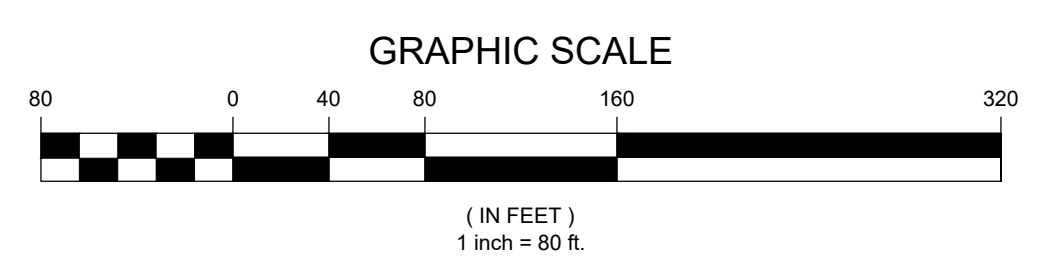


VICINITY MAP
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(NOT TO SCALE)

- NOTES:**
- PROPERTY KNOWN AS LOT 10.32, BLOCK 86.03, AS SHOWN ON THE OFFICIAL TAX MAP FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
 - AREA = 1,288,719 SQUARE FEET OR 29.585 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. 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. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- 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 CONTROL POINT ASSOCIATES, INC.
 - 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 WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - 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).
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL FOUND IN CURB, ELEVATION= 109.37'
TBM-B: MAG NAIL SET IN CONCRETE CURB, ELEVATION= 11.93'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PER CONTRACTUAL AGREEMENT THE LOCATIONS OF SITE FEATURES AND TOPOGRAPHIC INFORMATION IS SHOWN FOR A PORTION OF THE SUBJECT PROPERTY ONLY.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, SHEET #56.
 - MAP ENTITLED "FINAL MAP OF SECTION TWO, MURRAY INDUSTRIAL PARK AT FRANKLIN, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JULY 8, 1985 AS FILED MAP NUMBER 2228.
 - MAP ENTITLED "FINAL AMENDED MAP OF SECTION ONE, MURRAY INDUSTRIAL PARK AT FRANKLIN, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1985 AS FILED MAP NUMBER 2296.
 - MAP ENTITLED "FINAL AMENDED MAP OF SECTION TWO, MURRAY INDUSTRIAL PARK AT FRANKLIN, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1985 AS FILED MAP NUMBER 2297.
 - MAP ENTITLED "JUNTO INVESTMENTS/FT. 286, FINAL PLAT - SUBDIVISION, BLOCK NO. 86.03 LOT 1.07 & 1.06 TAX MAP NO. 56" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 9, 1987 AS FILED MAP NUMBER 2458.
 - MAP ENTITLED "TRILAND PROJECT, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, FINAL SUBDIVISION PLAN" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON MAY 20, 1987 AS FILED MAP NUMBER 2498.
 - MAP ENTITLED "FINAL AMENDED MAP OF SECTION ONE, MURRAY INDUSTRIAL PARK AT FRANKLIN, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY NEW JERSEY" FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON APRIL 8, 1998 AS FILED MAP NUMBER 2589.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

