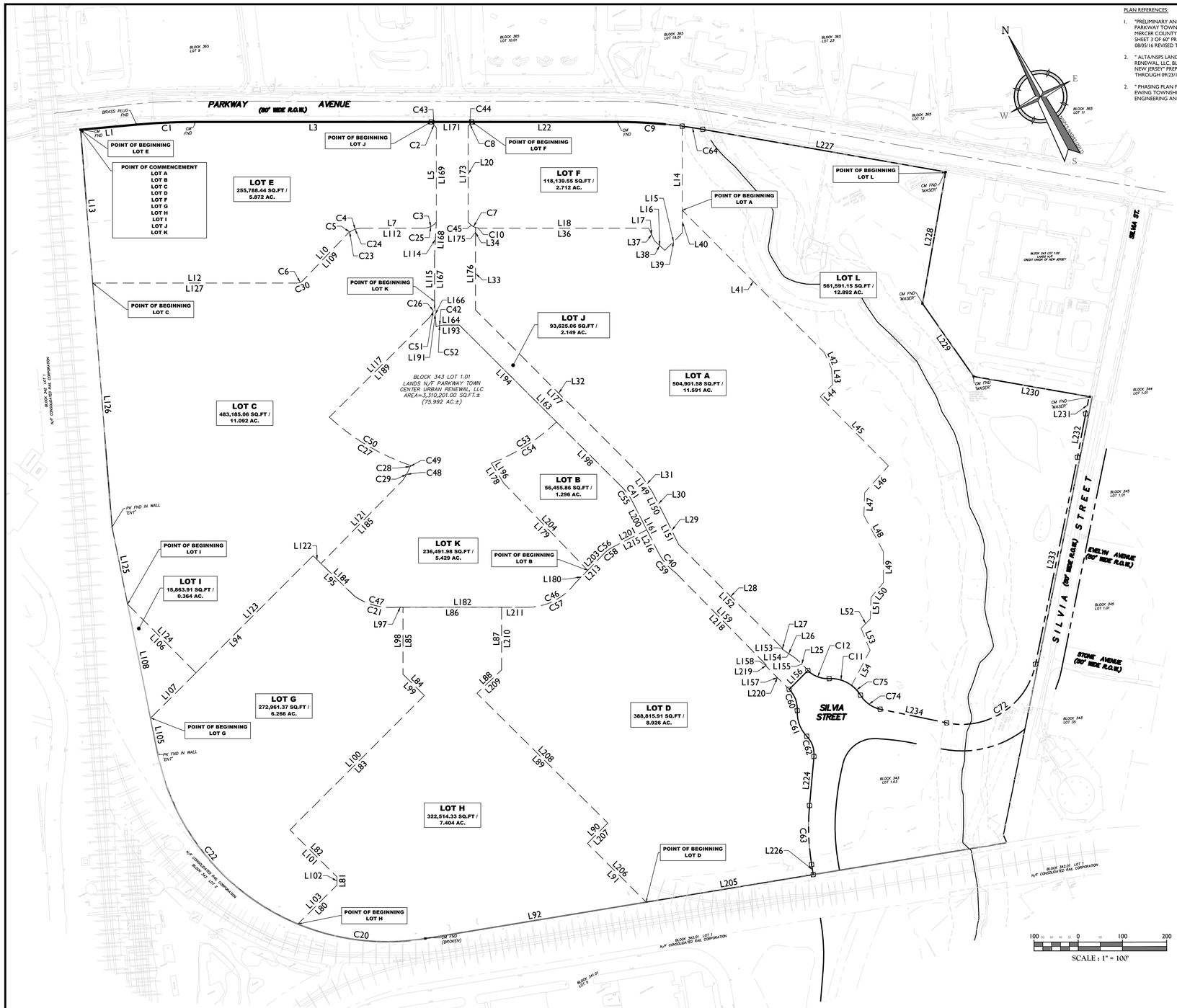

PLAN REFERENCES:

