

SURVEY NOTES

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MAY OF 2021, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND/OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES BEFORE ANY EXCAVATIONS ARE BEGUN. THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BENCHMARK = MAG NAIL = 46.92' (NAVD88).
BENCHMARK = MAG NAIL = 52.42' (NAVD88).
BENCHMARK = MAG NAIL = 55.33' (NAVD88).
BENCHMARK = MAG NAIL = 56.56' (NAVD88).
BENCHMARK = MAG NAIL = 58.60' (NAVD88).
BENCHMARK = MAG NAIL = 61.79' (NAVD88).
BENCHMARK = MAG NAIL = 63.48' (NAVD88).
BENCHMARK = MAG NAIL = 61.98' (NAVD88).
BENCHMARK = MAG NAIL = 64.18' (NAVD88).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C4S-8-36.3) AND N.J.A.C. 13-45-1(D).

SURVEY REFERENCES

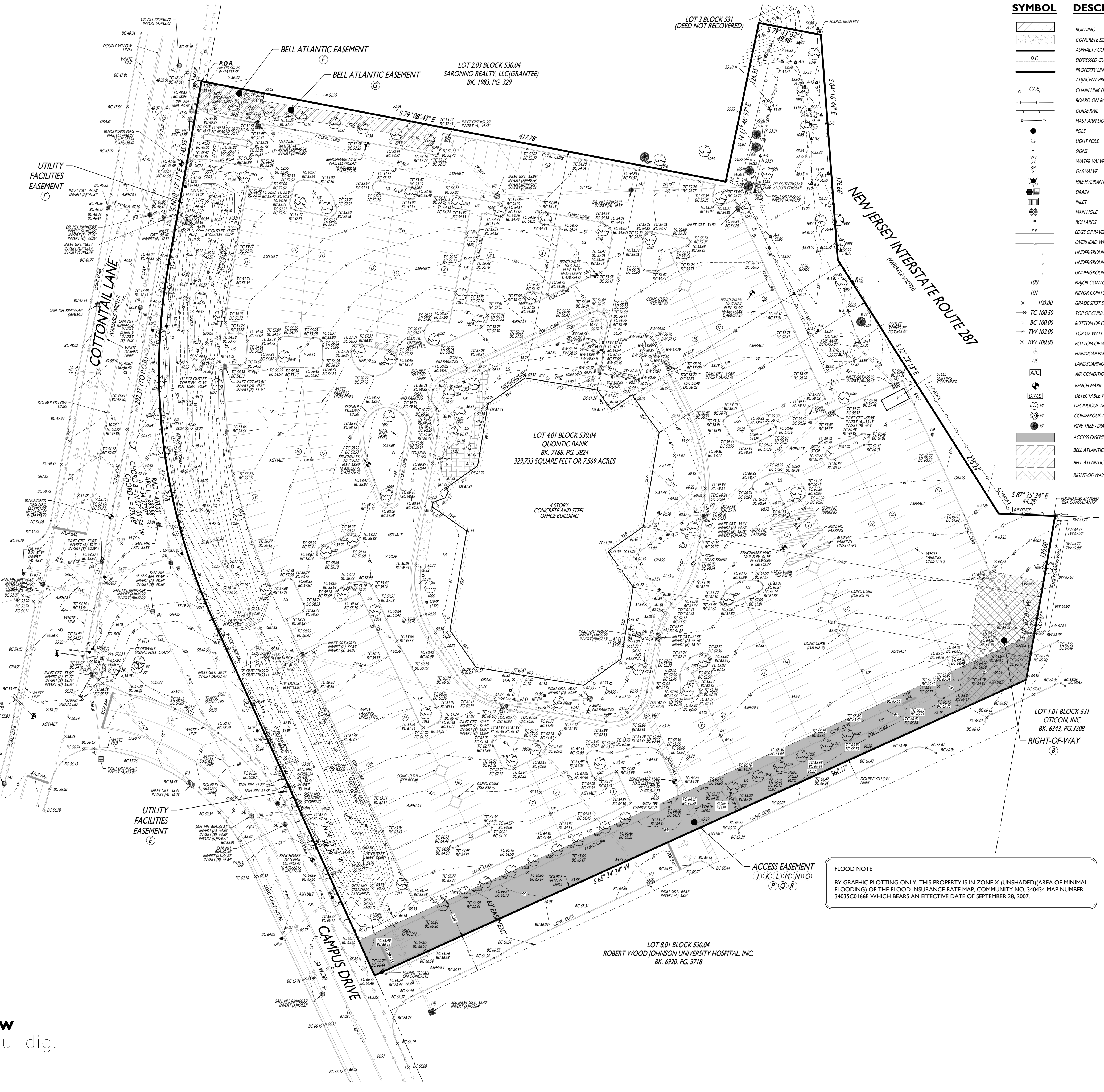
- DEED BETWEEN NORTHEAST SOMERSET, LLC (GRANTOR) AND QUANTIC BANK (GRANTEE), DATED 11/21/2019 AND FILED IN THE SOMERSET COUNTY CLERKS OFFICE AS DEED BOOK 7168 PAGE 3824.
- DEED BETWEEN SARONNO REALTY, LLC (GRANTOR) AND SARONNO REALTY, LLC (GRANTEE), DATED 11/01/1994 AND FILED IN THE SOMERSET COUNTY CLERKS OFFICE AS DEED BOOK 1983 PAGE 329.
- DEED BETWEEN S80 HOWARD HOLDINGS, LLC (GRANTOR) AND OTICON, INC. (GRANTEE), DATED 08/13/2010 AND FILED IN THE SOMERSET COUNTY CLERKS OFFICE AS DEED BOOK 6343 PAGE 3208.
- DEED BETWEEN RWJ PROPERTY HOLDING CORP. (GRANTOR) AND ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, INC. (GRANTEE), DATED 11/18/2016 AND FILED IN THE SOMERSET COUNTY CLERKS OFFICE AS DEED BOOK 6920 PAGE 3718.
- TOWNSHIP OF FRANKLIN, SOMERSET COUNTY NEW JERSEY TAX MAP, SHEET 94, DATED 1966 WITH A REVISION DATE OF 01/01/2010.
- SURVEY MAP BY LAKELAND SURVEYING OF TAX OF LOT 4.01 - BLOCK 530.04, 399 CAMPUS DRIVE, DATED 02/17/2020.