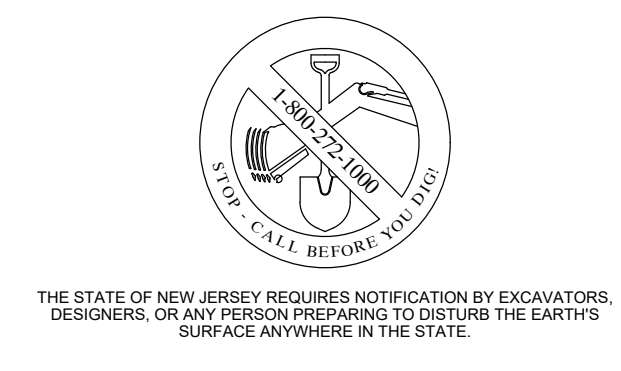
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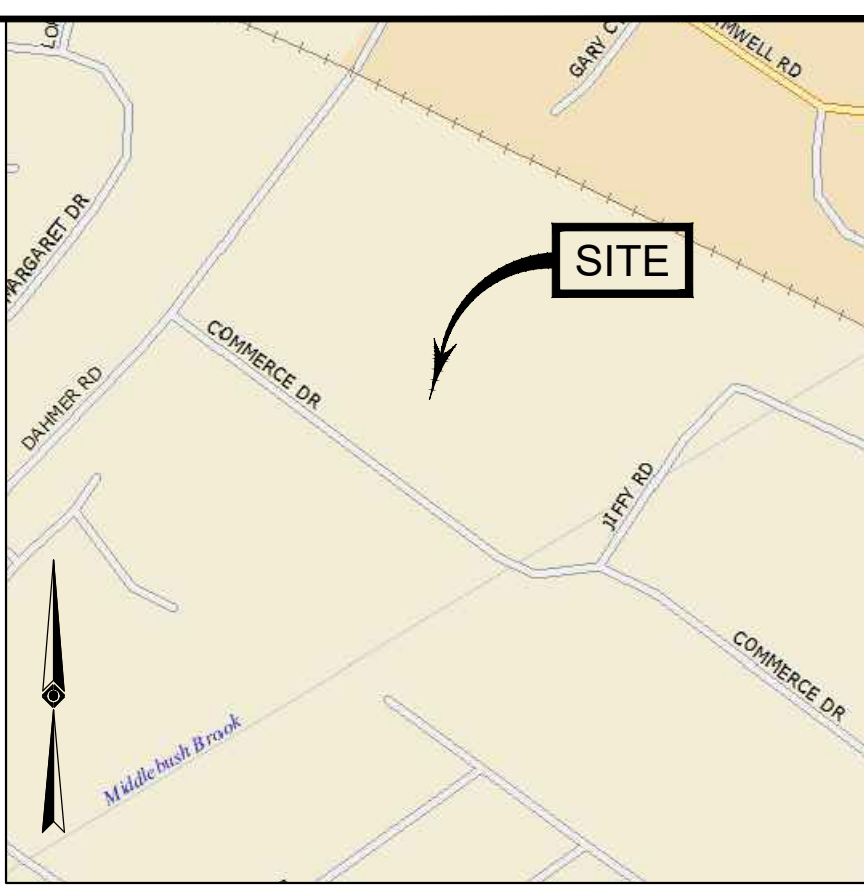
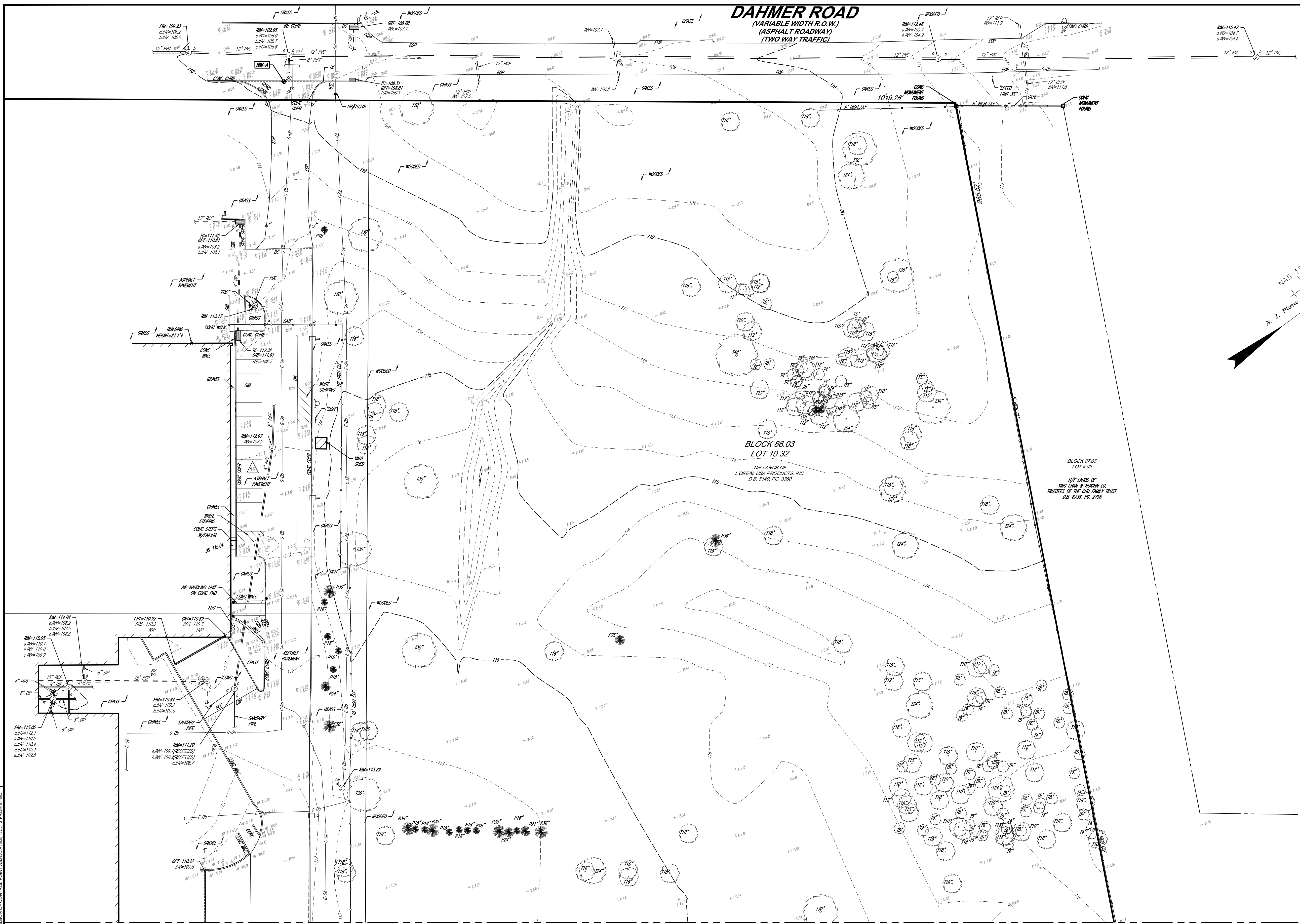
JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	07-12-2021	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY	
FIELD BOOK NO.	21-35	BLOCK 86.03, LOT 10.32	
FIELD BOOK PG.	3	105 COMMERCE DRIVE	
FIELD CREW	K.O./R.W.	TOWNSHIP OF FRANKLIN, SOMERSET COUNTY	
DRAWN:	P.R.V.	STATE OF NEW JERSEY	
REVIEWED:	M.W.	DATE	07-30-2021
APPROVED:	J.D.S.	SCALE	1" = 80'
FILE NO.	01-210211-00	DWG. NO.	1 OF 3