1. "PRELIMINARY AND FINAL MAJOR SITE PLAN AND MAJOR SUBDIVISION FOR PARKWAY TOWN CENTER, BLOCK 343, LOT 1.01, TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY - OVERALL DIMENSION AND PHASING PLAN - SHEET 3 OF 60" PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED 08/05/16 REVISED THROUGH 10/19/21.
2. " ALTA/NSPS LAND TITLE SURVEY FOR PARKWAY TOWN CENTER URBAN RENEWAL, LLC, BLOCK 343, LOT 1.01, EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, DATED 08/20/18, REVISED THROUGH 09/23/19.
2. " PHASING PLAN FOR PARKWAY TOWN CENTER, LLC, BLOCK 343, LOT 1.01, EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY COLLIERS ENGINEERING AND DESIGN DATED 11/04/21.

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	1470.52'	132.82'	5° 10' 30"	S 64° 52' 28" E 132.77'
C2	50.00'	17.80'	20° 23' 52"	S 13° 10' 05" E 17.71'
C3	35.00'	32.26'	52° 48' 43"	N 89° 00' 40" W 31.13'
C4	45.13'	25.67'	32° 35' 37"	N 80° 42' 05" W 25.33'
C5	3.00'	1.90'	36° 14' 31"	N 78° 51' 13" W 1.87'
C6	20.00'	16.17'	46° 20' 04"	N 85° 27' 15" W 15.74'
C7	35.00'	32.42'	53° 04' 33"	N 35° 41' 42" W 31.28'
C8	45.00'	13.03'	16° 35' 24"	N 68° 23' 38" E 12.98'
C9	1115.70'	146.44'	7° 31' 12"	S 58° 31' 37" E 146.33'
C10	35.00'	11.55'	18° 54' 27"	S 52° 46' 45" E 11.50'
C11	77.00'	53.86'	40° 04' 47"	N 45° 37' 11" W 52.77'
C12	63.00'	53.19'	48° 22' 21"	N 41° 28' 23" W 51.62'
C20	529.00'	293.55'	31° 47' 40"	N 55° 45' 23" W 289.80'
C21	147.06'	101.53'	39° 33' 24"	S 48° 08' 54" E 99.52'
C22	529.00'	518.27'	56° 08' 00"	N 11° 47' 33" W 497.79'
C23	3.00'	1.90'	36° 14' 31"	S 78° 51' 13" E 1.87'
C24	45.13'	25.67'	32° 35' 37"	S 80° 42' 05" E 25.33'
C25	35.00'	32.26'	52° 48' 43"	S 89° 00' 40" E 31.13'
C26	50.91'	43.40'	48° 51' 01"	S 47° 44' 20" W 42.10'
C27	518.94'	215.66'	23° 48' 38"	S 31° 30' 59" E 214.11'
C28	20.00'	5.32'	15° 13' 37"	S 55° 18' 45" W 5.30'
C29	111.95'	33.13'	16° 57' 31"	S 56° 10' 28" W 33.01'
C30	20.00'	16.17'	46° 20' 04"	S 85° 27' 15" E 15.74'
C40	122.46'	59.82'	27° 59' 22"	N 13° 17' 24" W 59.23'
C41	129.42'	43.89'	19° 25' 46"	N 7° 39' 56" W 43.68'
C42	34.00'	16.55'	27° 53' 43"	N 76° 14' 05" W 16.39'
C43	50.00'	17.80'	20° 23' 52"	N 13° 10' 05" W 17.71'
C44	45.00'	13.03'	16° 35' 24"	S 68° 23' 38" W 12.98'
C45	35.00'	20.87'	34° 10' 06"	S 26° 14' 29" E 20.56'
C46	135.74'	123.16'	51° 59' 15"	N 89° 04' 13" W 118.98'
C47	147.06'	101.53'	39° 33' 24"	N 48° 08' 54" W 99.52'
C48	111.95'	33.13'	16° 57' 31"	N 56° 10' 28" E 33.01'
C49	20.00'	5.32'	15° 13' 37"	N 55° 18' 45" E 5.30'
C50	518.94'	215.66'	23° 48' 38"	N 31° 30' 59" W 214.11'
C51	50.91'	43.40'	48° 51' 01"	N 47° 44' 20" E 42.10'
C52	34.00'	16.55'	27° 53' 43"	S 76° 14' 05" E 16.39'
C53	455.30'	175.89'	22° 08' 05"	S 85° 24' 17" W 174.80'
C54	455.30'	175.89'	22° 08' 05"	N 85° 24' 17" E 174.80'
C55	129.42'	43.89'	19° 25' 46"	S 7° 39' 56" E 43.68'
C56	77.51'	25.31'	18° 42' 25"	S 79° 56' 24" W 25.20'
C57	135.74'	123.16'	51° 59' 15"	S 89° 04' 13" E 118.98'
C58	77.51'	25.31'	18° 42' 25"	N 79° 56' 24" E 25.20'
C59	122.46'	59.82'	27° 59' 22"	S 13° 17' 24" E 59.23'
C60	63.00'	53.19'	48° 22' 21"	S 6° 53' 57" W 51.62'
C61	77.00'	63.84'	47° 30' 13"	S 7° 20' 02" W 62.03'
C62	58.00'	49.92'	49° 19' 07"	S 8° 14' 29" W 48.40'
C63	530.00'	133.92'	14° 28' 40"	S 25° 39' 42" W 133.57'
C64	1115.70'	46.99'	2° 24' 48"	S 53° 33' 37" E 46.99'
C72	170.00'	267.62'	90° 11' 47"	S 84° 16' 17" W 240.83'
C74	68.00'	56.35'	47° 28' 44"	N 26° 53' 27" W 54.75'
C75	77.00'	30.14'	22° 25' 50"	N 14° 22' 01" W 29.95'

