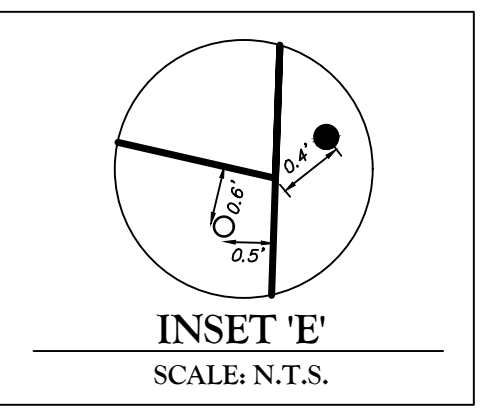
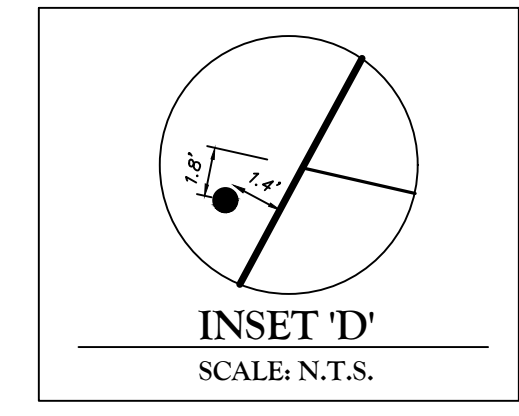
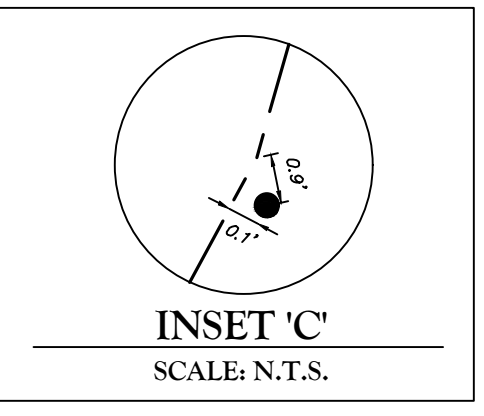
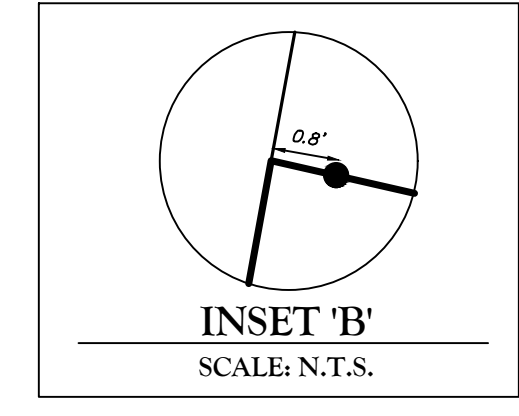
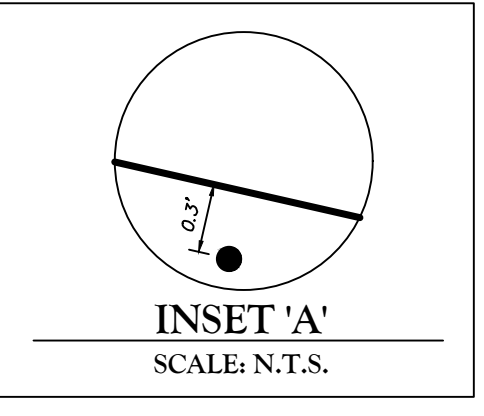