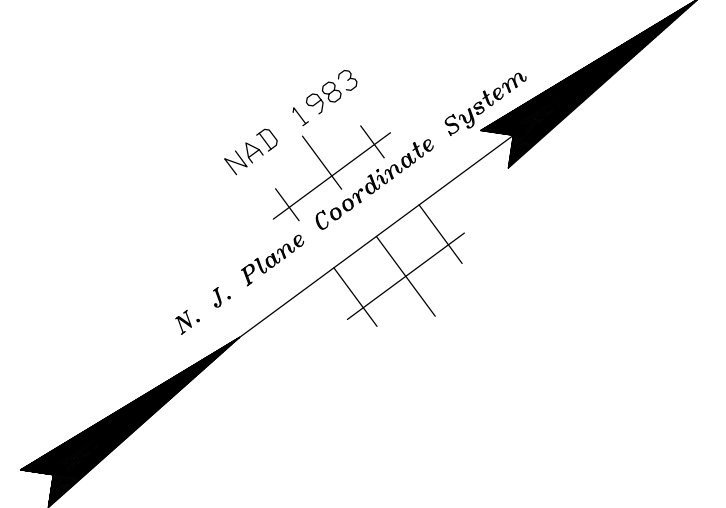
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0999 • 908.668.0995 FAX
WWW.CPASURVEY.COM

