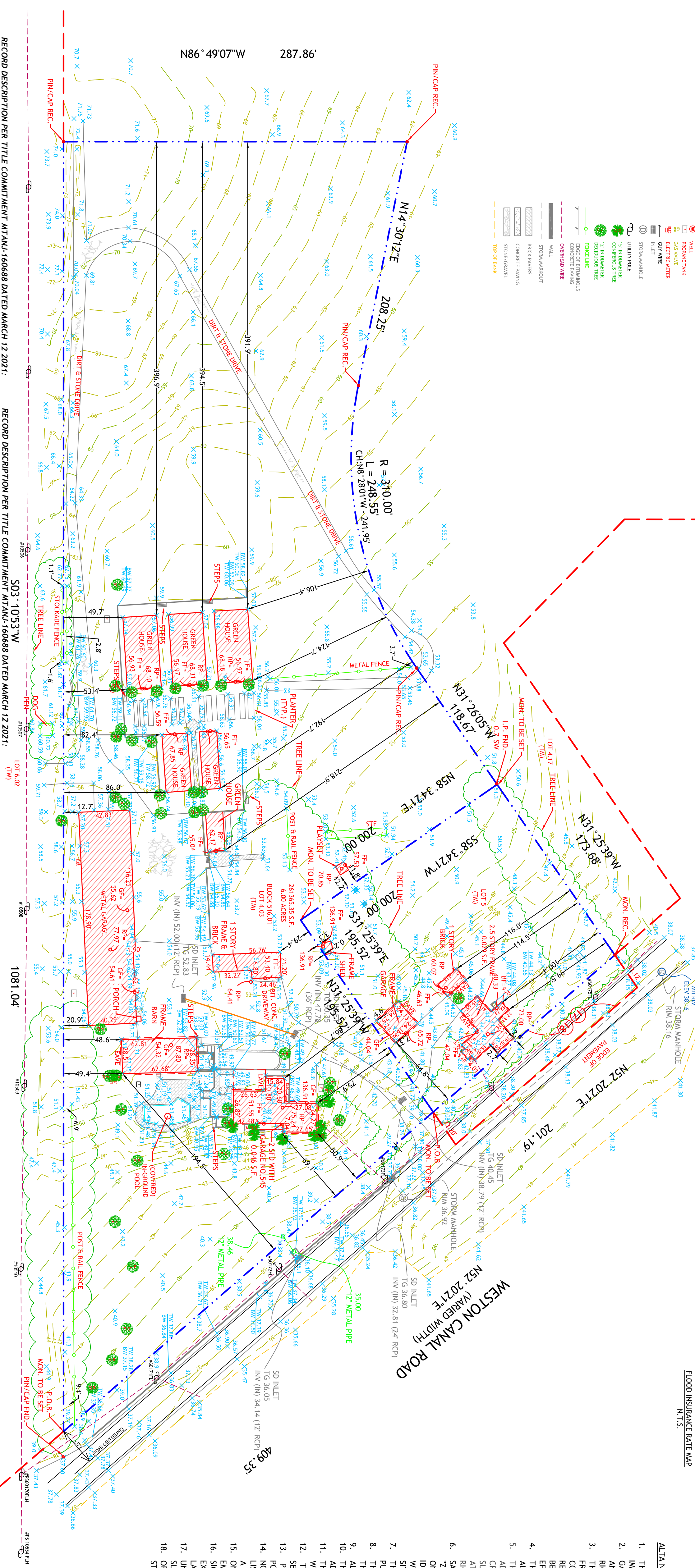


OUTDOOR PARKING SPACE TABLE	
REGULAR PARKING	HANDICAP PARKING
0 SPACES	0 SPACES

ESSEMENT NO.	DEED BOOK & PAGE	TO	DESCRIPTION	NOTES
1 - 13	N/A	N/A	N/A	UNPLOTTABLE NOT A SURVEY MATTER
14	5069 - 427	TOWNSHIP OF FRANKLIN	DEDICATION FOR ROADWAY PURPOSES	UNPLOTTABLE - DESCRIPTION UNPLOTTABLE
15	6080 - 1810	COUNTY OF SOMERSET	DEDICATION FOR ROADWAY PURPOSES	UNPLOTTABLE - DESCRIPTION UNPLOTTABLE
16	N/A	N/A	N/A	UNPLOTTABLE NOT A SURVEY MATTER
17 - 18	N/A	N/A	N/A	SEE SURVEY
19 - 20	N/A	N/A	N/A	UNPLOTTABLE NOT A SURVEY MATTER