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S 67° 27' 43" E	127.53'
L3	S 62° 17' 13" E	533.34'
L5	S 27° 42' 47" W	213.02'
L7	N 62° 17' 00" W	143.17'
L10	S 71° 22' 43" W	151.07'
L12	N 62° 17' 13" W	461.51'
L13	N 23° 10' 47" E	348.00'
L14	S 27° 42' 19" W	241.63'
L15	S 72° 42' 47" W	55.65'
L16	N 19° 12' 13" W	32.05'
L17	N 2° 22' 51" E	31.28'
L18	N 62° 17' 13" W	380.31'
L20	N 27° 42' 46" E	216.56'
L22	S 62° 17' 13" E	329.91'
L25	N 18° 39' 52" W	39.95'
L26	N 28° 28' 12" W	36.09'
L27	N 72° 25' 38" E	2.02'
L28	N 17° 17' 25" W	332.92'
L29	N 1° 25' 21" E	70.79'
L30	N 0° 42' 47" E	63.69'
L31	N 6° 33' 44" W	40.92'
L32	N 17° 17' 13" W	532.33'
L33	N 27° 43' 06" E	164.66'
L34	N 27° 43' 06" E	22.24'
L36	S 62° 17' 13" E	380.31'
L37	S 2° 22' 51" W	31.28'
L38	S 19° 12' 13" E	32.05'
L39	N 72° 42' 47" E	55.65'
L40	N 27° 42' 19" E	51.46'
L41	S 17° 13' 51" E	454.51'
L42	S 3° 38' 30" W	40.17'
L43	S 23° 56' 15" W	36.44'
L44	S 73° 09' 34" W	38.84'
L45	S 16° 50' 26" E	219.31'
L46	S 69° 06' 39" W	80.77'
L47	S 29° 44' 59" W	51.33'
L48	S 0° 26' 22" E	93.13'
L49	S 27° 33' 59" W	70.27'
L50	S 67° 58' 55" W	43.56'
L51	S 29° 25' 46" W	48.42'
L52	S 71° 25' 32" W	30.10'
L53	S 5° 30' 28" W	53.44'
L54	S 55° 28' 33" W	89.64'
L80	N 72° 42' 47" E	124.29'
L81	N 27° 40' 00" E	18.45'
L82	N 17° 18' 44" W	150.40'
L83	N 72° 42' 47" E	430.11'
L84	N 17° 34' 44" W	68.16'
L85	N 27° 42' 47" E	151.77'
L86	S 62° 17' 13" E	223.08'
L87	S 27° 42' 47" W	142.18'
L88	S 74° 20' 26" W	76.69'
L89	S 17° 31' 24" E	416.79'
L90	S 72° 42' 47" W	65.17'
L91	S 17° 17' 13" E	187.66'
L92	N 71° 39' 13" W	505.88'
L94	N 72° 42' 47" E	519.13'
L95	S 18° 05' 43" E	132.21'
L97	S 62° 17' 13" E	12.00'
L98	S 27° 42' 47" W	151.77'
L99	S 17° 34' 44" E	68.16'
L100	S 72° 42' 47" W	430.11'
L101	S 17° 18' 44" E	150.40'
L102	S 27° 40' 00" W	18.45'
L103	S 72° 42' 47" W	124.29'
L105	N 16° 16' 47" E	83.64'
L106	S 17° 11' 46" E	218.93'
L107	S 72° 42' 47" W	144.57'
L108	N 16° 16' 47" E	262.10'
L109	N 71° 22' 43" E	151.07'
L112	S 62° 17' 10" E	143.17'
L114	S 30° 35' 28" W	77.96'
L115	S 27° 43' 13" W	101.64'
L117	S 72° 51' 29" W	315.21'
L121	S 72° 11' 51" W	263.61'
L122	N 17° 17' 13" W	25.27'
L123	S 72° 42' 47" W	374.56'