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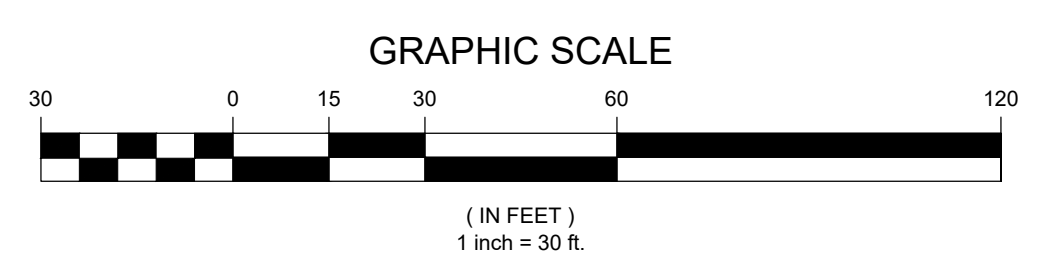


MATCH LINE TO SHEET 3

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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

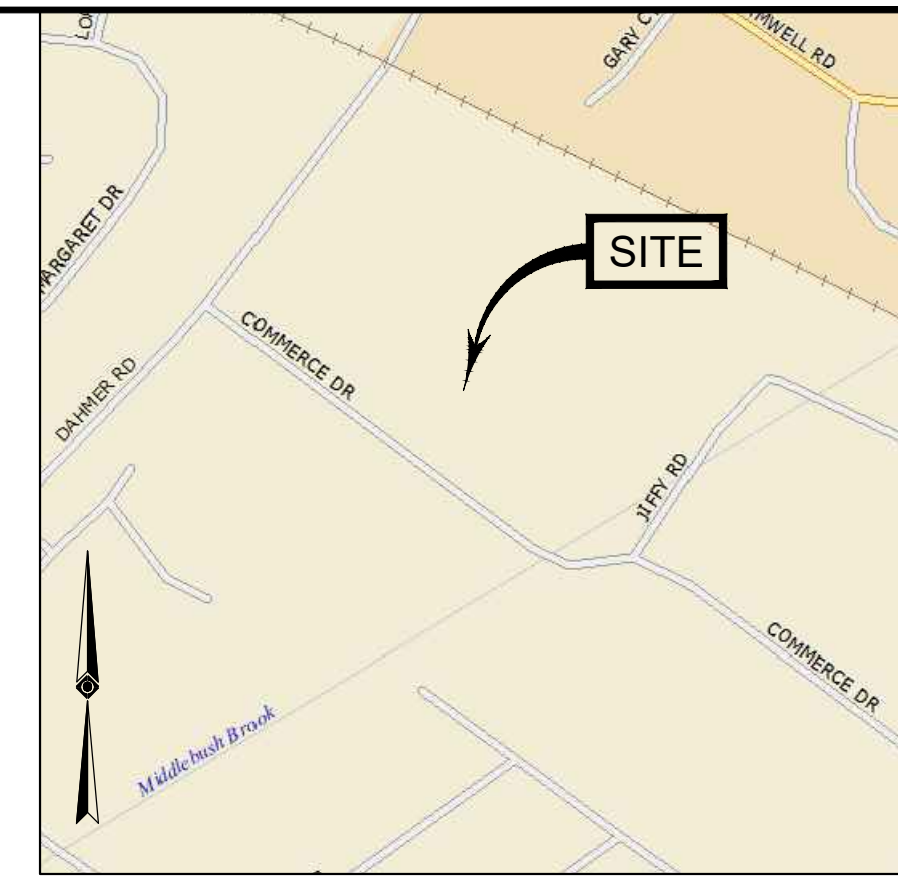
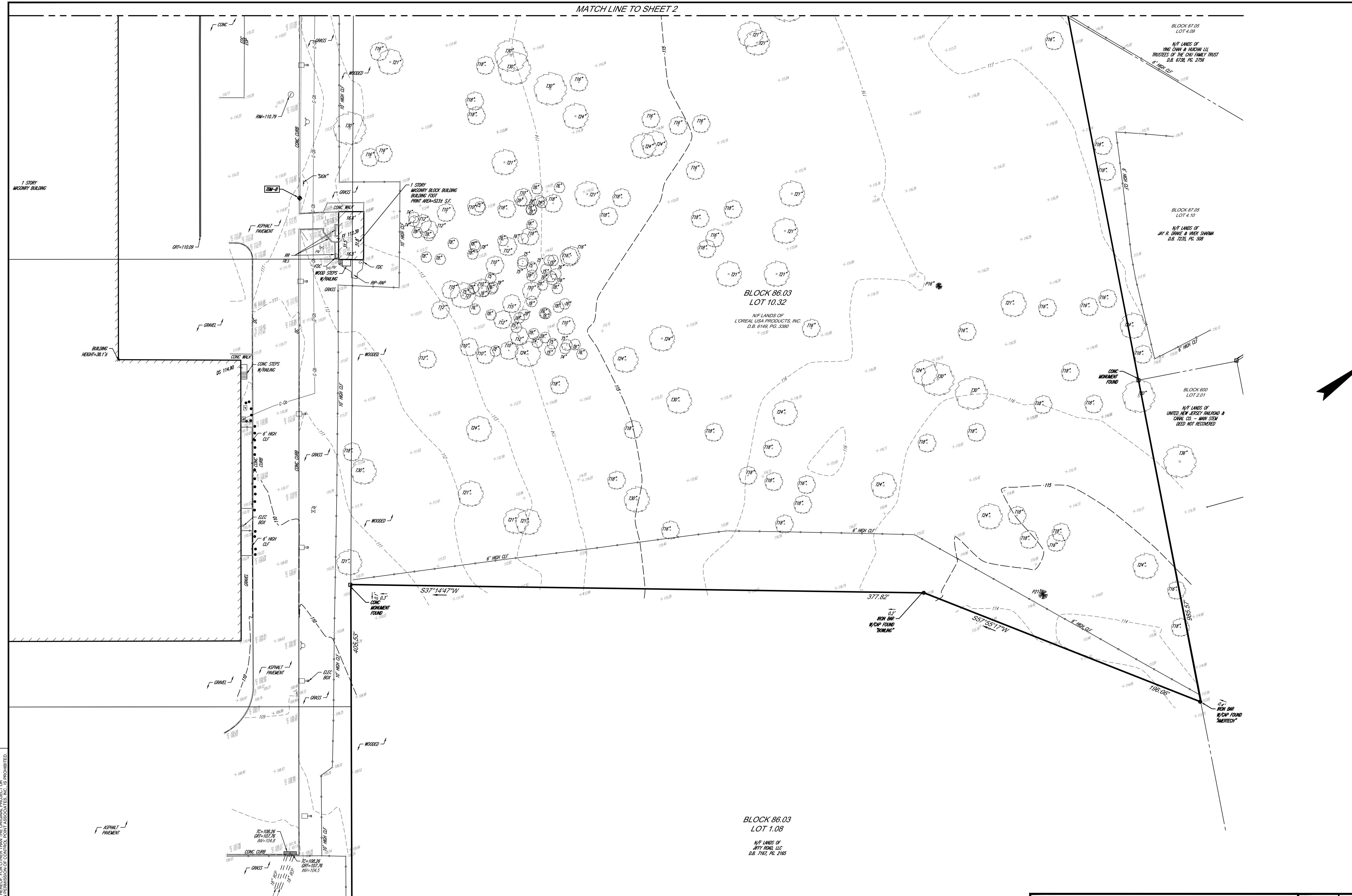
JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

