

- NOTES:**
- PROPERTY KNOWN AS LOT 65.01, BLOCK 507.14, AS SHOWN ON THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
 - AREA = 209,779 S.F. OR 4.816 AC. SUBJECT TO 511.30 S.F. OF APPARENT OVERLAP.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL 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. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
 - 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 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 OTHERS.
 - 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.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1034147-CH2, WITH A COMMITMENT DATE OF 10/15/2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - (10) ROADWAY DEDICATION AS CONTAINED IN DEED BOOK 1017, PAGE 31, SHOWN.
 - 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.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS, GNGEIOD 128).
 - TBM-A: MAG NAIL SET IN BELGIUM BLOCK CURB ELEVATION= 80.41'
 - TBM-B: MAG NAIL SET IN BELGIUM BLOCK CURB ELEVATION= 88.85'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS BETWEEN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF FIELD SURVEY.
 - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF FIELD SURVEY.
 - THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOSCIENCES, INC. OF ROCKAWAY, NJ, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 11/23/2020. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.E.P.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET 475.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 168 OF 301", MAP NUMBER 3403501086, EFFECTIVE DATE: SEPTEMBER 28, 2007.
 - MAP ENTITLED "MAP OF FRANKLIN FARMS SITUATE IN FRANKLIN TWP, SOMERSET CO., NJ" PREPARED BY RAYMOND P. WILSON, DATED JUNE 1963, FILED IN THE CLERK'S OFFICE OF SOMERSET COUNTY ON AUGUST 12, 1963 AS MAP # 302.
 - MAP ENTITLED "FINAL PLAT MAJOR SUBDIVISION, SOMERSET RUN, BLOCK 468.12, LOT 1.01 AND BLOCK 507 LOTS 3.4, 7, 21, 30-43, 67, 68, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED 10/10/02, FILED IN THE COUNTY CLERK'S OFFICE SOMERSET COUNTY NJ JULY 30, 2003, FILED MAP # 5426, PG. 1583 (200309444).

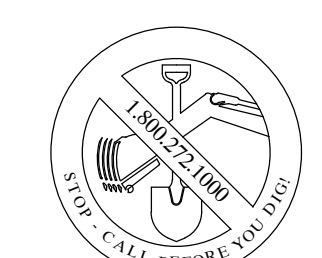
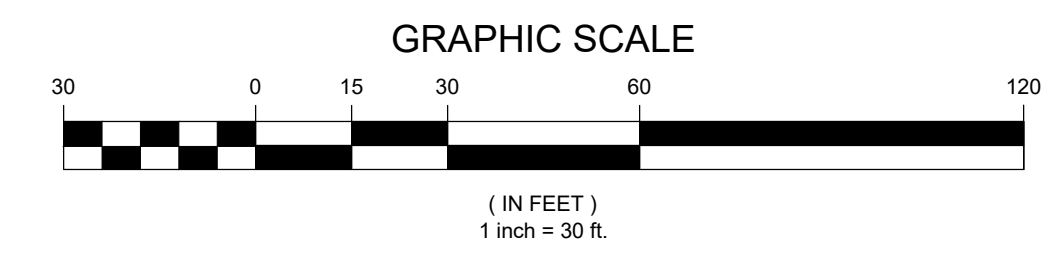
No.	DESCRIPTION OF REVISION	FIELD CHW	DRAWN	APPROVED	DATE
2	ADD TREES 4" AND GREATER	D.O.C.	K.V.G.	J.D.S.	03-24-2021
1	REVISE LEGEND, ADD WETLAND LINE SEGMENT LABELS	E.B.	J.D.S.	J.D.S.	01-26-2021

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, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 19, 20 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-23-2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL.

DATE: 03-24-2021

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24205432900
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24205432900



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

- LEGEND**
- EXISTING CONTOUR
 - + EXISTING SPOT ELEVATION
 - EXIST. TOP OF CURB ELEVATION
 - EXIST. GUTTER ELEVATION
 - EXIST. TOP OF WALL ELEVATION
 - EXIST. BOTTOM OF WALL ELEVATION
 - EXIST. FINISHED FLOOR ELEVATION
 - EXIST. GARAGE FLOOR ELEVATION
 - EXIST. DOOR SILL ELEVATION
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - APPROX. LOC. UNDERGROUND UNKNOWN UTILITY LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - APPROX. LOC. UNDERGROUND SANITARY LINE
 - DEPRESSED CURB
 - HYDRANT
 - WATER VALVE
 - ELECTRIC METER
 - AIR CONDITIONING UNIT
 - CLEAN OUT
 - POST
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - QUIP WIRE
 - SIGN
 - MAIL BOX
 - AREA LIGHT
 - CATCH BASIN OR INLET
 - DECIDUOUS TREE & TRUNK SIZE
 - CONIFEROUS TREE & TRUNK SIZE
 - BELGIUM BLOCK CURB
 - CHAIN LINK FENCE
 - DEPRESSED CURB
 - EDGE OF PAVEMENT
 - TYPICAL
 - HEIGHT
 - BUILDING
 - BUILDING FOOTPRINT AREA
 - TITLE REPORT EXCEPTION
 - SUBSURFACE UTILITY QUALITY LEVEL A
 - SUBSURFACE UTILITY QUALITY LEVEL B
 - SUBSURFACE UTILITY QUALITY LEVEL C
 - SUBSURFACE UTILITY QUALITY LEVEL D
 - WETLAND FLAG LOCATION
 - SOIL BORING LOCATION
 - WETLAND BOUNDARY SEGMENT

ELIZABETH AVENUE
(70' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TYPICAL FINISH)

P.O.B.
D.B. 2088, PG. 733

BLOCK 507.14
LOT 65.01
MAP LANDS OF
JENNIFER HANLEY
D.B. 2088, PG. 733

EXHIBIT A
FILE NO.: NCS-1034147-CH2

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:

BEGINNING AT A POINT IN THE SOUTHEASTERLY SIDE OF ELIZABETH AVENUE, SAID POINT BEING SOUTH 55 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.83 FEET FROM A POINT IN THE CENTERLINE OF ELIZABETH AVENUE WHICH IS SOUTH 27 DEGREES 25 MINUTES WEST, 750.09 FEET AND SOUTH 47 DEGREES 30 MINUTES WEST, 838.46 FEET MEASURED SOUTHWESTERLY FROM THE INTERSECTION OF THE CENTERLINE OF ELIZABETH AVENUE AND THE CENTERLINE OF NEW BRUNSWICK ROAD, AND RUNNING THENCE

- (1) SOUTH 55 DEGREES 48 MINUTES 00 SECONDS EAST, 494.86 FEET TO A POINT, THENCE
- (2) SOUTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, 435.60 FEET TO A POINT, THENCE
- (3) NORTH 55 DEGREES 48 MINUTES 00 SECONDS WEST, 494.86 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF ELIZABETH AVENUE, THENCE
- (4) NORTH 47 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF ELIZABETH AVENUE, 435.60 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, BEING LOT 65.01, BLOCK 507.14 ON A TAX MAP OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1034147-CH2, WITH AN EFFECTIVE DATE OF 10/15/2020.

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