RECORD DESCRIPTION PER TITLE COMMITMENT MTAN-160688 DATED MARCH 12 2021:
TRACT 1: (545 WESTON CANAL ROAD)

RECORD DESCRIPTION PER TITLE COMMITMENT MTAN-160688 DATED MARCH 12 2021:
TRACT 2: (549 WESTON CANAL ROAD)

AS SURVEYED DESCRIPTION:
(LOT 4.03)

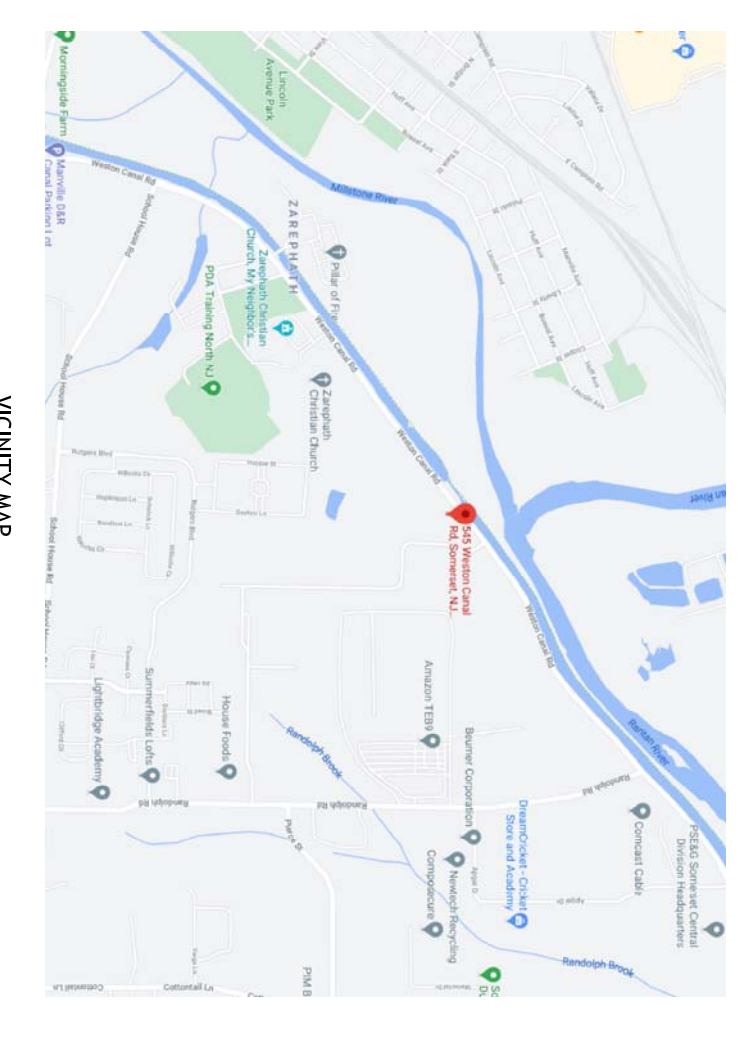
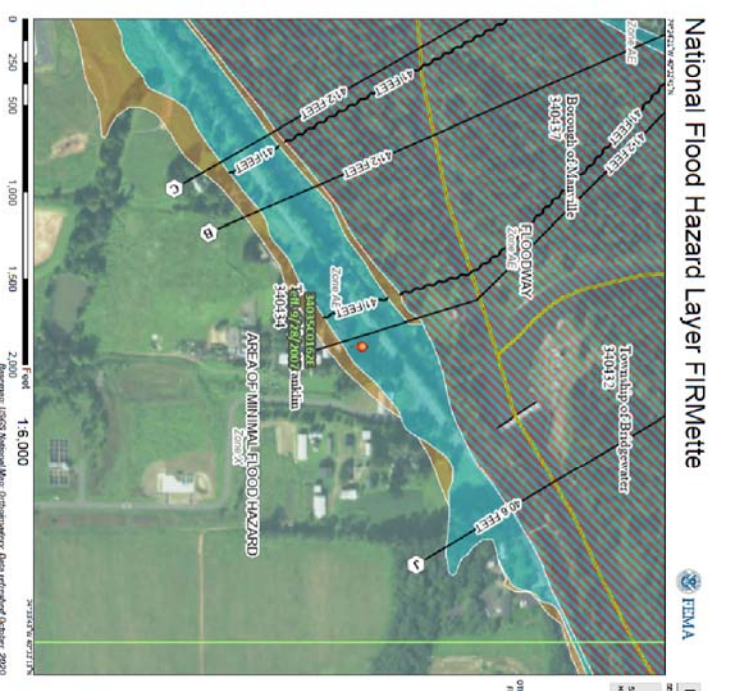
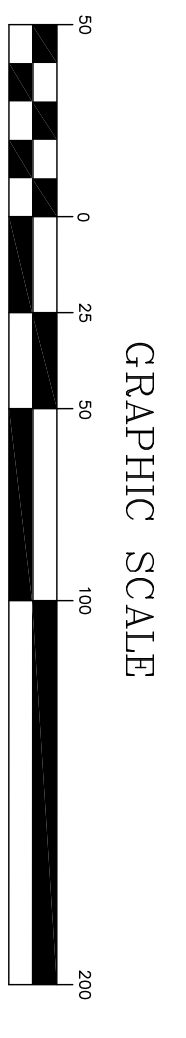
DESCRIPTION OF PROPERTY SITUATED IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BEING KNOWN AS LOT 4.03 IN BLOCK 516.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE SAME, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. SOUTH 03 DEGREES 11 MINUTES 48 SECONDS WEST 1,081.04 FEET ALONG A PORTION OF SAID WESTERN LINE OF SAID LOT 6.02 TO A POINT AND A NORTHWESTERLY CORNER OF NEW LOT 4.04 IN BLOCK 516; THENCE ALONG NORTHERLY AND EASTERLY LINES OF SAID NEW LOT 4.04 THE FOLLOWING 4 COURSES TO WIT:
2. NORTH 86 DEGREES 48 MINUTES 12 SECONDS WEST 287.86 FEET TO A POINT AND CORNER; THENCE
3. NORTH 14 DEGREES 31 MINUTES 07 SECONDS EAST 208.25 FEET TO A POINT OF CURVE;
4. THENCE CURVE BEARING TO THE LEFT IN A NORTHWESTERLY DIRECTION AND HAVING A RADIUS OF 310.00 FEET, A DELTA ANGLE OF 45 DEGREES 56 MINUTES 19 SECONDS AND AN ARC LENGTH OF 248.55 FEET TO A POINT OF TANGENCY; THENCE
5. NORTH 31 DEGREES 25 MINUTES 10 SECONDS WEST 118.67 FEET TO A POINT AND MOST SOUTHERLY CORNER OF LOT 5 IN BLOCK 516; THENCE ALONG THE SOUTHEASTLY AND A PORTION OF THE EASTERLY LINES OF SAID LOT 5 THE FOLLOWING 2 COURSES TO WIT:
6. NORTH 58 DEGREES 35 MINUTES 16 SECONDS EAST 200.00 FEET TO A POINT AND CORNER; THENCE
7. NORTH 31 DEGREES 34 MINUTES 44 SECONDS WEST 105.52 FEET TO A POINT WHERE THE EASTERN LINE OF SAID LOT 5 INTERSECTS WITH THE WESTERN LINE OF SAID LOT 4.03 HEREIN DESCRIBED NEW LOT 4.03 IN BLOCK 516; THENCE
8. NORTH 52 DEGREES 21 MINUTES 16 SECONDS EAST 409.35 FEET ALONG THE LAST MENTIONED LINE OF WESTON CANAL ROAD TO THE POINT AND PLACE OF BEGINNING.

