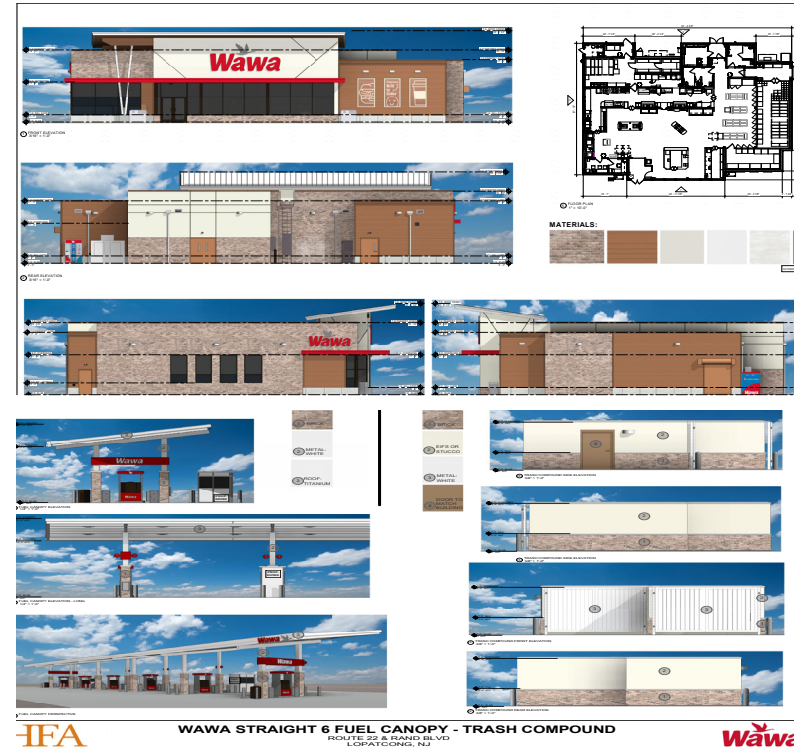




PARAMOUNT REALTY

PROPOSED QSR of 2,500 SF

ROUTE 22 & RAND BLVD. LOPATCONG, NJ
WARREN COUNTY



JOIN:

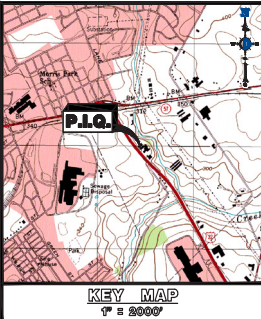


- FOR LEASE OR SALE
- SIGNED NATIONAL GAS-C STORE AT CORNER
- JOIN PROPOSED 110,000 SF OF SELF STORAGE
- OPPOSITE 3,000,000 SQUARE FEET OF INDUSTRIAL SQUARE FOOTAGE
- SIGNALIZED INTERSECTION COMING

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,462	48,151	96,793
Average HH Income	\$96,171	\$103,966	\$104,003
Households	2,651	18,224	36,937