AREA NOTES

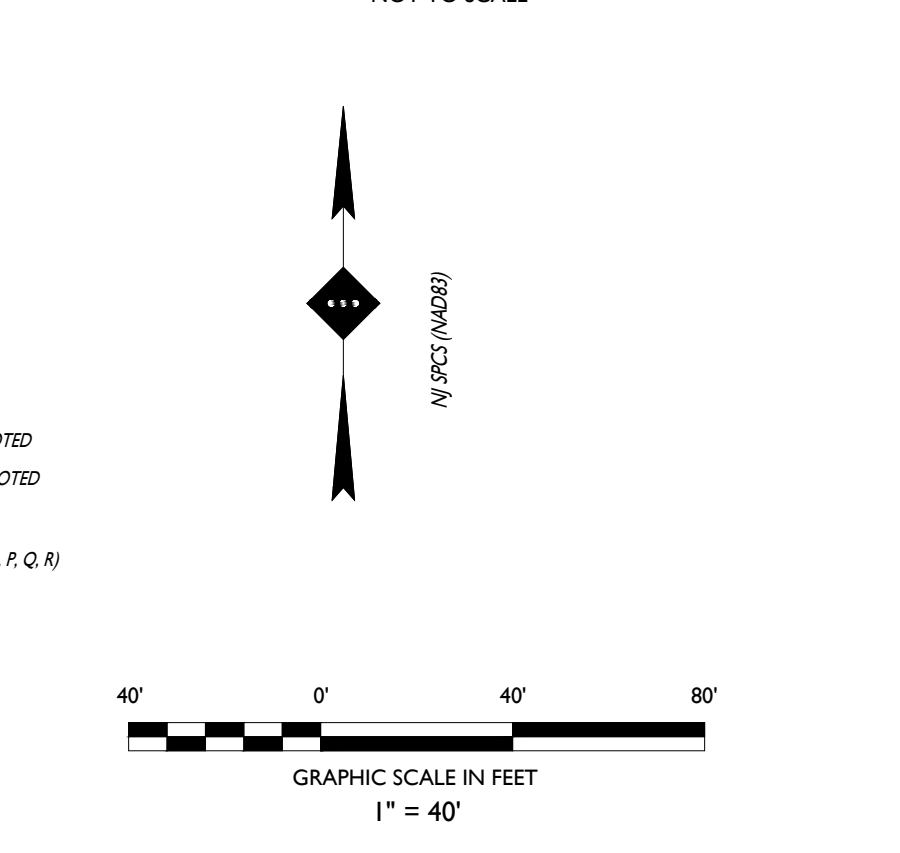
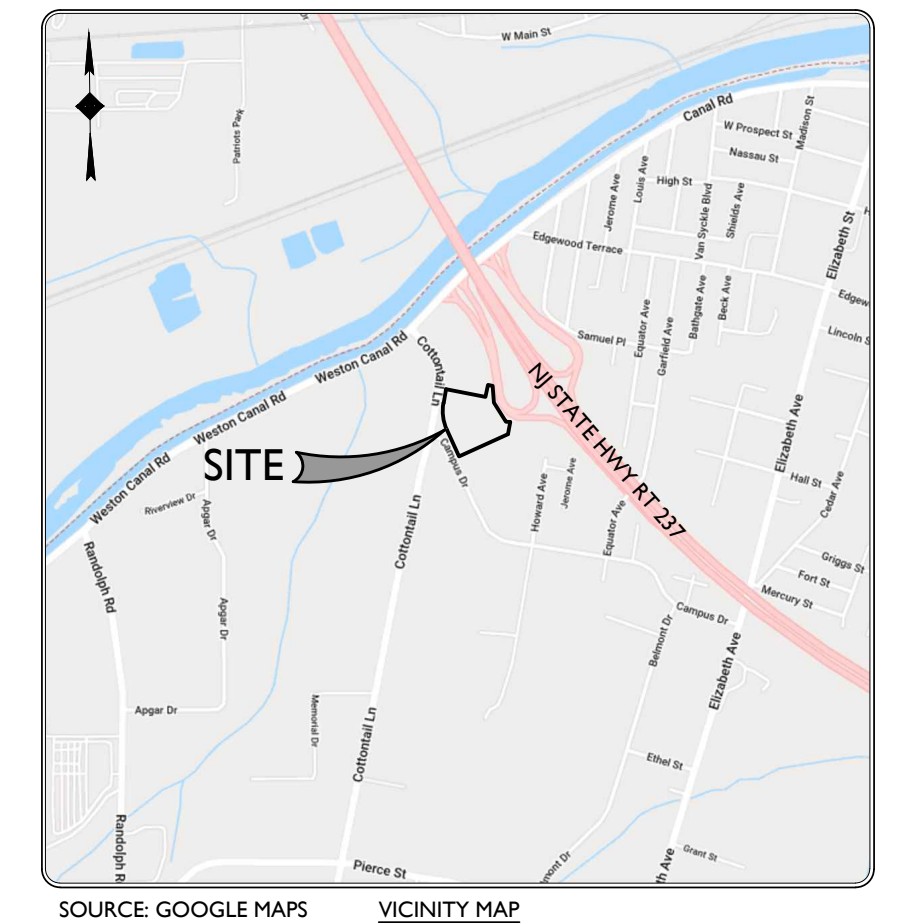
TOTAL LAND AREA
329,733 SQUARE FEET OR 7.569 ACRES

EXISTING STRIPED PARKING

REGULAR = 433 SPACES
HANDICAP = 7
TOTAL = 440 SPACES



SYMBOL	DESCRIPTION
[Hatched Box]	BUILDING
[Dashed Line]	CONCRETE SIDEWALK / MAT
[Dotted Line]	ASPHALT / CONCRETE CURB
[Thin Solid Line]	DEPRESSED CURB
[Thin Dashed Line]	PROPERTY LINE
[Thin Solid Line]	ADJACENT PROPERTY LINE
[Thin Dashed Line]	CHAIN LINK FENCE
[Thin Solid Line]	BOARD-ON-BOARD FENCE
[Thin Dashed Line]	GUIDE RAIL
[Thin Solid Line]	HAST ARM LIGHT POLE
[Thin Dashed Line]	POLE
[Thin Solid Line]	LIGHT POLE
[Thin Dashed Line]	SIGNS
[Thin Solid Line]	WATER VALVE
[Thin Dashed Line]	GAS VALVE
[Thin Solid Line]	FIRE HYDRANT
[Thin Dashed Line]	DRAIN
[Thin Solid Line]	INLET
[Thin Dashed Line]	MAN HOLE
[Thin Solid Line]	ROLLERS
[Thin Dashed Line]	EDGE OF PAVEMENT