LOCATION MAP
SCALE: N.T.S.
INFORMATION OF FACT

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

	YES	NO	ITEM
a) OWNER			HUGHES VINCENT (LOT 61, BLOCK 507.14) CHARLENE SPANGENBERG TROTTER, AS EXECUTRIX OF THE ESTATE OF ANITA A. SPANGENBERG (LOT 62, BLOCK 507.14) DEED BOOK 1343 P. 841 & (LOT 61, BLOCK 507.14) DOCKET NO. 07-01-91 (9/23/2007), LOT 62, BLOCK 507.14 FIELD LOCATED ON JUNE 24, 2019
b) DEED OF RECORD			SEE NOTE 7A
c) FIELD SURVEY			FIELD LOCATED ON JUNE 24, 2019
d) FILED MAP			SEE NOTE 7A
e) TAX MAP			LOTS 61 AND 62, BLOCK 507.14, SHEET 75
f) TITLE REPORT			
g) OTHER (SEE REFERENCES)			
- 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 = 16,204.52 SQ. FT. ± 4.504 ACRES.
LOT 62, BLOCK 507.14 = 10,204.52 SQ. FT. ± 3.897 ACRES.
TOTAL PROJECT LOTS AREA IS 365,770.79 SQ. FT. ± 8.397 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 PROHIBITED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS. I HEREBY CORRECTLY REPRESENTS THE CONDITIONS FOUND 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 APPROPRIATED DATA LISTED ABOVE.
- 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, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE CORRECTLY 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 "MAP OF FRANKLIN FARMS, SITUATE IN FRANKLIN TWP., SOMERSET CO., N.J.", DATED JUNE 1953, BY RAYMOND P. WILSON CIVIL ENGINEER, 44 PATTERSON ST., NEW BRUNSWICK, N.J., FILED AS MAP 803, AUGUST 12, 1953.
- 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 COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE 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 BE ASSUMED OR CONSIDERED THAT ANY STATEMENT BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- WARRANTY 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.
- 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 (NAVD83). THE VERTICAL AND HORIZONTAL DATUM WERE ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHODS. THE VERTICAL CONVERSION FROM (NAVD83) TO (NAVOD29) IS +0.845 CONVERSION OBTAINED USING COMPCON 6.1.1.
- THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED ON JUNE 14, 2019 BY MASER CONSULTING P.A., AND LOCATED ON JUNE 24, 2019 BY MASER CONSULTING P.A.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT PROVIDED BY: LOT 61, BLOCK 507.14 CHICAGO TITLE INSURANCE COMPANY; ISSUING OFFICE FILE NO. ST-1114A, COMMITMENT DATE: MAY 4, 2019. LOT 62, BLOCK 507.14 CHICAGO TITLE INSURANCE COMPANY; ISSUING OFFICE FILE NO. ST-11555, 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 MINIMAL FLOODING (NO SHADING), AND "ZONE A" NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY, PANEL 146 OF 301; COMMUNITY PANEL NUMBER 34035C1466; MAP EFFECTIVE DATE SEPTEMBER 18, 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 PURPOSE IS 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 06/04/19.
- LOT 61, BLOCK 507.14 SUBJECT TO THE DRAINAGE DITCH THAT CROSSES THE FRONT PORTION OF THE PROPERTY, AS PER DEED BOOK 1399 PAGE 327, DEED BOOK 142, PAGE 341 AND DEED BOOK 1595, PAGE 555.

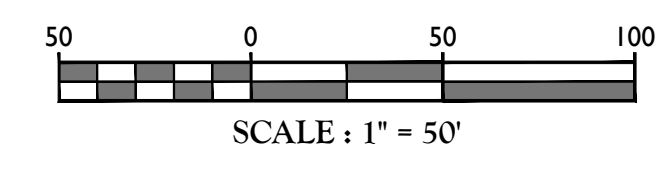


LEGEND

ABBREVIATIONS

S.W.L. = SINGLE WHITE LINE	BOL = BOLLARD	FF = FINISH FLOOR	DEP. = DEPRESSION	SW = BOTTOM WALL
D.Y.L. = DOUBLE YELLOW LINE	GRT = GRATE	UV = UNKNOWN VALVE	WHK = MEAN HIGH WATERLINE	CL = CENTERLINE
D.C. = DEPRESSION CURB	MB = MAILBOX	CL = CENTERLINE	M.L.W. = MEAN LOW WATERLINE	E.O.P. = EDGE OF PAVING
BC = BOTTOM OF CURB		MH = MANHOLE	TW = TOP OF WALL	
TC = TOP OF CURB				

P.O.B. = POINT OF BEGINNING



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REV.	DATE	DRAWN BY	DESCRIPTION

7/30/19
MICHAEL F. BURNS
NEW JERSEY PROFESSIONAL LAND SURVEYOR - LICENSE NUMBER: GS34841

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
483 - 485 ELIZABETH AVENUE
BLOCK 507.14
LOTS 61 & 62
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

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

SCALE: AS SHOWN
DATE: 7/30/19
PROJECT NUMBER: 1900049A
DRAWN BY: BJS
CHECKED BY: HH
DRAWING NAME: V-SURV
SHEET TITLE: **BOUNDARY AND TOPOGRAPHIC SURVEY**
SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.