ELLIOT ALBOUCAI ea@paramountrealty.com
CHARLES SAKA csaka@paramountrealty.com

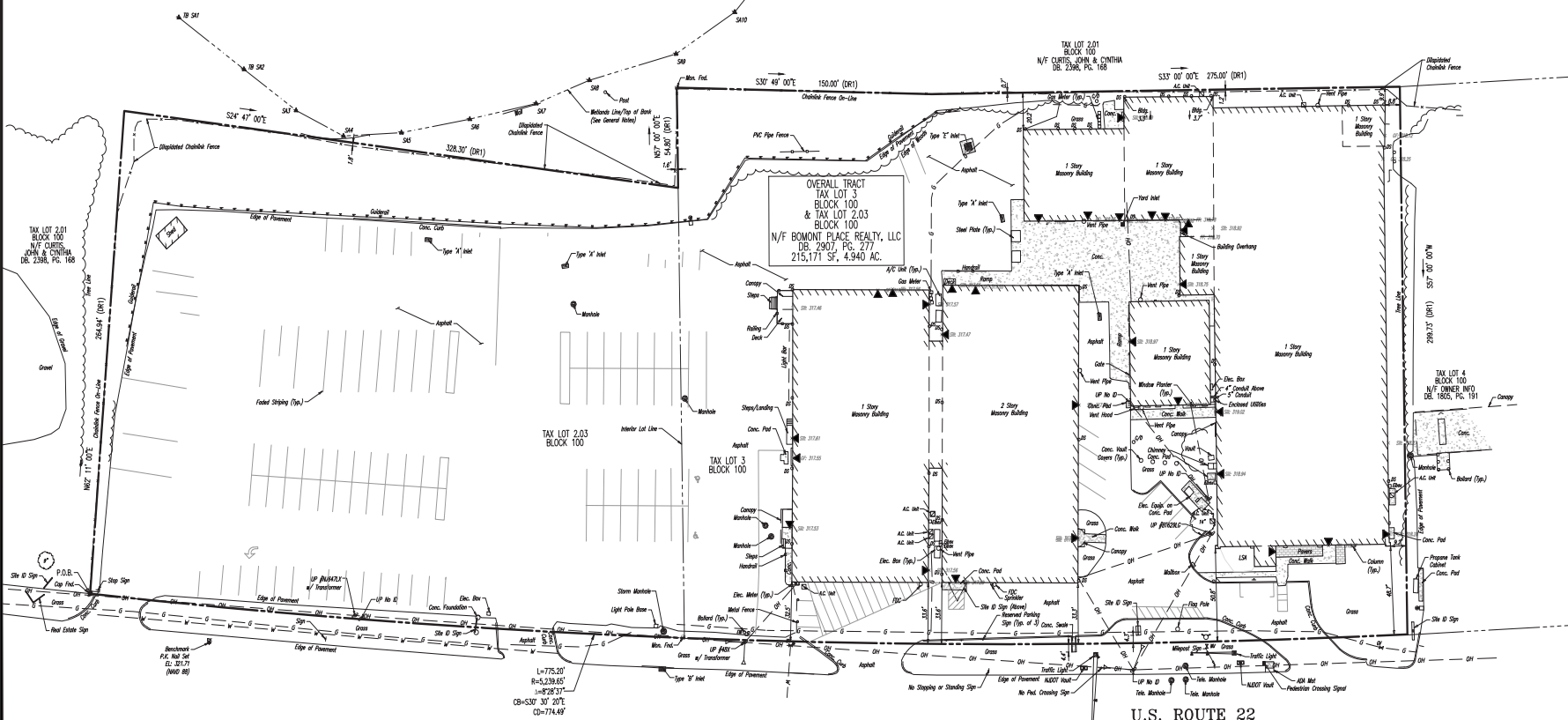
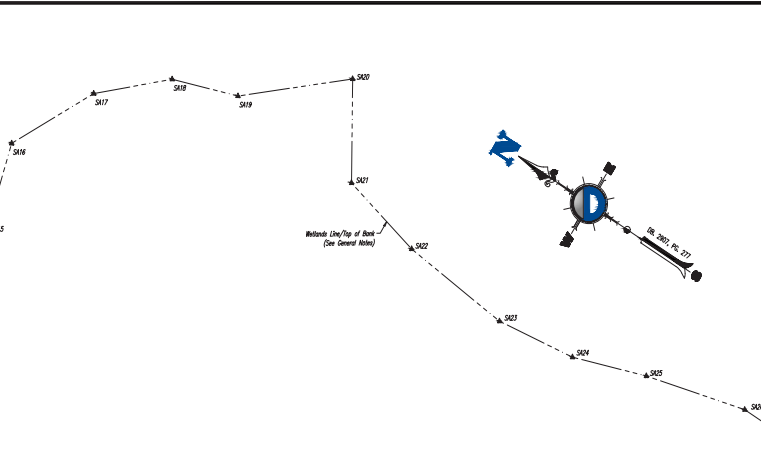
1195 Route 70, Lakewood, NJ 08701
732 -886-1500 | paramountrealty.com



- GENERAL NOTES**
- THE LOT AND BLOCK NUMBERS SHOWN ON THIS TAX MAP OF THE TOWNSHIP OF LAKWOOD, WARREN COUNTY, NEW JERSEY, ARE AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF LAKWOOD, WARREN COUNTY, NEW JERSEY, 2017, PAGE 277.
 - HORIZONTAL DATUM - BASED ON DEED BOOK 2807, PAGE 277.
 - FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JUNE 6, 12, 18 & 21, 2023.
 - SURFACE AND UNDERGROUND CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO PROVISION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SURFACE EASEMENTS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORDS, IF ANY.
 - DYNAMIC SURVEY MAKES NO GUARANTEE THAT ALL UTILITIES ARE SHOWN AND ANY EXISTING SERVICE ARE LOCATED CORRECTLY, BUT IT MAKES DUE DILIGENCE TO LOCATE ALL UTILITIES TO BE SHOWN. THE PROPERTY SURVEYOR ACCEPTS NO LIABILITY FOR ANY UNEXPECTED, UNKNOWN OR UNDISCOVERED CONDITIONS OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-877-555-8762.
 - NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GENERAL REPRESENTATION OF EXISTING LOT LINES BASED ON FIELD FIELD WORK AND AIR PHOTO INFORMATION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
 - BY DYNAMIC SURVEYING THE INSTRUMENT IS DEEMED TO HAVE BEEN DETERMINED TO BE OUTSIDE THE 2025 ANNUAL CHANGE DISCLOSURE PER ELECTIONS, EFFECTIVE DATE MAY BE DETERMINED BY THE PROPERTY SURVEYOR'S OFFICE. INFORMATION: SUPPLEMENTAL TO PUBLIC RECORDS, EFFECTIVE DATE SEPTEMBER 23, 2024.
 - NEIGHBOR INFORMATION SHOWN HEREON WAS FIELD DELINEATED BY CAROLS & ASSOCIATES ON JUNE 12, 2023.
 - NO ATTEMPT WAS MADE OR LIABILITY IS ASSIGNED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TREASURES.
 - THE OFFICES SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF EASEMENTS OR OTHER EASEMENTS OR ENCROACHMENTS.
 - SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, EASEMENTS, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD ARE SHOWN AS A GENERAL REPRESENTATION OF RECORDS BY CARLS & ASSOCIATES, P.A. THIS SURVEY IS NOT A GUARANTEE. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