1. SOUTH 26 DEGREES 46 MINUTES EAST MAKING A NEW LINE THROUGH THE PREMISES CONVEYED TO WILLIAM A. BROWN AND VERNITA H. BROWN, HUSBAND AND WIFE, AS AFORESAID AND PASSING OVER AN IRON PIN SET 16.38 FEET FROM THE BEGINNING OF THIS COURSE, A TOTAL OF 228.72 FEET TO AN IRON PIN MARKING A NEW CORNER; THENCE
2. SOUTH 63 DEGREES 14 MINUTES WEST MAKING ANOTHER NEW LINE THROUGH THE SAID PREMISES OF WILLIAM A. BROWN AND VERNITA H. BROWN, HUSBAND AND WIFE, A DISTANCE OF 208.25 TO A POINT, BEING MARKED BY A RECOVERED CAPPED REBAR; THENCE
3. NORTH 14 DEGREES 31 MINUTES WEST PARALLEL TO THE FIRST COURSE HEREIN AND MAKING STILL ANOTHER NEW LINE THROUGH THE SAID PREMISES OF WILLIAM A. BROWN AND VERNITA H. BROWN, HUSBAND AND WIFE, AND PASSING OVER AN IRON PIN SET 20.00 FEET FROM THE TERMINATION OF THIS COURSE A TOTAL DISTANCE OF 206.80 FEET TO A POINT IN THE CENTER OF SOMERSET COUNTY HIGHWAY ROUTE #15; THENCE
4. NORTH 57 DEGREES 00 MINUTES EAST ALONG THE CENTER OF THE POINT AND PLACE OF BEGINNING.