07-30-2021
DATE

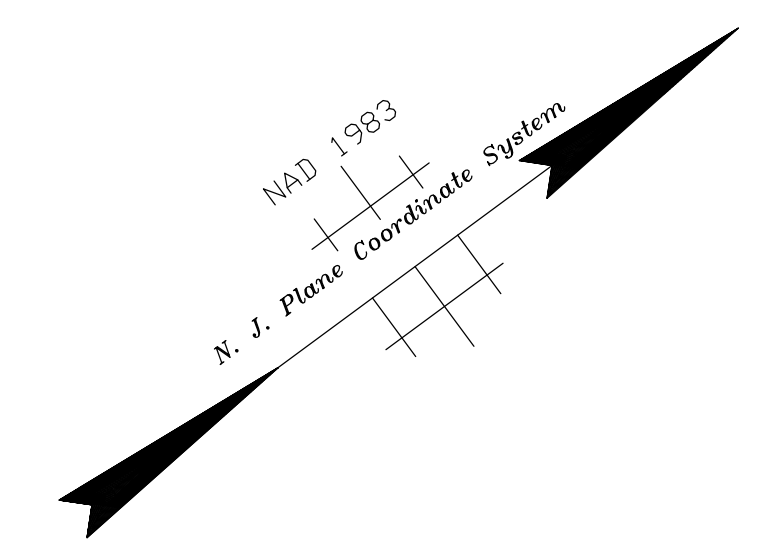
FIELD DATE	07-12-2021	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY			
FIELD BOOK NO.	21-35	BLOCK 86.03, LOT 10.32			
FIELD BOOK PG.	3	105 COMMERCE DRIVE			
		TOWNSHIP OF FRANKLIN, SOMERSET COUNTY			
		STATE OF NEW JERSEY			
FIELD CREW	K.O./R.W.				
DRAWN	P.R.V.	CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059			
REVIEWED	M.W.	DATE	SCALE	FILE NO.	DWG. NO.
		07-30-2021	1" = 30'	01-210211-00	2 OF 3

CHALFONTE, PA 2151218800
MT. LAUREL, NJ 0805473000
MANHATTAN, NY 9143604411
LONG BRANCH, NJ 8483604411
SOUTH BRIDGE, MA 9783443000
ALBANY, NY 5182121000
ROCKY HILL, CT 8602601900

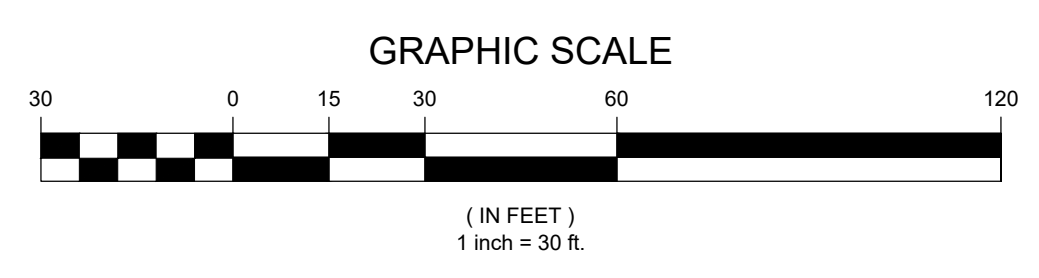
MATCH LINE TO SHEET 2



VICINITY MAP
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(NOT TO SCALE)



BLOCK 86.03
LOT 1.08
N/2 LANDS OF
JAY H. HALL, LLC
D.B. 7192, PG. 2165



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

07-30-2021
DATE

FIELD DATE	07-12-2021
FIELD BOOK NO.	21-35
FIELD BOOK PG.	3
FIELD CREW	K.O./R.W.
DRAWN	P.R.V.
REVIEWED	M.W.

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
BLOCK 86.03, LOT 10.32
105 COMMERCE DRIVE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
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CHALFONTE, PA 215-712-0800
MIL FIELDS, NJ 908-471-3000
MANHATTAN, NY 914-761-4111
LONG BRANCH, NJ 732-261-2641
SOUTH BRIDGE, MA 508-545-3000
ALBANY, NY 518-251-7600
ROCKY HILL, CT 860-250-1700

FILE NO.	01-210211-00
DWG. NO.	3 OF 3

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