

SCHEDULE B-II

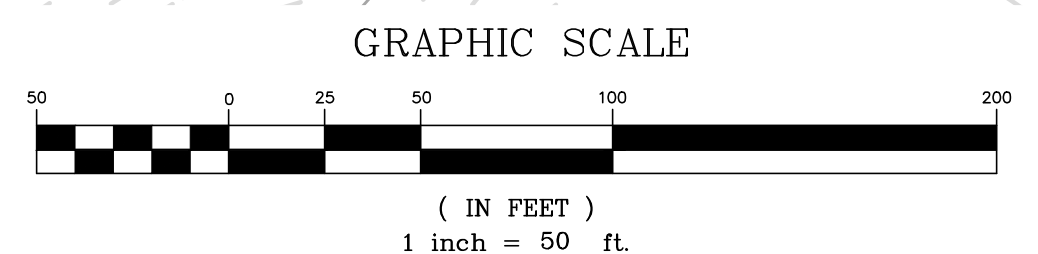
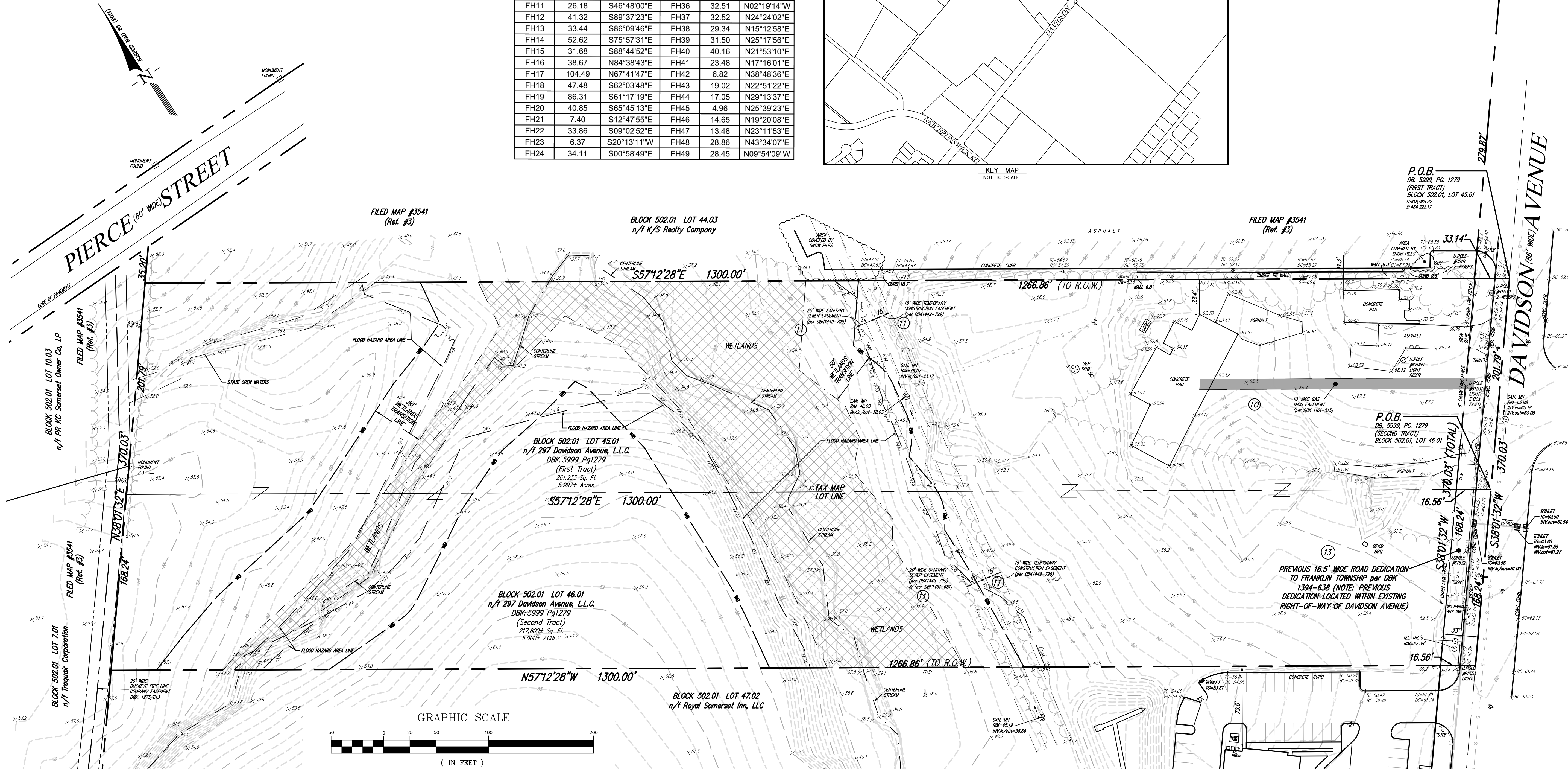
- ⑩ Utility easement recorded in Deed Book 1161, page 513. (Shown on Survey)
- ⑪ Sanitary sewer easement recorded in Deed Book 1449, page 799, Deed Book 1451 page 681 and Deed Book 1460, page 257. (Shown on Survey)
- ⑬ Subject to public and private rights of others, if any, in and to that portion of the premises lying within the right-of-way lines of Davidson Avenue. See Road dedication as set forth in Deed Book 1394, page 638. (Shown on Survey)

