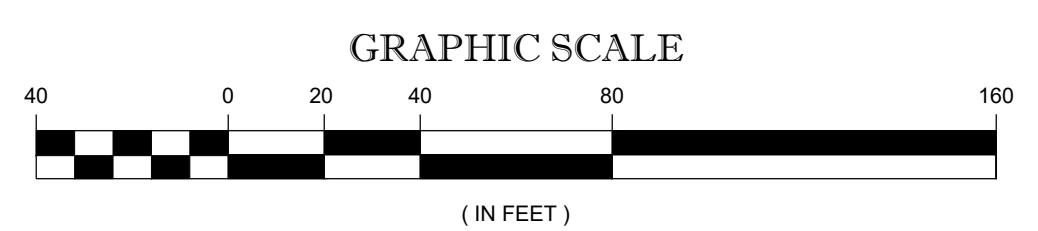


VICINITY MAP  
© 2008 Delorme Street Atlas USA  
(NOT TO SCALE)

NAD 1983  
N. J. Plane Coordinate System

**LEGEND**

---	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x 10 123.45	EXIST. TOP OF CURB ELEVATION
x 6 123.95	EXIST. GUTTER ELEVATION
OH	OVERHEAD WIRES
HW	HYDRANT
WV	WATER VALVE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
UP	UTILITY POLE
SIGN	SIGN
AREA LIGHT	AREA LIGHT
CATCH BASIN OR INLET	CATCH BASIN OR INLET
DECIDUOUS TREE & TRUNK SIZE	DECIDUOUS TREE & TRUNK SIZE
CONIFEROUS TREE & TRUNK SIZE	CONIFEROUS TREE & TRUNK SIZE
E.O.P.	EDGE OF PAVEMENT



**BELMONT DRIVE**  
(58' WIDE R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 200912571

UTILITY COMPANY	PHONE NUMBER
AT&T	(800) 222-0300
COMCAST CABLE	(800) 266-2278
FRANKLIN TOWNSHIP SEWER	(732) 973-2121
CENTURYLINK	(888) 728-8010
ZAYO GROUP	(303) 381-4883
NEW JERSEY AMERICAN WATER COMPANY	(800) 652-6987
UNITED FIBER & DATA	(852) 255-5244
VERIZON	(800) 427-9977
CROWN CASTLE	(800) 462-8980
FRANKLIN TOWNSHIP DPW	(732) 973-2500
PSE&G	(800) 438-7734
CABLEVISION RARITAN VALLEY	(732) 548-2400



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11 & 13 - OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 3, 2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #246342260  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #2463427938600

DATE: 05-14-2020

SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	TITLE COMMITMENT REVIEW	K.R.	M.W.	D.P.S.	05-14-2020
2	ADDITIONAL STREAM TOPO	K.R.	M.W.	D.P.S.	05-05-2020
1	ADDITIONAL TOPO & TREE SAMPLE AREAS	K.R.	R.A.B.	D.P.S.	04-20-2020

FIELD DATE: 04-03-2020  
FIELD BOOK NO.: 19-56  
FIELD BOOK PGS.: 128  
FIELD CREW: K.R./S.R.  
DRAWN: P.R.V.  
REVIEWED: D.P.S.

**ALTA/NSPS LAND TITLE SURVEY**  
**BLOCK 517.05, LOT 35.12**  
230 BELMONT DRIVE  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY,  
STATE OF NEW JERSEY

**CONTROL POINT ASSOCIATES, INC.**  
30 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07059  
908.668.0999 - 908.668.9594 FAX  
WWW.CPASURVEY.COM

FILE NO.: 01-200075-00  
DWG. NO.: 1 OF 2

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SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:
BEING KNOWN AND DESIGNATED AS LOT 35.12 IN BLOCK 517.05 AS SHOWN ON A CERTAIN MAP ENTITLED "LOTS 35.11 AND 35.12, BLOCK 517.05 FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," WHICH MAP WAS FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 16, 1992 AS MAP NO. 2847.

