

**LOCATION MAP**  
SCALE: N.T.S.

**INFORMATION OF FACT**

- THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:
 

	YES	NO	ITEM
a) OWNER	X		HUGHES VINCENT (LOT 61, BLOCK 507.14) CHARLES SPANGENBERG TROTTER, AS EXECUTRIX OF THE ESTATE OF ANITA A. SPANGENBERG (LOT 62, BLOCK 507.14)
b) DEED OF RECORD	X		DEED BOOK 2143, P. 841 & C.; (LOT 61, BLOCK 507.14) DEED NO. 374119, (P. 252007) LOT 62, BLOCK 507.14
c) FIELD SURVEY	X		FIELD LOCATED ON JUNE 24, 2019
d) FIELD MAP	X		SEE NOTE 7A
e) TAX MAP	X		LOTS 61 AND 62, BLOCK 507.14, SHEET 75
f) TITLE REPORT	X		
g) OTHER (SEE REFERENCES)		X	
- CERTIFIED TO: AMERICAN REALTY PARTNERS LLC
- PROPERTY KNOWN AS LOTS 61 AND 62, BLOCK 507.14, TAX MAP SHEET 75 OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, STATE OF NEW JERSEY.
- AREAS:  
LOT 61, BLOCK 507.14 = 194,264.52 SQ. FT. ± 4.534 ACRES;  
LOT 62, BLOCK 507.14 = 194,366.25 SQ. FT. ± 4.534 ACRES;  
TOTAL PROJECT AREA IS 388,630.77 SQ. FT. ± 8.968 ACRES.
- THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON JUNE 24, 2019, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION HEREBY CORRECTLY REPRESENTS THE CONDITIONS EXISTING AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE ACCORDING TO THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY APPROPRIATE DATA LISTED HEREON.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- REFERENCES:  
A. PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR AMERICAN REALTY PARTNERS, 483 & 485 ELIZABETH AVENUE, BLOCK 507.14, LOTS 61 & 62, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" DATED 7/01/19, PREPARED BY MICHAEL F. BURNS, N.J.P.L.S. LIC. NO. G534841 OF MASER CONSULTING.
- THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL CALL ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- TOXIC WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONTRADICT THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS NOTATED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER, PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 17:27.2.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), (NEW JERSEY STATE PLANE COORDINATE SYSTEM).  
VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
THE VERTICAL AND HORIZONTAL DATUM WERE ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHOD. THE VERTICAL CORRECTION FROM NAVD83 TO NAD83 IS +16.14 METERS (53.12 FEET).
- THIS SURVEY SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SURVEY HEREON WAS OBTAINED FROM A TITLE REPORT PROVIDED BY:  
LOT 61, BLOCK 507.14 CHICAGO TITLE INSURANCE COMPANY; ISSUING OFFICE FILE NO. ST-13148, COMMITMENT DATE: MAY 6, 2019  
LOT 62, BLOCK 507.14 CHICAGO TITLE INSURANCE COMPANY; ISSUING OFFICE FILE NO. ST-13555, COMMITMENT DATE: JUNE 24, 2019  
LEGIBLE PLOTTABLE MATTERS SHOWN ON THE RECORDED PLANS REFERENCED HEREON ARE SHOWN.
- BY GRAPHIC PLOTTING LOTS 61 AND 62, BLOCK 507.14 WITHIN FLOOD "ZONE X" AREAS OF HORIZONTAL FLOODING AND "ZONE A" BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, PANEL 148 OF 20, COMMUNITY PANEL NUMBER 3484844, MAP EFFECTIVE DATE SEPTEMBER 28, 2007 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSES STATED. NO OTHER PURPOSES INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- DO NOT USE DISTANCES TO FOUNDATION TO ESTABLISH PROPERTY LINES.
- TOPOGRAPHIC INFORMATION AND PHYSICAL FEATURES SHOWN ARE BASED ON AN AERIAL SURVEY BY AXIS GEOSPATIAL, LLC, DATE FLOWN 08/04/19.
- LOT 61, BLOCK 507.14 SUBJECT TO THE DRAINAGE DITCH THAT CROSSES THE FRONT PORTION OF THE PROPERTY, AS PER DEED BOOK 139 PAGE 127, DEED BOOK 143, PAGE 143, AND DEED BOOK 139, PAGE 135.

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**ZONING DATA**

REQUIREMENTS	REQUIRED	PROPOSED	PROPOSED
MIN. LOT AREA	3 AC	0.92 AC (V)	7.48 AC
MIN. LOT FRONTAGE	300 FT	147.33 FT (E)	365.17 FT
MIN. FRONT YARD SETBACK	50 FT	33.7 FT (E)	N/A
MIN. SIDE YARD SETBACK (ONE)	40 FT	25.4 FT (E)	N/A
MIN. SIDE YARD SETBACK (TOTAL)	100 FT	77.5 FT (V)	N/A
MIN. REAR YARD SETBACK	100 FT	160.6 FT	N/A
MIN. REAR YARD SETBACK	40 FT	N/A	N/A
MIN. REAR YARD SETBACK	50 FT	N/A	N/A
MAX. COVERAGE OF IMPERMEABLE SURFACE INCLUDING BUILDINGS	60%	11%	N/A
MAX. FLOOR AREA RATIO	0.50	0.09	N/A
MAX. COVERAGE OF LOT BY BUILDINGS	50%	0.09	N/A
MAX. HEIGHT OF BUILDINGS	50 FT	<50 FT	N/A
OFF STREET PARKING (# SPACES)	3 (LOT 62.01)	3	N/A