LINE DATA

SEGMENT	DIRECTION	LENGTH
L124	N 17° 11' 46" W	218.93'
L125	N 16° 16' 47" E	178.03'
L126	N 23° 10' 47" E	553.87'
L127	S 62° 17' 13" E	461.51'
L149	S 6° 33' 44" E	40.92'
L150	S 0° 42' 47" W	63.69'
L151	S 1° 25' 21" W	70.79'
L152	S 17° 17' 25" E	332.92'
L153	S 72° 25' 38" W	2.02'
L154	S 28° 28' 12" E	36.09'
L155	S 18° 39' 52" E	39.95'
L156	S 72° 42' 47" W	60.97'
L157	N 17° 21' 50" W	75.09'
L158	N 72° 25' 38" E	2.48'
L159	N 16° 46' 18" W	292.50'
L161	N 0° 42' 17" E	128.11'
L163	N 17° 22' 49" W	518.41'
L164	N 62° 17' 13" W	36.72'
L166	N 24° 07' 07" E	57.70'
L167	N 27° 43' 13" E	101.64'
L168	N 30° 35' 28" E	77.96'
L169	N 27° 42' 47" E	213.02'
L171	S 62° 17' 13" E	92.11'
L173	S 27° 42' 46" W	216.56'
L175	S 27° 43' 06" W	22.24'
L176	S 27° 43' 06" W	164.66'
L177	S 17° 17' 13" E	532.33'
L178	S 4° 21' 01" E	53.43'
L179	S 16° 14' 08" E	273.41'
L180	S 71° 55' 04" W	41.93'
L182	N 62° 17' 13" W	294.69'
L184	N 18° 05' 43" W	106.94'
L185	N 72° 11' 51" E	263.61'
L189	N 72° 51' 29" E	315.21'
L191	S 24° 07' 07" W	57.70'
L193	S 62° 17' 13" E	36.72'
L194	S 17° 22' 49" E	310.49'
L196	N 4° 21' 01" W	53.43'
L198	S 17° 22' 49" E	207.92'
L200	S 0° 42' 17" W	69.03'
L201	N 89° 17' 59" W	87.86'
L203	S 71° 55' 04" W	50.67'
L204	N 16° 14' 08" W	273.41'
L205	N 71° 39' 13" W	383.46'
L206	N 17° 17' 13" W	187.66'
L207	N 72° 42' 47" E	65.17'
L208	N 17° 31' 24" W	416.79'
L209	N 74° 20' 26" E	76.69'
L210	N 27° 42' 47" E	141.93'
L211	S 62° 17' 13" E	59.36'
L213	N 71° 55' 04" E	92.60'
L215	S 89° 17' 59" E	87.86'
L216	S 0° 42' 17" W	59.08'
L218	S 16° 46' 18" E	292.50'
L219	S 72° 25' 38" W	2.48'
L220	S 17° 21' 50" E	75.09'
L224	S 32° 54' 02" W	111.52'
L226	S 18° 25' 22" W	22.97'
L227	S 52° 21' 13" E	557.61'
L228	S 37° 38' 47" W	302.62'
L229	S 7° 21' 13" E	201.13'
L230	S 52° 21' 13" E	265.18'
L231	S 39° 10' 24" W	39.84'
L232	S 38° 18' 50" W	100.01'
L233	S 39° 10' 24" W	477.55'
L234	N 50° 37' 49" W	153.57'