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ALTA NOTES:

1. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
2. EASEMENTS AND EASEMENTS ENTER THROUGH ADJOINING PUBLIC STREETS AND EASEMENTS OF RECORD ARE SHOWN EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE SAID PREMISES.
3. THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN A COMMITMENT FROM MADISON TITLE AGENCY, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. MTAN-160688, DATED 03/12/2021, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS WHICH THE UNDERSIGNER HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. THE ADJOINING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.
5. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY & NO ENCROACHMENTS ONTO ADJOINING PROPERTIES EXCEPT ALONG THE SOUTHERLY LINE, THERE IS A DIRT & STONE DRIVEWAY CROSSING OVER THE PROPERTY LINE, THIS SAME DRIVEWAY CROSSES OF OFF THEN BACK ONTO THE SUBJECT PROPERTY ALONG THE WESTERLY PROPERTY LINE, FINALLY ALONG THE FRONT OF LOT 4.03, AT THE FRONT-LEFT CORNER, THERE IS A FENCE EXTENDING FROM THE SUBJECT PROPERTY INTO THE RIGHT OF WAY SLIGHTLY.
6. SAID PROPERTIES LOCATED BY GRAPHIC PLOTTING ONLY WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" (AREAS OF ANNUAL FLOOD HAZARD) & ZONE "AE" WITH A BASE FLOOD ELEVATION OF FEET IDENTIFICATION OF SEPTEMBER 28, 2007 FOR THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NJ WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
7. THE PROPERTY HAS FRONTAGE AND ACCESS TO WESTON CANAL ROAD WHICH IS A DULY DEDICATED PUBLIC ROW (ACCESS MAY BE LIMITED BY STATE, COUNTY & MUNICIPAL REGULATIONS).
8. THERE ARE 0 REGULAR STRIPED PARKING SPACES AND 0 HANDICAPPED PARKING SPACES OUTDOORS ON THE SAID LOT SHOWN HEREON.
9. ALTA TABLE A (VEHICLE GARAGE) SERVICES IS NOT IN RECEIPT OF A ZONING REPORT.
10. ADDITIONS WITHIN RECENT MONTHS.
11. THERE IS NO OBSERVED EVIDENCE ANY CHANGES IN STREET RIGHT OF WAY LINES, SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL AND CEMETERIES & BURIAL GROUNDS.
12. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
13. PROPERTY SUBJECT TO DOCUMENTS OF RECORD; NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TRELANDS; OTHER PERSON NOT A RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR TO ANY MATTER SET FORTH IN A SURVEY AFFIDAVIT.
14. NO REPRESENTATION OR WARRANTY, WHETHER DIRECT OR INDIRECT, OR FOR ANY MATTER SET FORTH IN ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL, SHALL BE CONSIDERED VALID COPIES.
15. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
16. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
17. TRACTS SHOWN HEREON ARE BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE IN BOOK 698 AT PAGE 246, AND ITS ADJOINERS TO THE EAST, AND FROM THE SAID BEGINNING POINT RUNNING.
18. STRUCTURES (IE. BUILDINGS, SHEDS, ETC.).

CERTIFIED TO:
TT HOLDER ENTITY LLC;
---OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
MADISON TITLE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2014 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.S., AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16, 17, 19, 20 (S2,000,000)-OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 07, 2021.

DATE OF MAP OR PLAT: APRIL 07, 2021

ALAN R. BOETTGER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 41997

CLEARPOINT SERVICES LLC
Professional Land Surveyors

545-549 WESTON CANAL ROAD
~ LOT 5 & 4.03 ~
~ BLOCK 516.01 ~
SITUATED IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

ALTA SURVEY LAND SURVEY
PREPARED FOR
TT HOLDER ENTITY LLC
---OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
MADISON TITLE AGENCY, LLC.

JOB NO. 21-3422 SCALE 1"=50'
DATE: 06-07-2021
TOWNSHIP OF FRANKLIN, NEW JERSEY
TITLE NO. MTAN-160688 PLAT NO.