(E) PRE-EXISTING NON-COMFORMING CONDITION  
(V) VARIANCE REQUIRED

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MAX. HEIGHT OF BUILDINGS	50 FT	<50 FT	N/A
OFF STREET PARKING (# SPACES)	3 (LOT 62.01)	3	N/A

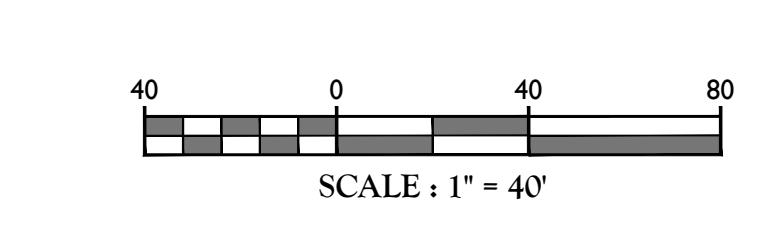
(E) PRE-EXISTING NON-COMFORMING CONDITION  
(V) VARIANCE REQUIRED

**LEGEND**

	TRAVERSE LINE, CENTER LINE OR BASELINE		TELEPHONE MANHOLE		U/G ELECTRIC LINE		TRAFFIC SIGNAL POLE
	RIGHT OF WAY LINE		UNMARKED MANHOLE		OVERHEAD WIRE		POLE MOUNTED LIGHT
	PROPERTY LINE		SANITARY MANHOLE		WATER MAIN		UTILITY POLE
	EDGE OF PAVEMENT		DRAINAGE MANHOLE		GAS MAIN		GUY WIRE
	CURB LINE		MAJOR CONTOUR		SAN. SEWER LATERAL		TRANSFORMER
	DEPRESSED CURB		MINOR CONTOUR		SAN. SEWER MAIN		FIRE DEPT. CONNECTION
	CHAIN FENCE		SPOT ELEVATION		STORM PIPE		FIRE HYDRANT
	WETLAND LINE		TOP OF CURB ELEV.		WETLAND MARKER		WATER VALVE
	MUNICIPAL BOUNDARY		BOTTOM OF CURB ELEV.		TREE		GAS VALVE
	TREELINE		U/G CABLE TV LINE		ROADWAY SIGN		SANITARY CLEANOUT
	ELECTRICAL MANHOLE		U/G FIBER OPTIC LINE		TRAFFIC FLOW		CONCRETE MONUMENT
	WATER MANHOLE		U/G TELEPHONE LINE		MAILBOX		CAPPED REBAR/IRON PIPE

**ABBREVIATIONS**

D.C.	DEPRESSED CURB	BOL	BOLLARD	FF	FINISH FLOOR	DEP.	DEPRESSED	MHWL	MEAN HIGH WATERLINE	BW	BOTTOM WALL
BC	BOTTOM OF CURB	GRF	GRAVE	UV	UNKNOWN VALVE	CL	CENTERLINE	MWL	MEAN LOW WATERLINE		
TC	TOP OF CURB	MB	MAILBOX	MM	MANHOLE	PM	PARKING METER	TR	TOP OF WALL		



NOTE - ZONING INFORMATION AS SHOWN HEREON TAKEN FROM PLAN ENTITLED, "PRELIMINARY AND FINAL MAJOR SITE PLAN FOR 483-485 ELIZABETH AVENUE, BLOCK 507.17, LOTS 61 & 62, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING.

NOTE - THE SURVEYOR WHO PREPARED THIS PLAN IS NOT QUALIFIED TO INTERPRET THE ZONING SETBACK LINES SHOWN GRAPHICALLY HEREON. THE ZONING INFORMATION AND SETBACKS SHOWN ABOVE SHOULD BE VERIFIED WITH THE TOWNSHIP AND/OR QUALIFIED ENGINEER BEFORE BEING RELIED UPON.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED OCTOBER 30, 2020 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 AS SHOWN HAVE BEEN FOUND, OR SET.

10/30/2020  
MICHAEL F. BURNS  
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. G534841

I HEREBY CERTIFY THAT I AM THE OWNER NAMED HEREON OF LOT 61, BLOCK 507.14 AND THE SUBDIVISION APPLICATION IS MADE WITH MY AUTHORIZATION AND CONSENT AND IS IN FULL ACCORDANCE WITH MY DESIRES.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT I AM THE OWNER NAMED HEREON OF LOT 62, BLOCK 507.14 AND THE SUBDIVISION APPLICATION IS MADE WITH MY AUTHORIZATION AND CONSENT AND IS IN FULL ACCORDANCE WITH MY DESIRES.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER: \_\_\_\_\_

THIS PLAN HAS BEEN APPROVED BY A RESOLUTION OF THE FRANKLIN TOWNSHIP ZONING BOARD ADOPTED AT A MEETING HELD ON \_\_\_\_\_ DATE: \_\_\_\_\_

ZONING BOARD CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

ZONING BOARD SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

MUNICIPAL CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

**MINOR SUBDIVISION PLAN**  
FOR  
**483 - 485 ELIZABETH AVENUE**  
BLOCK 507.14  
LOTS 61 & 62  
TOWNSHIP OF FRANKLIN  
SOMERSET COUNTY  
NEW JERSEY

**MT. LAUREL OFFICE**  
2000 Mt. Laurel Drive  
Suite 100  
Mount Laurel, NJ 08054  
Phone: 856.797.0412  
Fax: 856.722.1120

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/30/20	APR	MPB
PROJECT NUMBER:	DRAWING NAME:		
1900649A	V-SUBD		

SHEET TITLE: **MINOR SUBDIVISION PLAN**

SHEET NUMBER: 1 of 1