

INFORMATION OF FACT

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

NO.	DATE	DESCRIPTION
1	06/11/20	DEED BOOK 6599, PAGE 1603
2	06/11/20	FIELD LOCATED BETWEEN MAY 26 AND JUNE 1
3	06/11/20	TAX MAP
4	06/11/20	TITLE REPORT
5	06/11/20	OTHER (SEE REFERENCES)
- CERTIFIED TO: ROSENWACH GROUP
- PROPERTY KNOWN AS LOT 1.01, BLOCK 517.04, LOT X, ON TAX MAP SHEETS NO. 90, FOR FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
- AREAS: 913,756.19 SQ. FT. ± 30,977 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 BETWEEN MAY 26, 2020 AND JUNE 1, 2020, BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROCLAIMED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION REPORTED HEREON 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 UNDERGROUND PROFESSIONAL, I AM NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY INFORMATIONED 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 UNDERGROUND PROFESSIONAL'S KNOWLEDGE, INFORMATION, 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.
- 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.
- REFERENCES:
 - PLAN OF SURVEY FOR BLOCK 517.04, LOT 1.01, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, PREPARED BY JOHN J. PANKOK, P.E., DATED 09/01/11.
- 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 NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), NEW JERSEY STATE PLANE COORDINATE SYSTEM; VERTICAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), THE VERTICAL AND HORIZONTAL DATUM WERE ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHODS.
- THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MASER CONSULTING P.A. AND LOCATED BETWEEN MAY 26, 2020 AND JUNE 1, 2020 BY MASER CONSULTING P.A. NOTES PER NJDEP PLAN Y.A.S. TRIM V.A.7 DELINEATE STATE OPEN WATER AS DO NOT REQUIRE THE 50' TRANSITION AREA.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE #1 ABOVE.
- 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.

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, UTILITIES, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 Know what's below.
 Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/11/20	JP	50' WETLAND TRANSITION AREA ADDED PER NJDEP PLAN Y.A.S. TRIM V.A.7

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/11/20	JP	50' WETLAND TRANSITION AREA ADDED PER NJDEP PLAN Y.A.S. TRIM V.A.7

John J. Pankok
 9/19/20
JOHN J. PANKOK
 NEW JERSEY PROFESSIONAL
 LAND SURVEYOR - LICENSE NUMBER: GS43329

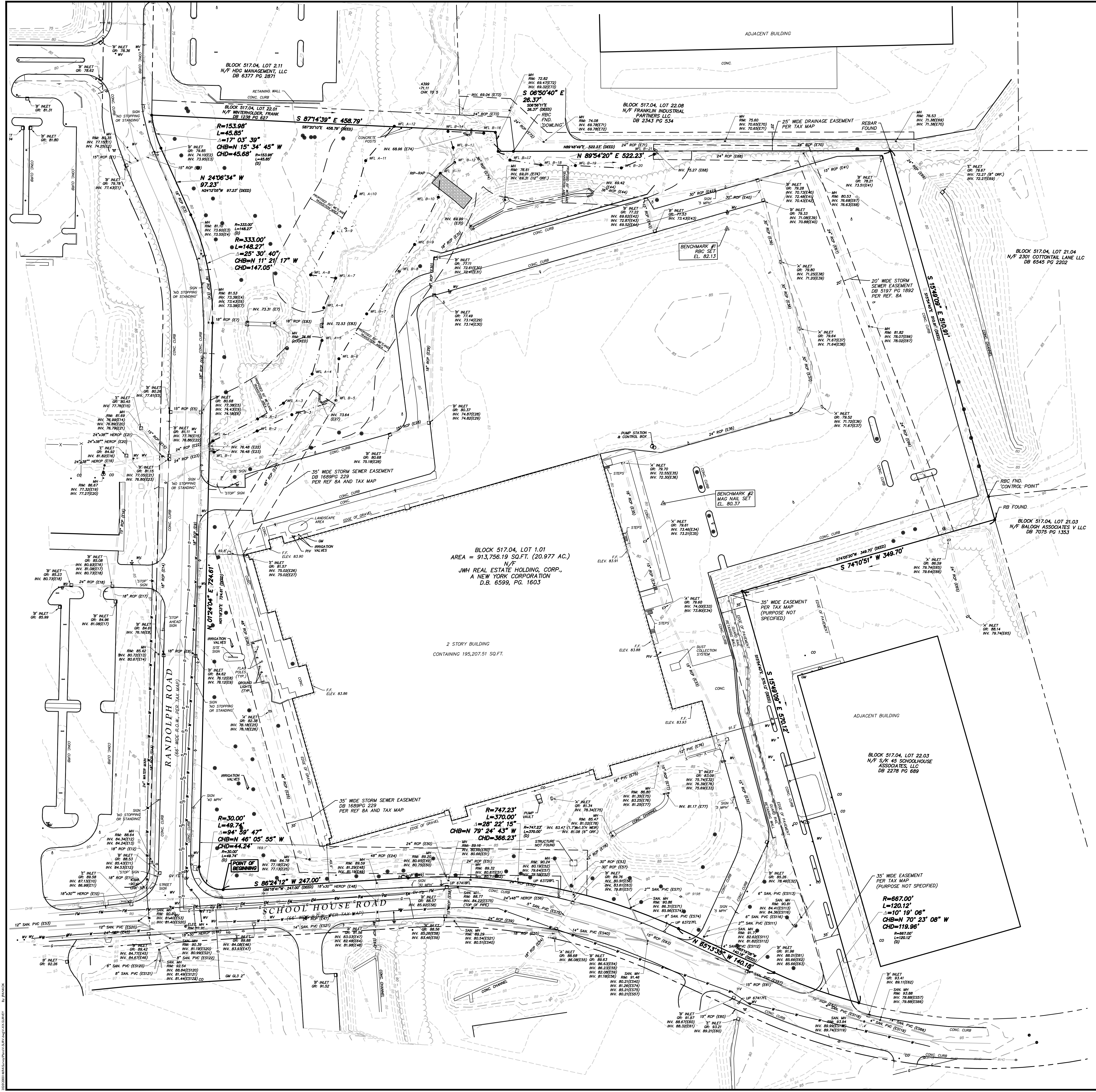
BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
ROSENWACH GROUP