[Thin Solid Line]	OVERHEAD WIRE
[Thin Dashed Line]	UNDERGROUND GAS LINE
[Thin Solid Line]	UNDERGROUND WATER LINE
[Thin Dashed Line]	UNDERGROUND ELEC. LINE
[Thin Solid Line]	MAJOR CONTOUR
[Thin Dashed Line]	MINOR CONTOUR
[Thin Solid Line]	GRADE SPOT SHOT
[Thin Dashed Line]	TOP OF CURB SHOT
[Thin Solid Line]	BOTTOM OF CURB SHOT
[Thin Dashed Line]	TOP OF WALL SHOT
[Thin Solid Line]	BOTTOM OF WALL SHOT
[Thin Dashed Line]	HANDICAP PARKING
[Thin Solid Line]	LANDSCAPING
[Thin Dashed Line]	AIR CONDITIONING UNIT
[Thin Solid Line]	BENCH MARK
[Thin Dashed Line]	DETECTABLE WARNING STRIP
[Thin Solid Line]	DIPOLOUS TREE - DIAMETER NOTED
[Thin Dashed Line]	CONIFEROUS TREE - DIAMETER NOTED
[Thin Solid Line]	PINE TREE - DIAMETER NOTED
[Thin Dashed Line]	ACCESS EASEMENT (L, K, L, M, N, O, P, Q, R)
[Thin Solid Line]	BELL ATLANTIC EASEMENT (F)
[Thin Dashed Line]	BELL ATLANTIC EASEMENT (G)
[Thin Solid Line]	RIGHT-OF-WAY (B)