SURVEYOR'S DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 35.12 IN BLOCK 517.05 AS SHOWN ON A CERTAIN MAP ENTITLED "LOTS 35.11 AND 35.12, BLOCK 517.05 FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 16, 1992 AS MAP NO. 2847.

- 1. ALONG THE NORTHERLY LINE OF BLOCK 517.05, LOT 35.11, LANDS NOW OR FORMERLY OF NEW JERSEY CHINESE COMMUNITY CENTER, INC. AS PER DEED BOOK 5596 PAGE 2379, NORTH 86 DEGREES - 37 MINUTES - 49 SECONDS WEST, A DISTANCE OF 581.03 FEET TO THE EASTERLY LINE OF SAID LANDS, THENCE;

- 2. ALONG THE EASTERLY LINE OF SAID LANDS, NORTH 03 DEGREES - 22 MINUTES - 11 SECONDS EAST, A DISTANCE OF 303.96 FEET TO THE NORTHERLY LINE OF SAID LANDS, THENCE;
3. ALONG THE NORTHERLY LINE OF SAID LANDS, NORTH 86 DEGREES - 37 MINUTES - 49 SECONDS WEST, A DISTANCE OF 305.00 FEET TO THE WESTERLY LINE OF SAID LANDS, THENCE;
4. ALONG THE WESTERLY LINE OF SAID LANDS, SOUTH 3 DEGREES - 22 MINUTES - 11 SECONDS WEST, A DISTANCE OF 275.00 FEET TO THE NORTHERLY LINE OF BLOCK 517.05, LOT 35.08, LANDS NOW OR FORMERLY OF IIT SOMERSET INDUSTRIAL CENTER, LLC, AS PER DEED BOOK 7010 PAGE 3134, THENCE;

- 6. ALONG THE WESTERLY BOUNDARY LINE OF SAID MAP, NORTH 04 DEGREES - 57 MINUTES - 14 SECONDS EAST A DISTANCE OF 425.81 FEET TO A POINT IN SAME, THENCE;
7. ALONG THE WESTERLY BOUNDARY LINE OF SAID MAP, NORTH 11 DEGREES - 09 MINUTES - 42 SECONDS EAST, A DISTANCE OF 524.21 FEET TO THE NORTHERLY BOUNDARY LINE OF FILED MAP NUMBER 2487, THENCE;
8. ALONG THE NORTHERLY BOUNDARY LINE OF SAID MAP, SOUTH 78 DEGREES - 56 MINUTES - 38 SECONDS EAST, A DISTANCE OF 1,230.65 FEET TO THE AFORESAID WESTERLY SIDELINE OF BELMONT DRIVE, THENCE;
9. ALONG SAID WESTERLY SIDELINE, SOUTH 17 DEGREES - 08 MINUTES - 41 SECONDS WEST, A DISTANCE OF 833.35 FEET TO THE POINT AND PLACE OF BEGINNING.



