' 16"W	73.18'

LEGEND

PROJECT BOUNDARY
 PROPOSED BOUNDARY
 EXISTING RIGHT OF WAY
 EXISTING PROPERTY LINE
 EXISTING MUNICIPAL BOUNDARY LINE
 WETLANDS LINE
 WETLANDS BUFFER

SURVEY LEGEND

IRON PIPE FOUND
 IRON PIN/CAPPED IRON PIN FOUND
 MONUMENT FOUND (FM)
 MONUMENT FOUND (NFM)

STONE FOUND
 CROSS CUT FOUND
 DRILL HOLE FOUND
 PROPOSED CAPPED IRON PIN
 PROPOSED MONUMENT FOUND

GRAPHIC SCALE
 1 inch = 100 feet