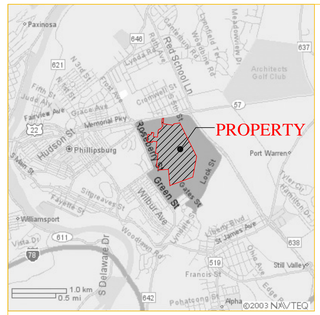

KEY MAP

SCALE: 1" = 3500±

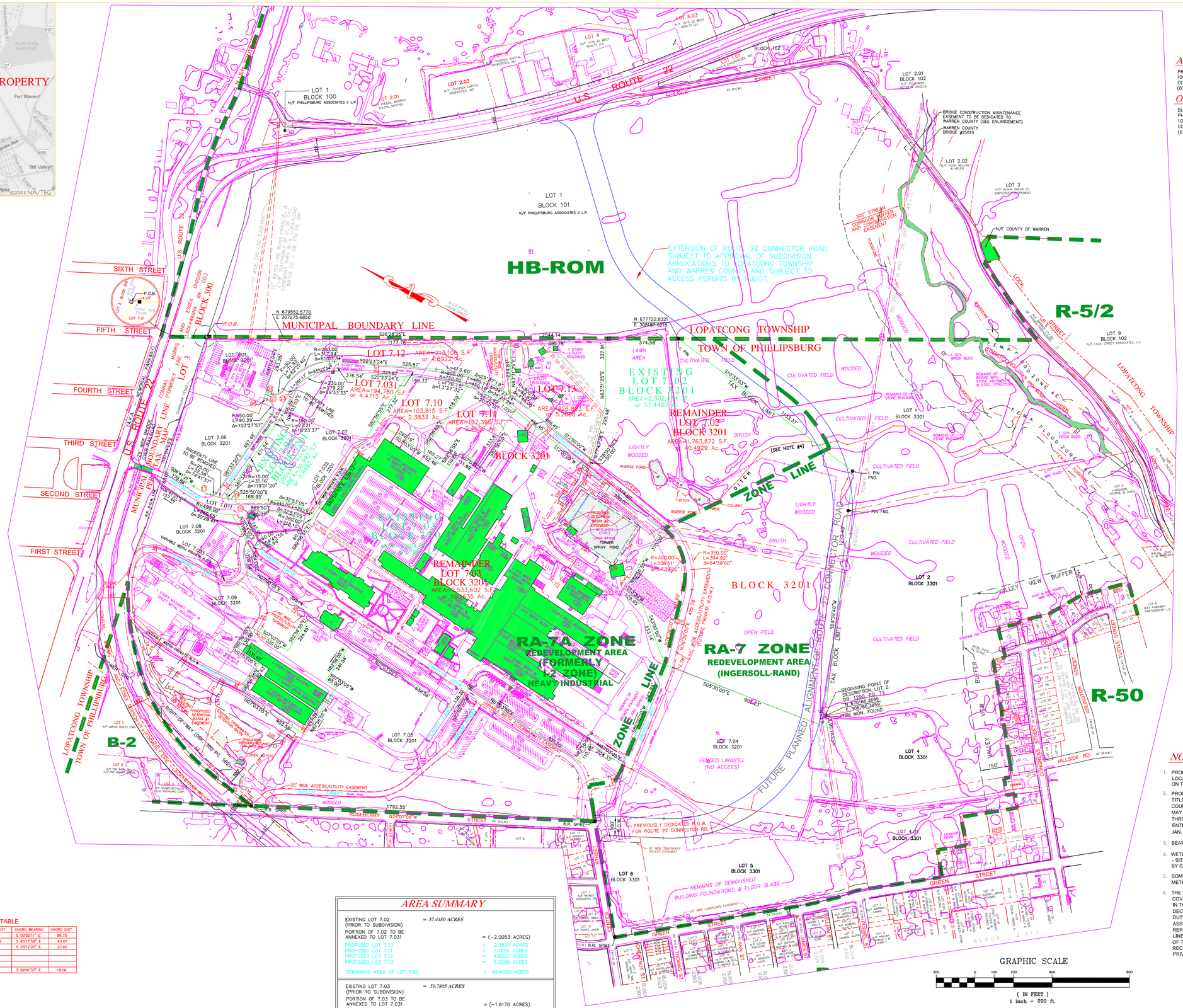

FIGURE 3–2
TAX MAP FOR PROPOSED CEA

APPLICANT:

PREFFERED REAL ESTATE INVESTMENTS, INC.
1001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, PA. 19428
(610) 834–1969

OWNERS:

BLOCK 3201, LOT 7.02
PHILLIPSBURG ASSOCIATES I, L.P.
1001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, P.A. 19428
(610) 834–1969

BLOCK 3201, LOTS 7.03 & 7.031
PHILLIPSBURG ASSOCIATES, L.P.
1001 E. HECTOR STREET, SUITE 100
CONSHOHOCKEN, P.A. 19428
(610) 834–1969

NOTES:

1. PROPERTY IS KNOWN AS LOTS 7.02, 7.03 & 7.031, BLOCK 3201 CONSISTING OF 118.0777 ACRES LOCATED IN THE RA-7A ZONE (REDEVELOPMENT AREA) (FORMERLY I-2 ZONE) AND AS SHOWN ON TAX MAP SHEET NO. 32 , TOWN OF PHILLIPSBURG, DATED APRIL 1987.
2. PROPERTY LINES SHOWN HEREON ARE BASED ON A MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY , PHILLIPSBURG COMMERCE PARK ," TOWN OF PHILLIPSBURG, WARREN COUNTY, NJ., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP , LLP DATED MAY 10, 2006 AND A MAP ENTITLED "FINAL SUBDIVISION PLAT", DATE JUNE 9, 2004, REVISED THROUGH JULY 14, 2004 AND FILED IN THE WARREN COUNTY CLERK'S OFFICE AND A MAP ENTITLED, " FINAL SUBDIVISION PLAT - PHASE 2, PHILLIPSBURG COMMERCE PARK", DATED JAN. 20, 2005, REVISED THROUGH MAR. 2, 2005 AND FILED IN THE WARREN CO. CLERK'S OFFICE.
3. BEARINGS ARE BASED ON THE N.J.S.P.C.S. , NORTH AMERICAN DATUM - 1983.
4. WETLAND LIMITS SHOWN HEREON WERE TAKEN FROM A MAP ENTITLED "WETLANDS DELINEATION - SITE SURVEY MAP FOR INGERSOLL RAND COMPANY" DATED AUG. 15, 2003 AND PREPARED BY STUDER AND MCELDOVINEY, P.A., CLINTON, NEW JERSEY.
5. SOME PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED BY PHOTOGRAMMETRIC METHODS BY ATLANTIS AERIAL SURVEY CO., INC. FROM AERIAL PHOTOGRAPHY FROM MAY 2003.
6. THE "AMENDED AND RESTATED DECLARATION OF CROSS EASEMENTS, RESTRICTIONS AND COVENANTS AND WITHDRAWAL OF PROPERTY IS RECORDED IN DEED BOOK 2031, PAGE 45 IN THE WARREN COUNTY CLERK'S OFFICE TO AMEND THE PREVIOUSLY EXECUTED DECLARATION OF CROSS EASEMENT RECORDED IN DEED BOOK 1965, PAGE 246 SET FORTH DUTIES AND OBLIGATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS FOR THE PURPOSE OF PROVIDING FOR THE OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CIRCULATION ROADS, STORMWATER FACILITIES AND UTILITY LINES SERVING THE PHILLIPSBURG COMMERCE PARK. IN ADDITION, DEVELOPMENT AND USE OF THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 2036, PAGE 125 IN THE WARREN COUNTY CLERK'S OFFICE. ALL PRIVATE RIGHT OF WAYS SHOWN HEREON ARE SUBJECT TO ACCESS AND UTILITY EASEMENTS.

DETENTION BASIN #1 EASEMENT LINE COURSE TABLE

E	BEARING	DISTANCE
E1	N 11°53'04" E	103.09
E2	N 72°30'00" E	33.14
E3	N 16°11'45" E	513.66
E4	N 61°36'49" E	140.40
E5	N 30°00'00" E	119.54
E6	N 47°30'00" E	244.54
E7	S 23°04'06" W	60.44
E8	S 47°30'00" W	113.46
E9	S 84°09'21" E	75.41
E10	S 05°50'39" W	25.00
E11	N 84°09'21" W	97.65
E12	S 47°30'00" W	38.74
E13	S 30°00'00" W	89.28
E14	S 78°40'38" E	160.63
E15	S 05°50'39" W	25.11
E16	N 78°40'38" W	175.48
E17	S 13°00'00" E	52.00
E18	S 12°00'00" W	70.00
E19	S 13°45'00" E	137.09
E20	N 58°45'00" E	31.99
E21	S 89°51'53" E	101.63
E22	S 00°08'07" W	25.00
E23	N 89°51'53" W	94.60
E24	S 58°45'00" W	32.84
E25	S 03°15'00" W	358.42
E26	S 74°19'04" E	87.00
E27	S 07°03'05"W	53.35
E28	N 82°56'55" W	25.00
E29	N 07°03'05" E	31.86
E30	N 74°19'04" W	65.11
E31	N 34°00'00" E	38.64
E32	N 74°19'04" W	245.82
E33	S 72°30'00" W	34.78
E34	S 11°53'04" W	93.54
E35	N 82°56'55" W	40.14

DETENTION BASIN #2 EASEMENT LINE COURSE TABLE

E	BEARING	DISTANCE
E36	S 12°00'00" W	38.37
E37	S 77°47'36" W	45.60
E38	N 80°16'59" W	52.83
E39	S 07°30'00" W	100.00
E40	S 82°30'00" E	86.81
E41	S 12°00'00" W	25.08
E42	N 82°30'00" W	84.84
E43	S 07°30'00" W	251.25
E44	N 82°30'00" W	238.49
E45	N 37°20'29" W	18.62
E46	N 07°30'00" E	275.00
E47	N 36°00'00" E	98.77
E48	S 82°30'00" E	80.00
E49	N 07°30'00" E	55.00
E50	S 82°30'00" E	42.94
E51	S 07°30'00" W	27.34
E52	S 82°30'00" E	110.01
E53	N 77°47'36" E	74.65

