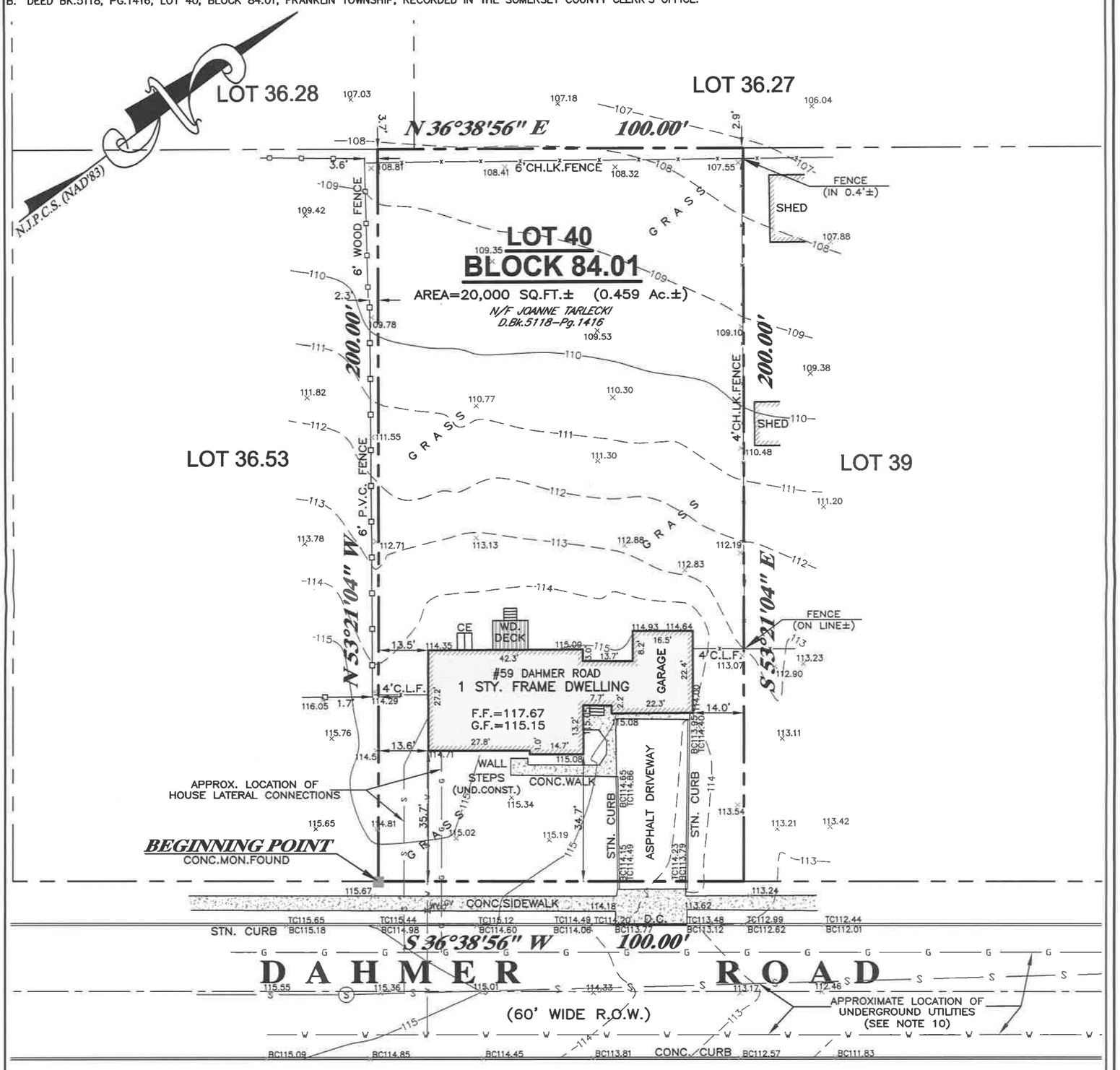
## GENERAL NOTES:

1. SURVEYED PREMISES CURRENTLY KNOWN AS LOT 40 IN BLOCK 84.01 AS SHOWN ON THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP IN MAP REFERENCE (A) BELLOW.
2. THIS PLAN SHOWS CONDITIONS AS OF JULY 04, 2020 AND MAY NOT SHOW CURRENT CONDITIONS. AN UPDATED SURVEY MAY BE REQUIRED IF IMPROVEMENTS OR STRUCTURES HAVE BEEN BUILT WITHIN THE SURVEYED PARCEL OR ON ADJACENT LOTS NEAR PROPERTY LINES AFTER THE AFOREMENTIONED DATE.
3. THE HORIZONTAL AND VERTICAL DATUMS FOR THIS SURVEY ARE BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM N.J.P.C.S. (NAD'83)/(GRS84) AND ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) RESPECTIVELY, SAID DATUMS HAVE BEEN ESTABLISHED BY GPS OBSERVATIONS IN REAL TIME KINEMATIC MODE (RTK).
4. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
5. ALL CLEARANCE DISTANCES AND FOUNDATION TIES SHOWN HEREON ARE PERPENDICULAR OR RADIAL DISTANCES TO THE PROPERTY LINES. SAID DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USE TO ESTABLISH THE ACTUAL LOCATION OF ANY BOUNDARY.
6. THE SURVEYED PREMISES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS, AGREEMENTS AND RESTRICTIONS OF RECORD, UNRECORDED OR VERBAL THAT MAY EXIST; AS WELL AS, MUNICIPAL, COUNTY, STATE AND/OR FEDERAL LAWS, ORDINANCES, REGULATIONS AND REQUIREMENTS, SPECIFICALLY THOSE CONDITIONS PLACED UPON THIS PARCEL THROUGH THE SUBDIVISION PROCESS OR VARIANCES FOUND IN THE TOWN'S PLANNING BOARD APPROVAL RESOLUTION.
7. A 60 YEAR TITLE REPORT HAS NOT BEEN RECEIVED FROM THE CLIENT. THIS PLAT AND THE SURVEY THAT IT IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE 60 YEAR TITLE SEARCH & REPORT.
8. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, LOCATE AND/OR DEPICT ANY FLOOD ZONES, PLANES, OR BASE FLOOD ELEVATIONS AS DETERMINE BY FEMA OR ANY OTHER AGENCY. THIS SURVEY DOES NOT WARRANTEE THE EXISTENCE OR LACK THEREOF OF ANY FLOOD AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
9. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DEPICT THE DELINEATION OF ANY WETLANDS OR BUFFER AREAS WITHIN THE SURVEYED PROPERTY. THIS SURVEY DOES NOT WARRANTEE THE EXISTENCE OR LACK THEREOF OF ANY WETLAND AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
10. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-272-1000.

## DEED & MAP REFERENCES:

A. TAX MAP FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J. DATED 1965, LAST REVISED DEC. 26, 2001, PREPARED BY WILLIAM M. RIMMEY, P.E. & L.S., SHEET NO. 55.02.
B. DEED BK.5118, PG.1416, LOT 40, BLOCK 84.01, FRANKLIN TOWNSHIP, RECORDED IN THE SOMERSET COUNTY CLERK'S OFFICE.




## SURVEY CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR LAND SURVEYS AND AS SET FORTH IN THE N.J.A.C. 13:40-5.1.
THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE(S) INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES RENDERED.
WARNING: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

## CERTIFIED TO:

NICK TAVERAS


**AMERTECH ENGINEERING, INC.**
ENGINEERS, SURVEYORS AND PLANNERS
757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
(732)828-1616 * (732)249-7215 * FAX (732)249-0859
E-MAIL: main@AMERTECHENGINEERING.com
CERTIFICATE OF AUTHORIZATION NO. 24GA28[illegible]400

JUAN J. RODRIGUEZ
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE. NO. 24GS04323000


# PLAN OF SURVEY

TAX MAP LOT 40 BLOCK 84.01
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY
TAX MAP SHEET NO. 55.02

| | | |
|---|---|---|
| | | SCALE: 1" = 30' |
| DRAWN BY: JJR | CHECKED BY: MEB | DATE: 07-14-2020 |
| BOOK #: 20-200 MISC | FILE NO. 20035 | REVISED: 11-05-2020 |