BLOCK 517.04, LOT 1.01
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY
 NEW JERSEY

MT LAUREL OFFICE
 2000 Piedmont Drive
 Suite 100
 Mount Laurel, NJ 08054
 Phone: 856.797.0412
 Fax: 856.723.1130

SCALE: AS SHOWN
 DATE: 06/30/20
 DRAWN BY: JP
 CHECKED BY: JP
 PROJECT NUMBER: 20001469A
 DRAWING NAME: V-SURV

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGEND

—	TRANSVERSE LINE, CENTER LINE OF BASELINE	—	WETLAND MARKER
—	PROPERTY LINE	—	TREE
—	RIGHT OF WAY LINE	—	ROADWAY SIGNS
—	CURB LINE	—	TRAFFIC FLOW
—	DEPRESSED CURB	—	TRAFFIC SIGNAL POLE
—	EDGE OF PAVEMENT	—	POLE MOUNTED LIGHT
—	CHAIN FENCE	—	UTILITY POLE
—	WETLAND LINE	—	GY WIRE
—	MUNICIPAL BOUNDARY	—	TRANSFORMER
—	TREELINE	—	FIRE SHUT-OFF CONNECTION
—	ELECTRICAL MANHOLE	—	FIRE HYDRANT
—	WATER MANHOLE	—	WATER VALVE
—	TELEPHONE MANHOLE	—	GAS VALVE
—	UNMARKED MANHOLE	—	SANITARY CLEANOUT
—	SANITARY MANHOLE	—	CONCRETE MONUMENT
—	DRAINAGE MANHOLE	—	CARPED REBAR/IRON PIPE
—	MAJOR CONTOUR	—	STORM INLET TYPE "A"
—	MINOR CONTOUR	—	STORM INLET TYPE "B"
—	X G 28.0	—	STM. OBL. INLET TYPE "B"
—	SPOT OF CURB ELEV.	—	STORM INLET TYPE "E"
—	X G 29.0	—	STM. OBL. INLET TYPE "E"
—	BOTTOM OF CURB ELEV.	—	FLARED END SECTION
—	U/O CABLE TV LINE	—	HEADWALL
—	U/O FIBER OPTIC LINE	—	
—	U/O TELEPHONE LINE	—	
—	U/O ELECTRIC LINE	—	
—	OVERHEAD WIRE	—	
—	WATER MAIN	—	
—	GAS MAIN	—	
—	SAN. SEWER LATERAL	—	
—	SAN. SEWER MAIN	—	
—	STORM PIPE	—	

ABBREVIATIONS

D.C.	= DEPRESSED CURB	FF	= FINISH FLOOR	M.H.	= MEAN HIGH
B.C.	= BOTTOM OF CURB	GV	= GROUND VALVE	M.L.	= MEAN LOW
FC	= TOP OF CURB	M	= MANHOLE	W.	= WATERLINE
B	= BOLLARD	OP	= DEPRESSED	WT	= WATERLINE
GR	= GRATE	CL	= CENTERLINE	TL	= TOP OF WALL
MB	= MALIBOX	PM	= PARKING METER	BL	= BOTTOM WALL