- NOTES:
1. PROPERTY KNOWN AS LOT 35.12, BLOCK 517.05, AS SHOWN ON THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
2. AREA = 961,777 S.F. OR 22.079 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY NOT IN FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20-000884LOC, WITH AN EFFECTIVE DATE OF 04/16/2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
(10) UTILITY EASEMENT AS SET FORTH IN DEED BOOK 1230 PAGE 74. (COPY NOT AVAILABLE DUE TO COUNTY OFFICE CLOSURE FROM COVID-19)
(11) SUBJECT TO DRAINAGE EASEMENTS AS SHOWN ON "FINAL PLAT, LOTS 35.06, 35.07 & 35.08 BLOCK 517.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED MAY 12, 1986 AS FILED MAP NUMBER 2362. DRAINAGE EASEMENT SHOWN HEREON.
(12) SUBJECT TO SETBACK LINES AND DRAINAGE EASEMENTS AS SHOWN ON "FINAL SUBDIVISION OF BLOCK 517.05, LOT 35.06, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, N.J." FILED JANUARY DECEMBER 7, 1992 AS FILED MAP NUMBER 2794. SETBACK LINES AND DRAINAGE EASEMENTS SHOWN HEREON.
(13) SUBJECT TO SETBACK LINES, DRAINAGE EASEMENTS, WETLANDS AREAS, FRESHWATER WETLANDS/WATERS BOUNDARY LINES AND TRANSITION AREAS AS SHOWN ON "FINAL PLAT, LOTS 35.11 & 35.12 BLOCK 517.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" JANUARY 16, 1992 AS FILED MAP NUMBER 2847. SETBACK LINES AND DRAINAGE EASEMENTS SHOWN HEREON. SEE NOTE #11 FOR WETLANDS INFORMATION.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE) THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE IRS NETWORK (KEYNETGPS).
TBM-A: MAG NAIL SET IN PAVEMENT ELEVATION= 78.72'
TBM-B: DOCK SPIKE SET IN GRASS IN CLEARING ELEVATION= 78.24'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. A WRITTEN WAIVER AND PURATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER DIRECTED TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).
11. THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ROUX AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 04-03-2020. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.P.
12. THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACE ON THE PREMISES.

- REFERENCES:
1. THE OFFICIAL TAX ASSESSOR'S MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET #90.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 166 OF 301", MAP NUMBER 34035C0166E, EFFECTIVE DATE: SEPTEMBER 28, 2007.
3. MAP ENTITLED "MAP OF SUBDIVISION OF WILLIAMS-FRANKLIN INDUSTRIAL PARK, FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J." FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON APRIL 29, 1982 AS FILED MAP NUMBER 1959.
4. MAP ENTITLED "MINOR SUBDIVISION, LOT 19, BLOCK 517.02, TAX MAP SHEET 90, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, N.J." FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JULY 26, 1984 AS FILED MAP NUMBER 2118.
5. MAP ENTITLED "FINAL SECTION, PIERCE STREET ASSOCIATES, LTD, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 18, 1995 AS FILED MAP NUMBER 2180.
6. MAP ENTITLED "FINAL PLAT, LOTS 35.06, 35.07 & 35.08 BLOCK 517.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON MAY 12, 1986 AS FILED MAP NUMBER 2362.
7. MAP ENTITLED "FINAL SUBDIVISION OF BLOCK 517.05, LOT 35.06, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, N.J." FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON DECEMBER 7, 1990 AS FILED MAP NUMBER 2794.
8. MAP ENTITLED "FINAL PLAT, LOTS 35.11 & 35.12 BLOCK 517.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 16, 1992 AS FILED MAP NUMBER 2847.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1 800 272 1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 200912571
UTILITY COMPANY PHONE NUMBER
AT & T (800) 222-0390
COMCAST CABLE (800) 266-2278
FRANKLIN TOWNSHIP SEWER (732) 873-2121
CENTURYLINK (888) 726-8010
ZAYO GROUP (303) 381-4883
NEW JERSEY AMERICAN WATER COMPANY (800) 652-6987
UNITED FIBER & DATA (855) 255-5244
VERIZON (800) 427-9977
CROWN CASTLE (800) 462-8880
FRANKLIN TOWNSHIP DPW (732) 873-2500
PSE&G (800) 436-7734
CABLEVISION RARITAN VALLEY (732) 549-2400

GRAPHIC SCALE
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL
JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA2738600
DATE 05-13-2020

ALTA/NSPS LAND TITLE SURVEY
BLOCK 517.05, LOT 35.12
230 BELMONT DRIVE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, STATE OF NEW JERSEY
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0899 - 908.666.9594 FAX
WWW.CPASURVEY.COM
APPROVED: J.D.S. DATE: 05-13-2020 SCALE: 1"=40' FILE NO.: 01-200075-00 DWG. NO.: 2 OF 2

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