- DEED REFERENCES**
- DEED BOOK 2807, PAGE 277 - LOT 3
 - DEED BOOK 2808, PAGE 188 - LOT 2.01
 - DEED BOOK 2810, PAGE 158 - LOT 2.01
 - DEED BOOK 2810, PAGE 181 - LOT 2.01
 - DEED BOOK 2816, PAGE 274 - LOT 1

PROPERTY LINES		UTILITY POLE		EGRESS/EASEMENT	
---	PROPERTY LINE	○	UTILITY POLE	↔	EGRESS/EASEMENT
---	CONCRETE	○	60V POLE	↔	WETLAND FLAG
---	ASPHALT DRIVE	○	120V POLE	↔	ORANGE LOCATOR
---	GRASSY AREA	○	480V POLE	↔	TEST PIT LOCATION
---	CONCRETE DRIVE	○	3" FIBER OPTIC	↔	BACK SLOPE
---	ASPHALT DRIVE	○	4" FIBER OPTIC	↔	WATER METER
---	GRASSY AREA	○	6" FIBER OPTIC	↔	WATER METER
---	CONCRETE DRIVE	○	8" FIBER OPTIC	↔	WATER METER
---	ASPHALT DRIVE	○	12" FIBER OPTIC	↔	WATER METER
---	GRASSY AREA	○	18" FIBER OPTIC	↔	WATER METER
---	CONCRETE DRIVE	○	24" FIBER OPTIC	↔	WATER METER
---	ASPHALT DRIVE	○	36" FIBER OPTIC	↔	WATER METER
---	GRASSY AREA	○	48" FIBER OPTIC	↔	WATER METER
---	CONCRETE DRIVE	○	60" FIBER OPTIC	↔	WATER METER
---	ASPHALT DRIVE	○	72" FIBER OPTIC	↔	WATER METER
---	GRASSY AREA	○	84" FIBER OPTIC	↔	WATER METER
---	CONCRETE DRIVE	○	96" FIBER OPTIC	↔	WATER METER
---	ASPHALT DRIVE	○	108" FIBER OPTIC	↔	WATER METER
---	GRASSY AREA	○	120" FIBER OPTIC	↔	WATER METER
---	CONCRETE DRIVE	○	144" FIBER OPTIC	↔	WATER METER
---	ASPHALT DRIVE	○	172" FIBER OPTIC	↔	WATER METER
---	GRASSY AREA	○	216" FIBER OPTIC	↔	WATER METER



NO.	DATE	REVISIONS

DYNAMIC SURVEY, LLC
 BOUNDARY & TOPOGRAPHIC SURVEY + FINAL SURVEYS
 PHOTOGRAPHIC SURVEY + CONSTRUCTION LAYOUT
 ALTA/SURVEY AND TITLE + FOUNDATION LOCATION
 50 Park Place, Mezzanine Level
 Newark, NJ 07102
 (973) 424-8700
 Offices convenient to all states.

PROJECT: PARAMOUNT REALTY
 BLOCK 100, LOTS 2.03 & 3
 U.S. ROUTE 22 & RAND BOULEVARD
 TOWNSHIP OF LAKWOOD, WARREN COUNTY
 NEW JERSEY.

CRAIG BLACK PRELIMINARY
 PROFESSIONAL ENGINEER &
 LAND SURVEYOR
 NEW JERSEY LICENSE NO. 44804857400

TITLE: BOUNDARY & LOCATION SURVEY

PROJECT NO:	1478-99-2155	SCALE:	1" = 30'	DATE:	06/30/2023
DRAWN BY:	STC/SAD	FIELD BY:	MK	CHECKED BY:	BWT
SHEET NO.:	4	REV. F			