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
FH0	643.34	N46°48'00"W	FH25	43.68	S14°43'37"W
FH1	450.29	N46°48'00"W	FH26	58.92	S17°39'06"W
FH2	11.52	S30°02'51"W	FH27	16.36	S18°18'07"W
FH3	80.31	S24°47'53"E	FH28	47.49	S20°57'01"W
FH4	8.77	S02°59'24"W	FH29	49.49	S14°23'56"W
FH5	9.61	S09°17'55"W	FH30	19.59	S25°10'12"W
FH6	19.63	S67°09'11"W	FH31	223.02	S46°48'00"W
FH7	199.25	S70°02'59"W	FH32	1.71	N48°54'43"E
FH8	53.75	S85°04'44"W	FH33	49.09	N20°33'49"E
FH9	47.96	S86°27'02"W	FH34	29.91	N05°04'51"W
FH10	60.88	S89°46'56"W	FH35	33.83	N19°11'12"W
FH11	26.18	S46°48'00"E	FH36	32.51	N02°19'14"W
FH12	41.32	S89°37'23"E	FH37	32.52	N24°24'02"E
FH13	33.44	S86°09'46"E	FH38	29.34	N15°12'58"E
FH14	52.62	S75°57'31"E	FH39	31.50	N25°17'56"E
FH15	31.68	S88°44'52"E	FH40	40.16	N21°53'10"E
FH16	38.67	N84°38'43"E	FH41	23.48	N17°16'01"E
FH17	104.49	N67°41'47"E	FH42	6.82	N38°48'36"E
FH18	47.48	S62°03'48"E	FH43	19.02	N22°51'22"E
FH19	86.31	S61°17'19"E	FH44	17.05	N29°13'37"E
FH20	40.85	S65°45'13"E	FH45	4.96	N25°39'23"E
FH21	7.40	S12°47'55"E	FH46	14.65	N19°20'08"E
FH22	33.86	S09°02'52"E	FH47	13.48	N23°11'53"E
FH23	6.37	S20°13'11"W	FH48	28.86	N43°34'07"E
FH24	34.11	S00°58'49"E	FH49	28.45	N09°54'09"W



PIERCE (60' WIDE) STREET

DAVIDSON (66' WIDE) AVENUE



revisions			
no.	date	description	by
1	8/16/21	add fh line data	ar
2	9/01/21	add certifications	cl