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ALTA / NSPS LAND TITLE SURVEY

MAP OF SURVEY OF:

LOT 4.01, BLOCK 530.04
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
COUNTY OF SOMERSET, NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
4	06/14/2021	AG	-	-	REVISE INVERTS
3	06/10/2021	AG	-	-	ALTA UPGRADE
2	05/21/2021	AG	-	-	REVISE INVERTS
1	05/13/2021	DJS	05/04/2021	AW	FOR ISSUE

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 9 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 4, 2021

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

SCALE: 1"=40' PROJECT ID: PRI-210118 SHEET: 1 OF 2



Know what's below
Call before you dig.

SCHEDULE C

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY:

BEGINNING AT A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF CAMPUS DRIVE, SAID POINT BEING SITUATE AT THE INTERSECTION OF LOT 2.03 BLOCK 530.04 WITH THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF CAMPUS DRIVE; THENCE

- 1) FROM THE PLACE OF BEGINNING, SOUTH 84 DEGREES 14 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 417.78 FEET TO A POINT; THENCE
- 2) NORTH 6 DEGREES 41 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 126.95 FEET TO A POINT; THENCE
- 3) SOUTH 84 DEGREES 19 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 49.48 FEET TO A POINT; THENCE
- 4) SOUTH 9 DEGREES 22 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 176.66 FEET TO A POINT; THENCE
- 5) SOUTH 37 DEGREES 27 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 235.24 FEET TO A POINT; THENCE
- 6) NORTH 87 DEGREES 29 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 44.25 FEET TO A POINT; THENCE
- 7) SOUTH 4 DEGREES 56 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 130.00 FEET TO A POINT; THENCE
- 8) SOUTH 80 DEGREES 29 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 560.17 FEET TO A POINT; THENCE
- 9) ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF CAMPUS DRIVE NORTH 29 DEGREES 30 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 306.39 FEET TO A POINT; THENCE
- 10) FURTHER ALONG THE SAME, AROUND A CURVE HAVING AN ANGLE OF 34 DEGREES 37 MINUTES 07 SECONDS, A RADIUS OF 470.00 FEET, A TANGENT OF 146.47, AN ARC OF 283.98, FOR A CHORD COURSE OF 12 DEGREES 12 MINUTES 15 SECONDS WEST FOR A CHORD DISTANCE OF 279.68 FEET TO A POINT; THENCE
- 11) STILL FURTHER ALONG THE SAME, NORTH 5 DEGREES 06 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 145.93 FEET TO THE PLACE OF BEGINNING.

THE ABOVE TRACT IS DESIGNATED AS LOT 4.01 IN BLOCK 530.04 ON THE UNFILED MAP ENTITLED "MINOR SUBDIVISION OF LANDS OF CAMPUS DRIVE LTD PARTNERSHIP BLOCK 530.04, LOTS 4, 5, 6, 7, 8, 9 & 10, FRANKLIN TOWNSHIP, SOMERSET COUNTY AND PREPARED BY PLYMERS, WILLIAMSON & ASSOCIATES, INC.