APPROVED AS A MAJOR SUBDIVISION BY THE PLANNING BOARD OF EWING, MERCER COUNTY, NEW JERSEY.

CHAIRMAN — DATE

SECRETARY — DATE

ENGINEER — DATE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED DATED 06/1/22 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS HAVE BEEN FOUND, OR SET.

ROBERT W. TELSCHOW, JR.
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. GS43428

Digitally signed by Robert Telschow
Date: 2022.08.18 13:03:39-04'00'

AS OWNER OF LOT 1.01, BLOCK 343 AS SHOWN ON THIS MAP, I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

RACER PROPERTIES, LLC

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ 201___

NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES ON _____

AS APPLICANT OF LANDS SHOWN ON THIS MAP, I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

PARKWAY TOWN CENTER, LLC

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ 201___

NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES ON _____

APPROVED BY THE MERCER COUNTY PLANNING BOARD ON _____

PLANNING DIRECTOR — DATE

RECORDING SECRETARY — DATE

MERCER COUNTY PLANNING BOARD DATE

ACTION TAKEN

SIGNATURE

FILED IN THE MERCER COUNTY CLERK'S OFFICE ON: _____
AS MAP No. _____

☐ = CONCRETE MONUMENT TO BE SET

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.

MUNICIPAL ENGINEER — 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", RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER — DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF EWING IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S.46:23–9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MERCER COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ , 201_. WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS MAP.

SECRETARY OF PLANNING BOARD — DATE

Colliers Engineering & Design
www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Robert Telschow
Date: 2022.08.18 13:03:15-04'00'

Robert W. Telschow, Jr.
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43428
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

MAJOR SUBDIVISION PLAN

FOR

EWING
TOWN CENTER

BLOCK 343,
LOT 1.01

EWING TOWNSHIP
MERCER COUNTY
NEW JERSEY

Colliers Engineering & Design
MT. LAUREL
2000 Midlantic Drive, Suite 100
Mt. Laurel, NJ 08054
Phone: 856.797.0412
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/18/22	APR	RWT
PROJECT NUMBER:		DRAWING NAME:	
13001589C		V-SUBD	

SHEET TITLE:
MAJOR SUBDIVISION PLAN

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2013\13001589C\Civil\Drawings\Layout\Record\13001589-subd-MJR.dwg 8/18/2022 8:18:35 AM By: APR