



NOT TO SCALE

SYMBOL

× 100.00

→ TC 100.50

× *BC 100.00*

× BW 100.00

A/C

EDGE PAVEMENT

D.W.S.

C/O

op TW 102.00

DESCRIPTION

OVERHEAD WIRE

MAJOR CONTOUR

MINOR CONTOUR

UNDERGROUND GAS LINE

BOTTOM OF WALL SHOT

AIR CONDITIONING UNIT

DETECTABLE WARNING STRIP

EDGE OF PAVEMENT

CLEAN OUT

BENCH MARK

IRON PIN

DECIDUOUS TREE - DIAMETER NOTED

CONIFEROUS TREE - DIAMETER NOTED

DESCRIPTION

CONCRETE SIDEWALK / MAT

ASPHALT / CONCRETE CURB

ADJACENT PROPERTY LINE

DEPRESSED CURB

PROPERTY LINE

CHAIN LINK FENCE

WOOD FENCE

POLE

LIGHT POLE

GAS VALVE

MAN HOLE

BOX (ELEC, GAS, ETC.)

WATER VALVE

SIGNS

INLET

____ *C.L.F.* ____

- 2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MAY OF 2020 BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
- 3. THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
- 4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- 6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- THE PROPERTY HAS DIRECT ACCESS TO NEW JERSEY STATE HIGHWAY ROUTE 27.
- 8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D)

I. DEED BETWEEN STEVE PINTER AND MARIAN J. PINTER (GRANTOR) AND JOSEPH R. FAMA & ROSE FAMA (GRANTEE), DATED JULY 8, 1958 AND FILED IN THE COUNTY CLERKS OFFICE AS DEED

2. DEED BETWEEN MINAC COMPANY, INC. (GRANTOR) AND DUNBAR HOMES, INC. (GRANTEE),

GRADE SPOT SHOT TOP OF CURB SHOT TRACT 2 - 77,662 S.F. OR 1.78 AC. BOTTOM OF CURB SHOT

TOP OF WALL SHOT

EXISTING STRIPED PARKING REGULAR = 0 SPACES HANDICAP = 0

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONEX OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340434, MAP NUMBER 34035C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

SURVEY REFERENCES

DATED AUGUST 24, 1979 AND FILED IN THE COUNTY CLERKS OFFICE AS DEED BOOK 1406 PAGE

AREA NOTES

TRACT I - 174,236 S.F. OR 4.0 AC.

TOTAL LAND AREA - 251,898 S.F. OR 5.78 AC.

TOTAL = 0 SPACES

SCHEDULE B - PART II EXCEPTIONS

TRACT I:

HIGHWAY, THENCE

TO THE PLACE OF BEGINNING.

OFFICE, THENCE RUNNING:

OF BEGINNING.

OF THE ABOVE

MUNICIPALITY.

DATE MARCH 9, 2020

TAX MAP OF THE ABOVE MUNICIPALITY.

7. MUNICIPAL LIENS, IF ANY, FOR UTILITY SERVICES DUE AND PAYABLE AT OR PRIOR TO THE POLICY EFFECTIVE DATE ARE HEREBY EXCEPTED FROM COVERAGE.