TOGETHER WITH A 30-FOOT WIDE ACCESS EASEMENT ALONG THE EIGHTY COURSE ABOVE FOR USE BY THE OWNERS OF ADJACENT LOT 8.01, ON THE ABOVE REFERENCED MINOR SUBDIVISION MAP, AS WELL AS, FOR THE USE OF THE OWNERS OF ADJACENT LOT 1.01, BLOCK 531, SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDELINE OF CAMPUS DRIVE, SAID POINT MARKING THE TERMINUS POINT OF THE EIGHTH COURSE IN THE ABOVE DESCRIBED TRACT; THENCE

- 1) FROM SAID POINT RUNNING THENCE ALONG THE DIVIDING LINE OF LOT 8.01 AND LOT 4.01, NORTH 60 DEGREES 12 SECONDS EAST, 560.17 FEET TO A POINT IN THE WESTERLY LINE OF LOT 1.01, BLOCK 531, LANDS OF CP III, ASSOC.; THENCE
- 2) ALONG THE WESTERLY LINE OF LOT 1.01, BLOCK 531, SOUTH 04 DEGREES 56 MINUTES 39 SECONDS WEST 36.39 FEET TO A POINT; THENCE
- 3) PASSING THROUGH LOT 8.01, SOUTH 48 DEGREES 29 MINUTES 12 WEST, 539.59 FEET TO A POINT IN THE EASTERLY SIDELINE OF CAMPUS DRIVE; THENCE
- 4) ALONG THE EASTERLY SIDELINE OF CAMPUS DRIVE, NORTH 29 DEGREES 30 MINUTES 48 SECONDS WEST, 30.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTONTAIL LANE (VARIABLE WIDTH), SAID POINT BEING DISTANT 292.37 FEET NORTHERLY FROM THE INTERSECTION OF SAID EASTERLY LINE OF COTTONTAIL LANE, AND THE EASTERLY LINE OF CAMPUS DRIVE (60 FEET WIDE) IF BOTH LINES WERE EXTENDED, SAID BEGINNING POINT HAVING COORDINATES OF N: 479.646.26, E: 625.337.58 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM; THENCE

1. ALONG THE DIVIDING LINE OF LOT 4.01 AND LOT 2.03, BLOCK 530.04, SOUTH 79 DEGREES 08 MINUTES 43 SECONDS EAST, 417.78 FEET TO A POINT; THENCE
2. ALONG THE SAME, NORTH 11 DEGREES 46 MINUTES 57 SECONDS EAST, 126.95 FEET TO A POINT; THENCE
3. ALONG THE DIVIDING LINE OF LOT 4.01, BLOCK 530.04 AND LOT 3, BLOCK 531, SOUTH 79 DEGREES 13 MINUTES 52 SECONDS EAST, 49.48 FEET TO A POINT ON THE WESTERLY LINE OF NEW JERSEY INTERSTATE ROUTE 287 (VARIABLE WIDTH); THENCE
4. ALONG SAID WESTERLY LINE OF NEW JERSEY INTERSTATE ROUTE 287, SOUTH 04 DEGREES 16 MINUTES 44 SECONDS EAST, 176.66 FEET TO A POINT; THENCE
5. ALONG THE SAME, SOUTH 32 DEGREES 22 MINUTES 13 SECONDS EAST, 235.24 FEET TO A POINT; THENCE
6. ALONG THE SAME, SOUTH 87 DEGREES 25 MINUTES 34 SECONDS EAST, 44.25 FEET TO A FOUND DISK STAMPED "B2A CONSULTANTS"; THENCE
7. ALONG THE DIVIDING LINE OF LOT 4.01, BLOCK 530.04 AND LOT 1.01, BLOCK 531, SOUTH 10 DEGREES 02 MINUTES 01 SECONDS WEST, 130.00 FEET TO A POINT; THENCE
8. ALONG THE DIVIDING LINE OF LOT 4.01 AND LOT 28.01, BLOCK 530.04, SOUTH 65 DEGREES 34 MINUTES 34 SECONDS WEST, 560.17 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF CAMPUS DRIVE; THENCE
9. ALONG SAID EASTERLY LINE OF CAMPUS DRIVE, NORTH 24 DEGREES 25 MINUTES 26 SECONDS WEST, 306.39 FEET TO A POINT OF CURVATURE; THENCE
10. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 283.98 FEET, A DELTA ANGLE OF 34 DEGREES 37 MINUTES 07 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 06 MINUTES 54 SECONDS WEST AND A CHORD LENGTH OF 279.68 FEET TO A POINT OF TANGENCY; THENCE
11. ALONG THE AFOREMENTIONED EASTERLY LINE OF COTTONTAIL LANE, NORTH 10 DEGREES 12 MINUTES 13 SECONDS EAST, 145.93 FEET TO THE POINT AND PLACE OF BEGINNING.