CURVE & LINE COURSE TABLE

C	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
C1	13°33'04"	410.00	96.97	48.71	S 00°05'11" E	96.75
C2	118°55'54"	25.00	51.89	42.38	S 85°17'58" E	43.07
C3	05°13'20"	410.00	37.61	18.82	S 23°12'20" E	37.60
C4	S 05°01'17" E		17.88			
C5	N 81°04'04" E		40.09			
C6	S 05°01'17" E		29.97			
C7	04°29'59"	230.00	18.06	9.04	S 89°41'37" E	18.06

AREA SUMMARY

EXISTING LOT 7.02 (PRIOR TO SUBDIVISION) = *57.4480 ACRES*

PORTION OF 7.02 TO BE ANNEXED TO LOT 7.031	= (–2.0053 ACRES)
PROPOSED LOT 7.10	= 2.3833 ACRES
PROPOSED LOT 7.11	= 2.4655 ACRES
PROPOSED LOT 7.12	= 4.8922 ACRES
PROPOSED LOT 7.13	= 5.2088 ACRES
REMAINING AREA OF LOT 7.02	= 40.4929 ACRES

EXISTING LOT 7.03 (PRIOR TO SUBDIVISION) = *59.7805 ACRES*

PORTION OF 7.03 TO BE ANNEXED TO LOT 7.031	= (–1.6170 ACRES)
REMAINING AREA OF LOT 7.03	= 58.1635 ACRES

EXISTING LOT 7.031 (PRIOR TO SUBDIVISION) = *0.8492 ACRES*

PORTION OF 7.02 TO BE ANNEXED TO LOT 7.031	= [+2.0053 ACRES]
PORTION OF 7.03 TO BE ANNEXED TO LOT 7.031	= [+1.6170 ACRES]
PROPOSED LOT 7.031	= 4.4715 ACRES

TOTAL TRACT AREA = *118.0777 ACRES (PRIOR TO SUBDIVISION)* =118.0777 ACRES (AFTER SUBDIVISION)

BULK REQUIREMENTS: RA–7A (FORMERLY I–2) BLOCK 3201

	ORDINANCE RA–7A	LOT 7.02 RA–7A	LOT 7.03 RA–7A	LOT 7.10 RA–7A	LOT 7.11 RA–7A	LOT 7.12 RA–7A	LOT 7.13 RA–7A
MIN LOT AREA	87,120 S.F.	1,763,872 S.F.	2,533,602 S.F.	103,815 S.F.	107,395 S.F.	213,106 S.F.	226,893 S.F.
MIN LOT FRONTAGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MIN FRONT YARD	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.
MIN SIDE YARD	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.
MIN REAR YARD	10 FT.	10 FT.	0 FT.*	10 FT.	10 FT.	10 FT.	10 FT.

* VARIANCE PREVIOUSLY GRANTED FOR EXISTING CONDITION AT BUILDING #310

DATE	REVISIONS
AUG. 2, 2006	PER COUNTY PLANNER 7/24/06
SEPT. 28, 2006	REMOVE SIDEWALK EASEMENT

JOHN P. CHESTER
REGISTERED ARCHITECT N.J. LIC. NO. C–5283
PROFESSIONAL ENGINEER N.J. LIC. NO. 16677
PROFESSIONAL PLANNER N.J. LIC. NO. 909

FRANK J. LISOWSKY
REGISTERED ARCHITECT N.J. LIC. NO. C–7046
REGISTERED ARCHITECT N.Y. LIC. NO. 13531
PROFESSIONAL PLANNER N.J. LIC. NO. 1998

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER N.J. LIC. NO. 25518
PROFESSIONAL PLANNER N.J. LIC. NO. 2135

MICHAEL C. NOLAN
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 34468
PROFESSIONAL PLANNER N.J. LIC. NO. 4352

FINAL SUBDIVISION PLAT – PHASE 3
PHILLIPSBURG COMMERCE PARK
LOTS 7.02, 7.03 & 7.031 BLOCK 3201

TOWN OF PHILLIPSBURG WARREN COUNTY NEW JERSEY

Chester, Ploussas, Lisowsky Partnership, L.L.P.

PLANNING · ARCHITECTURE · ENGINEERING · SURVEYING
METRO PARK SOUTH * 100 MATAWAN ROAD, SUITE 100
MATAWAN, NEW JERSEY 07747–3913 (732) 566–0297 * www.cplpartnership.com

FILE NO.	04051
DATE:	JUNE 21, 2006
SCALE:	1"=200'
DRAWN BY:	S.L.M.
CHECKED BY:	M.C.N.
DRAWING NO.	FP0451010
SHEET NO.	1 OF 1

Tax Map CEA.dwg