LEGEND	
	GAS VALVE
	GAS METER
	GAS MARKER
	WATER VALVE
	HYDRANT
	WATER METER
	DRAINAGE MH
	CURB INLET
	LAWN INLET
	DOUBLE INLET
	FLAT INLET
	SANITARY MH
	CLEANOUT
	BOLLARD
	SIGN
	LIGHT
	GUY WIRE
	UTILITY POLE
	ELECTRIC MH
	CONIFEROUS TREE
	DECIDUOUS TREE
	FENCE
	GATE POST
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	SANITARY LINE
	OVERHEAD WIRES
	TELCO LINE
	MONITORING WELL
	TRAFFIC SIGNAL
	TELCO MH
	MONUMENT FOUND
	CAPPED IRON PIN FOUND

The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number 24GA27969200
 Number 21MH00004300
 F. Mitchel Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

297 & 305
 DAVIDSON AVENUE

drawing title
BOUNDARY and TOPOGRAPHIC SURVEY
 of
 BLOCK 502.01, LOTS 45.01 & 46.01

FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

job number 21-010
 drawing number
 scale 1"=50'
 checked by HCL
 drawn by TW/CL
 date 3/25/2021
 sheet 1 of 1

BT-1

- NOTES**
- This survey is only valid when embossed seal is affixed hereto.
 - The certification shown hereon is not transferable to additional institutions or subsequent owners.
 - The Reynolds Group, Inc. and/or its employees are not liable for errors within, and/or omissions from any documents provided by others.
 - A Written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14(N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d).
 - Underground utilities shown hereon are approximate, their accuracy or completeness are not guaranteed by the surveyor. Mark outs from utility companies and field confirmation by the contractor must be made prior to construction so that disturbance or disruption to these utilities may be avoided.

- Horizontal Datum is NAD83(2011) EPOCH(2010.00) (U.S. SURVEY FOOT) and Vertical Datum is NAVD 88 (GEOID 12A) based on GPS observations.
- All Bearings and Coordinates shown hereon are GRID. All distances shown are SURFACE. To convert surface distances to GRID, multiply by the COMBINED SCALE FACTOR of 0.99989731
- Lots 45.01 & 46.01 were snow covered during the time of the survey.

- REFERENCES**
- Official tax map of Franklin Township, sheet #89.
 - Chicago Title Insurance Company, Commitment for Title Insurance, File No. ST-18973, Commitment Date January 25, 2021.
 - Map entitled, "Togor Properties; Final Plat Major Subdivision of Block 502, Lots 7, 8.01, 10.01 and 44.02; Township of Franklin, Somerset County, New Jersey" map prepared by The Reynolds Group and filed in the Office of the Clerk of Somerset County on November 22, 2000 as Map No. 3541.
 - Map entitled, "Wetlands Plan 297 Davidson Avenue, Franklin Township, Somerset County, New Jersey" revised to July 30, 2018 and prepared by Base Engineering Inc.
 - Freshwater Wetlands Letter of Interpretation: Line Verification File No.: 1808-03-0015.1

AREA TABLE

LOT 45.01	261,233± SQ. FT.	5.997± ACRES
LOT 46.01	217,800± SQ. FT.	5.000± ACRES
TOTAL	479,033± SQ. FT.	10.997± ACRES

CERTIFICATION

I hereby certify to the following parties that I am a Professional Land Surveyor licensed to practice in the State of New Jersey, and that this plan is based on an actual field survey performed under my immediate supervision. I further declare to the best of my knowledge and belief, that this plan is a correct and accurate representation of conditions existing as of the date hereon.

- Franklin Storage LLC
- Simplicity Title LLC
- Chicago Title Insurance Company
- Borus, Goldin, Foley, Vignuolo, Hyman & Stahl, PC
- 297 Davidson Avenue L.L.C.

S:\LOCAL_3D_SURVEY_PROJECTS\2021\21-010 (MURRAY - DAVIDSON)\R1\DWG-07(21)