TOTAL AREA = 329,733 SQUARE FEET OR 7,569 ACRES MORE OR LESS.

SCHEDULE B, PART II (EXCEPTIONS)

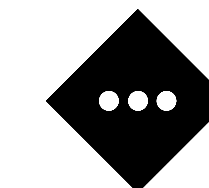
12. EASEMENTS AS CONTAINED IN BOOK 867, PAGE 345, BOOK 899, PAGE 314, BOOK 973, PAGE 420, BOOK 1066, PAGE 328, (BOOK 1477, PAGE 740), BOOK 1512, PAGE 651, BOOK 2261, PAGE 234, BOOK 1036, PAGE 186, BOOK 1348, PAGE 99, BOOK 1967, PAGE 454, BOOK 2076, PAGE 298, BOOK 2194, PAGE 333, BOOK 5704, PAGE 3123, BOOK 5850, PAGE 2490, BOOK 6515, PAGE 1488, BOOK 6747, PAGE 314, BOOK 6747, PAGE 377, BOOK 7211, PAGE 2927.

- A. (BOOK 867, PAGE 345) - EASEMENT NOT LOCATED ON SUBJECT PROPERTY, NOT SHOWN.
- B. (BOOK 899, PAGE 314) - PORTION OF RIGHT-OF-WAY EASEMENT LOCATED ON SUBJECT PROPERTY, SHOWN.
- C. (BOOK 973, PAGE 420) - PORTION OF SUBJECT PROPERTY DESCRIBED, NO EASEMENT DESCRIPTION CONTAINED IN SAID BOOK AND PAGE, NOT SHOWN.
- D. (BOOK 1066, PAGE 328) - EASEMENT NOT LOCATED ON SUBJECT PROPERTY, NOT SHOWN.
- E. (BOOK 1477, PAGE 740) - PSEG EASEMENT, BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN.
- F. (BOOK 1512, PAGE 651) - BELL ATLANTIC EASEMENT, SHOWN.
- G. (BOOK 2261, PAGE 234) - BELL ATLANTIC EASEMENT, SHOWN.
- H. (BOOK 1036, PAGE 186) - PORTION OF SUBJECT PROPERTY DESCRIBED, NO EASEMENT DESCRIPTION CONTAINED IN SAID BOOK AND PAGE, NOT SHOWN.
- I. (BOOK 1348, PAGE 99) - PORTION OF SUBJECT PROPERTY DESCRIBED, NO EASEMENT DESCRIPTION CONTAINED IN SAID BOOK AND PAGE, NOT SHOWN.
- J. (BOOK 1967, PAGE 654) - ACCESS EASEMENT, SHOWN.
- K. (BOOK 2076, PAGE 298) - ACCESS EASEMENT, SHOWN.
- L. (BOOK 2194, PAGE 333) - ACCESS EASEMENT, SHOWN.
- M. (BOOK 5704, PAGE 3123) - ACCESS EASEMENT, SHOWN.
- N. (BOOK 5850, PAGE 2490) - ACCESS EASEMENT, SHOWN.
- O. (BOOK 6515, PAGE 1488) - ACCESS EASEMENT, SHOWN.
- P. (BOOK 6747, PAGE 314) - ACCESS EASEMENT, SHOWN.
- Q. (BOOK 6747, PAGE 377) - ACCESS EASEMENT, SHOWN.
- R. (BOOK 7211, PAGE 2927) - ACCESS EASEMENT, SHOWN.

13. RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH IN DEED BOOK 1348, PAGE 99 AND BOOK 1466, PAGE 162.

- A. (BOOK 1348, PAGE 99) - RESTRICTIONS, RESERVATIONS AND CONDITIONS, BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN.
- B. (BOOK 1466, PAGE 162) - RESTRICTIONS, RESERVATIONS AND CONDITIONS, BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN.

Z:\PROJECTS\2021\PRI-210118\BOOKFILED PROPERTIES - 399 CAMPUS DRIVE FRANKLIN, NJ\STARTING COORDINATE II II - V4.DWG



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ALTA / NSPS LAND TITLE SURVEY

MAP OF SURVEY OF:

LOT 4.01, BLOCK 530.04
399 CAMPUS DRIVE
TOWNSHIP OF FRANKLIN
COUNTY OF SOMERSET, NEW JERSEY

NO.	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
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THOMAS F. MILLER
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LICENSED PROFESSIONAL LAND SURVEYOR
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