

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN:
ZONE "X" (area determined to be outside the 0.2% annual chance
floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO.
34007C0102F, WHICH BEARS A REVED DATE OF AUGUST 17, 2016
AND MAP NO. 34007C0102E, WHICH BEARS AN EFFECTIVE DATE OF
SEPTEMBER 28, 2007.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT
FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

TITLE REPORT EXCEPTIONS

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FOUNDATION TITLE, LLC
AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR LOT 42, FILE NO. 989-138178, WITH AN
EFFECTIVE DATE OF JANUARY 9, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN
SCHEDULE B, SECTION II:

- SUBSURFACE CONDITIONS, EASEMENTS, CLAIMS OF EASEMENTS AND/OR ENCROACHMENTS NOT
DISCLOSED BY AN INSTRUMENT OF RECORD. (AS TO FEE POLICY ONLY)
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT
LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND
THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES
RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE
B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH
INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE
NOT LISTED.
- SUBJECT TO ADDED OR OMITTED ASSESSMENTS PURSUANT TO N.J.S.A. 54-4-63.1 ET SEQ.
- RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO
ALL STREAMS, RIVERS, OR WATERCOURSES, BOUNDING OR AFFECTING THE PREMISES.
- RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS
OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR
NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 2145, PAGE 359 - DESCRIBES SUBJECT PROPERTY
- RESTRICTIVE RIGHTS BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.
- EASEMENT AS CONTAINED IN DEED BOOK 4539, PAGE 846 - SANITARY SEWER EASEMENT SHOWN.

TITLE METES & BOUND DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN RUNNEMEDE BOROUGH,
COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF CLEMENTS BRIDGE ROAD (49.5 FEET WIDE) AT ITS
INTERSECTION WITH THE DIVISION LINE BETWEEN THE BOROUGH OF RUNNEMEDE AND THE BOROUGH OF
BARRINGTON AND EXTENDING THENCE

- SOUTH 54 DEGREES 35 MINUTES WEST ALONG THE NORTHWESTERLY LINE OF CLEMENTS BRIDGE
ROAD, 350 FEET TO A POINT; THENCE
- NORTH 35 DEGREES 25 MINUTES WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF
CLEMENTS BRIDGE ROAD, 963.24 FEET TO A POINT; THENCE
- NORTH 54 DEGREES 35 MINUTES EAST, PARALLEL TO CLEMENTS BRIDGE ROAD, 554.45 FEET TO THE
POINT IN THE AFORESAID DIVISION LINE BETWEEN THE BOROUGH OF RUNNEMEDE AND THE BOROUGH
OF BARRINGTON; THENCE
- SOUTH 23 DEGREES 26 MINUTES EAST ALONG SAID DIVISION LINE, 984.70 FEET TO THE POINT AND
PLACE OF BEGINNING.

NOTE FOR INFORMATION:
BEING KNOWN AS 901 EAST CLEMENTS BRIDGE ROAD, RUNNEMEDE BOROUGH, CAMDEN COUNTY, STATE OF
NEW JERSEY, BLOCK 135, LOT 42 ON THE TAX MAP OF RUNNEMEDE BOROUGH.

TITLE REPORT EXCEPTIONS

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FOUNDATION TITLE, LLC
AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR LOT 43.03, FILE NO. 989-138178, WITH AN
EFFECTIVE DATE OF JANUARY 9, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR
IN SCHEDULE B, SECTION II:

- SUBJECT TO ADDED OR OMITTED ASSESSMENTS PURSUANT TO N.J.S.A. 54-4-63.1 ET SEQ.
- RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO
ALL STREAMS, RIVERS, OR WATERCOURSES, BOUNDING OR AFFECTING THE PREMISES.
- TITLE IS NOT INSURED TO ANY PORTION OF THE PREMISES LYING BELOW THE PRESENT OR FORMER
HIGH-WATER MARK OF BEAVER BRANCH.
- TITLE, RIGHTS, OR CLAIMS OF THE STATE OF NEW JERSEY TO ANY PART OF THE INSURED PREMISES
WHICH IS OR MAY BE ALLEGED BY THE STATE OF NEW JERSEY TO BE, OR IS HEREAFTER
DETERMINED TO BE, SALT MARSH, TIDELANDS OR MEADOWLANDS OF LAND NOW OR FORMERLY
FLOWED BY THE MEAN HIGH TIDE OF THE OCEAN OR ANY BAYS, RIVERS, STREAMS, CREEKS OR
THEIR TRIBUTARIES.
- SUBJECT TO SETBACK LINES, EASEMENTS AND BUFFERS AS SHOWN ON FILED PLAN - CONDITIONS
SHOWN.
- RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS
OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR
NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 2884, PAGE 117 - LOT 43.03 PART OF OVERALL
DESCRIBED PARCEL - APPLIES TO SUBJECT PROPERTY - NO PLOTTABLE EASEMENTS.
- RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS
OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR
NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 3281, PAGE 926 - DESCRIBED PROTECTIVE
COVENANTS FOR THE DEVELOPMENT OF I.P.P.D. INC. INDUSTRIAL PARK - APPLIES TO SUBJECT
PROPERTY - NO PLOTTABLE EASEMENTS.
- EASEMENTS AS CONTAINED IN DEED BOOK 4381, PAGE 790 - APPLIES TO SUBJECT PROPERTY -
BLANKET IN NATURE - DESCRIBED 10 FOOT WIDE EASEMENT IN "SECOND" FOR NEW JERSEY BELL
TELEPHONE DESCRIPTION & MAPPING NOT PROVIDED.
- EASEMENTS AS CONTAINED IN DEED BOOK 4506, PAGE 861 - 20 FOOT WIDE STORM DRAINAGE
EASEMENT SHOWN.
- DEED OF DEDICATION AS CONTAINED IN DEED BOOK 5125, PAGE 897 - RIGHT-OF-WAY WIDENING(S)
SHOWN.
- EASEMENTS AS CONTAINED IN DEED BOOK 7437, PAGE 1793 - EASEMENT FOR ACCESS SHOWN.

TITLE METES & BOUND DESCRIPTION

D & P INDUSTRIAL PARK, A NEW JERSEY PARTNERSHIP BY THE FOLLOWING:

D & P INDUSTRIAL PARK, A NEW JERSEY PARTNERSHIP BY DEED FROM WILLIAM H. RICHARDS, DATED
DECEMBER 28, 1991, RECORDED MARCH 18, 1991 IN THE CAMDEN CLERK'S/REGISTRAR'S OFFICE IN DEED
BOOK 4489, PAGE 633 AND IS SHOWN ON THE FILED MAP 853-6 AS BLOCK 135, LOT 43.03.

NOTE: COVERS PREMISES IN QUESTION WITH OTHER LANDS.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TO WORKING
DAYS IN DESIGN STAGE - STOP CALL



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