BEGINNING IN THE NORTHWESTERLY LINE OF THE LINCOLN HIGHWAY, FORMERLY KNOWN

I. NORTH 43 DEGREES WEST 987.40 FEET ALONG LANDS OF THE SAID IRVING S. LYDECKER TO

3. SOUTH 43 DEGREES EAST 897.40 FEET ALONG SAID LANDS OF THE GRANTOR HEREOF TO

4. NORTH 60 DEGREES 53 EAST 200 FEET ALONG THE SAID LINE OF THE LINCOLN HIGHWAY

FOR INFORMATION ONLY: BEING KNOWN AS TAX LOT 58 IN BLOCK 85 AS SHOWN ON THE

BEGINNING AT A POINT, SAID POINT BEING THE MOST WESTERLY CORNER OF A PARCEL OF

LAND CONVEYED BY STEVE AND MARIAN J. PINTER TO JOSEPH R. FAMA AND ROSE FAMA BY

DEED BOOK 921 PAGE 485, RECORDED JULY 9, 1958 IN THE SOMERSET COUNTY CLERK'S

I. NORTH 43 DEGREES 00 MINUTES WEST A DISTANCE OF 400 FEET TO A POINT; THENCE

2. NORTH 60 DEGREES 53 MINUTES EAST A DISTANCE OF 200 FEET TO A POINT; THENCE

3. SOUTH 43 DEGREES 00 MINUTES EAST A DISTANCE OF 400 FEET TO A POINT; THENCE

4. SOUTH 60 DEGREES 53 MINUTES WEST A DISTANCE OF 200 FEET TO A POINT AND PLACE

FOR INFORMATION ONLY: BEING KNOWN AS TAX LOT 59.02 IN BLOCK 85 ON THE TAX MAP

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY CHICAGO

TITLE INSURANCE COMPANY, ISSUING OFFICE FILING NUMBER CTIC-20000549, COMMITMENT

AS THE FRANKLIN & GEORGETOWN TURNPIKE, AT A STONE IN THE LINE DIVIDING

2. SOUTH 60 DEGREES 53 MINUTES WEST 200 FEET ALONG LANDS RETAINING TO THE

AN IRON PIPE SET FOR A CORNER IN THE NORTHWESTERLY LINE OF THE LINCOLN

RECENTLY OF IRVING S. LYDECKER; THENCE RUNNING

GRANTOR HEREOF TO AN IRON PIPE CORNER; THENCE

AN IRON PIPE SET FOR A CORNER; THENCE

PROPERTY OF THE GRANTOR HEREOF AND PROPERTY FORMERLY OF BRUNSON, MORE

8. RIGHTS OF TENANTS IN POSSESSION OR UNDER UNRECORDED LEASES.

9. SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD. (OWNER'S POLICY ONLY)

CHICAGO TITLE INSURANCE COMPANY, ISSUING OFFICE FILING NUMBER CTIC-20000549, COMMITMENT DATE MARCH 9, 2020

BEGINNING IN THE NORTHWESTERLY LINE OF THE LINCOLN HIGHWAY, FORMERLY KNOWN AS THE FRANKLIN & GEORGETOWN TURNPIKE, AT A POINT IN THE LINE DIVIDING PROPERTY OF THE GRANTOR HEREOF AND PROPERTY FORMERLY OF BRUNSON, MORE RECENTLY OF KINGSBRIDGE ESTATES c/o KINGSBERRY ACRES, HAVING COORDINATES: N:594652.25, E:492115.98 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM: THENCE RUNNING

1. SOUTH 50° 18' 27" WEST, 200.00 FEET ALONG THE SAID LINE OF THE LINCOLN HIGHWAY TO A POINT, THENCE

2. ALONG THE DIVISION LINE OF LOTS 58 AND 59.03, NORTH 53° 34' 33" WEST, 897.40 FEET TO AN IRON PIPE IN THE DIVISION LINE OF LOTS 58 & 59.02, THENCE 3. ALONG THE SAID LINE, NORTH 50° 18' 27" EAST, 200.00 FEET TO A POINT IN THE DIVISION LINE OF

LOT 58 & THE LANDS OF KINGSBRIDGE ESTATES c/o KINGSBERRY ACRES, THENCE 4. ALONG THE SAID LINE, SOUTH 53° 34' 33" EAST, 897.40 FEET TO THE POINT AND PLACE OF

CONTAINING 174,236 SQ. FEET, 4.0 ACRES OF LAND.

BEING KNOWN AS TAX LOT 58 IN BLOCK 85 AS SHOWN ON THE TAX MAP OF THE ABOVE

TRACT 2:

CONVEYED BY STEVE AND MARIAN J. PINTER TO JOSEPH R. FAMA AND ROSE FAMA BY DEED BOOK 921 PAGE 485, RECORDED JULY 9, 1958 IN THE SOMERSET COUNTY CLERK'S OFFICE, HAVING COORDINATES: N:595057.35, E:491239.99 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM;

BEGINNING AT A POINT, SAID POINT BEING THE MOST WESTERLY CORNER OF A PARCEL OF LAND

I. ALONG THE DIVISION LINE OF LOTS 59.02 & 59.03, NORTH 53° 34' 33" WEST A DISTANCE OF 400 FEET TO A POINT; THENCE RUNNING

2. ALONG THE SAME, NORTH 50° 18' 27" EAST A DISTANCE OF 200 FEET TO A POINT IN THE DIVISION LINE OF LOTS 59.02 & 56.03; THENCE RUNNING 3. ALONG THE SAID LINE, SOUTH 53° 34' 33" EAST A DISTANCE OF 400 FEET TO A POINT IN THE

DIVISION LINE OF 59.02 & 58; THENCE RUNNING 4. ALONG THE SAME, SOUTH 50° 18' 27" WEST A DISTANCE OF 200 FEET TO THE POINT AND PLACE OF

CONTAINING 77,662 SQ. FEET, 1.78 ACRES OF LAND.

BEING KNOWN AS TAX LOT 59.02 IN BLOCK 85 AS SHOWN ON THE TAX MAP OF THE ABOVE

TOTAL CONTAINING 251,898 SQUARE FEET OR 5.78 ACRES OF LAND.



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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

ARCO/MURRAY

TAX MAP BLOCK 85 LOTS 58 & 59.02 1613 NEW JERSEY STATE HIGHWAY ROUTE 27 **TOWNSHIP OF FRANKLIN COUNTY OF SOMERSET, NEW JERSEY**

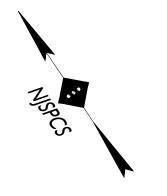
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ı							
	I	6/8/2020	MS	5/19/2020	AW	ISSUED TO CLIENT	
	ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION	

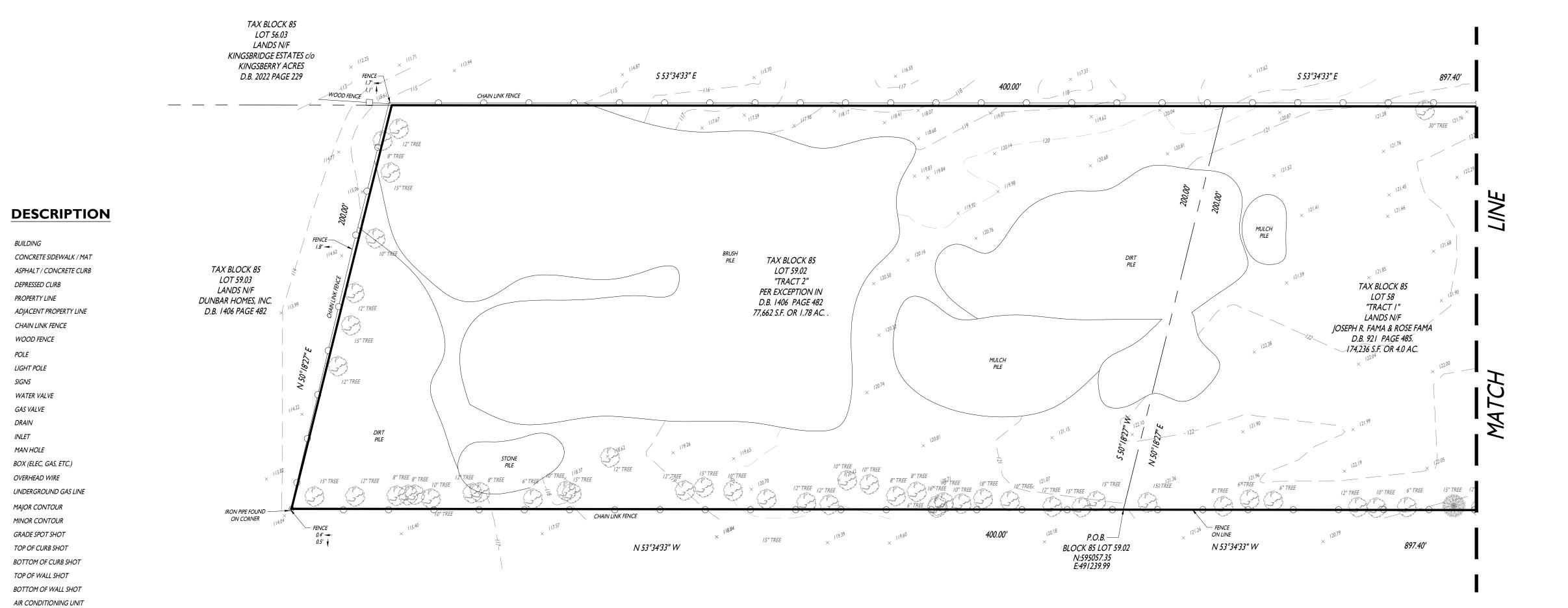
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A)(I), 8, 9, 11, 13, 16, & 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY, 18 2020

THOMAS F. MILLER NEW JERSEY LAND SURVEYOR No. 24GS03626400 LICENSED PROFESSIONAL LAND SURVEYOR NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=30' PROJECT ID: PRI-200094 SHEET: I OF 2







VICINITY MAP
NOT TO SCALE





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PREPARED FOR:

ARCO/MURRAY

TAX MAP BLOCK 85 LOTS 58 & 59.02 1613 NEW JERSEY STATE HIGHWAY ROUTE 27 TOWNSHIP OF FRANKLIN COUNTY OF SOMERSET, NEW JERSEY

ALTA/NSPS LAND TITLE SURVEY

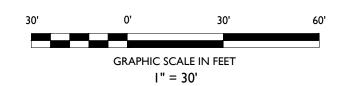
- 1	6/8/2020	MS	5/19/2020	AW	ISSUED TO CLIENT			
ISSUE	DATE	вч	FIELD DATE	FIELD CREW	DESCRIPTION			

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS 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, 7(A)(I), 8, 9, 11, 13, 16, & 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY, 18 2020

THOMAS F. MILLER NEW JERSEY LAND SURVEYOR No. 24GS03626400 LICENSED PROFESSIONAL LAND SURVEYOR NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

PROJECT ID: PRI-200094 SHEET: 2 OF 2



PROPERTY LINE

CHAIN LINK FENCE

LIGHT POLE SIGNS

GAS VALVE

MAN HOLE

BOX (ELEC, GAS, ETC.)

OVERHEAD WIRE

MAJOR CONTOUR

MINOR CONTOUR

GRADE SPOT SHOT

TOP OF CURB SHOT

BOTTOM OF CURB SHOT

BOTTOM OF WALL SHOT

AIR CONDITIONING UNIT

DETECTABLE WARNING STRIP

DECIDUOUS TREE - DIAMETER NOTED CONIFEROUS TREE - DIAMETER NOTED

TOP OF WALL SHOT

EDGE OF PAVEMENT

CLEAN OUT

IRON PIN BENCH MARK

 \boxtimes

----*100* -

× 100.00

→ TC 100.50

× BC 100.00

imes TW 102.00

× BW 100.00

A/C

EDGE PAVEMENT

D.W.S.

C/O

SCALE: 1"=30'