

20' WIDE
BUCKEYE PIPE LINE
COMPANY EASEMENT
DBK. 1290/451 AMENDING
DBK. 756/466 & DBK. 864/374.

BLOCK 502.01, LOT 10.03
N/F PR KC SOMERSET OWNERCO, LP %
PRUDENTIA
DBK. 6568/3451

20' WIDE
BUCKEYE PIPE LINE
COMPANY EASEMENT
DBK. 1275/613

BLOCK 502.01, LOT 7.01
N/F TRAQUAIR CORPORATION
DBK. 2324/773

WOODS
AND
BRUSH

BLOCK 502.01, LOT 50.01
N/F LUKOFF, ABRAHAM & ESTER
DBK. 721/444

BLOCK 502.01, LOT 6.01
N/F BALOGH ASSOCS. II,
LLC DBK. 6073/2377

BLOCK 502.01, LOT 45.01
N/F NEW SOMERVILLE
ACQUISITIONS, L.L.C.
DBK. 2050/121

BLOCK 502.01, LOT 46.01
N/F NEW SOMERVILLE
ACQUISITIONS, L.L.C.
DBK. 2132/441

TM BLOCK 502
LOT 47.01
N/F ALLEN B. AND
JOYCE MILLER
DBK. 2154/370
(PARCEL 1)
(194,187 sq.ft.)
4.48 ac.±

LOT 47.02
BLOCK 502.01
N/F ROYAL SOMERSET INN, LLC
DBK. 5456/1121
AREA: 469,045 sq.ft.
10.77 ac.±

TM BLOCK 502
LOT 48.01
N/F MICHAEL CHARLES MURRAY, RAYMOND
SCOTT MURRAY, PATRIC MICHAEL MURRAY,
LISA MARIE MORRIS, ROBIN MARIE
FLANAGAN, ROBERT FRANCIS MURRAY, JR.
AND MARY ANN MURRAY
DBK. 1895/790
(261,233 sq.ft.)
6.00 ac.±

TM BLOCK 502
LOT 49.01
N/F ALLEN B. AND
JOYCE MILLER
DBK. 2154/370
(PARCEL 2)
(25,892 sq.ft.)
0.59 ac.±

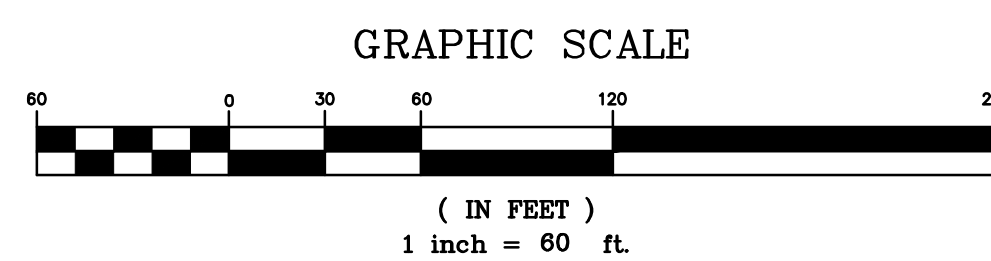
BLOCK 502.01, LOT 50.01
N/F LUKOFF, ABRAHAM & ESTER
DBK. 721/444

NOTES

1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THE REYNOLDS GROUP, INC. AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS WITHIN, AND/OR OMISSIONS FROM ANY DOCUMENTS PROVIDED BY OTHERS.
4. BASED ON THE FOLLOWING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS:
a.) FOR LOT 47.01, COMMITMENT NO. RV-19183-170, DATED OCTOBER 1, 1998.
b.) FOR LOT 48.01, COMMITMENT NO. RV-21268-170, DATED MARCH 24, 2000.
c.) FOR LOT 49.01, COMMITMENT NO. RV-21280-170, DATED APRIL 1, 2000.
d.) FOR LOT 47.02, COMMITMENT NO. RV-25360-170, DATED OCTOBER 5, 2005.
5. WETLANDS SHOWN HEREON WERE DELINEATED BY THIS FIRM AND ARE SUBJECT TO APPROVAL BY N.J.D.E.P.
6. HORIZONTAL DATUM IS NAD83 (U.S. SURVEY FOOT) AND VERTICAL DATUM IS NAVD 88 (FEET), BASED ON GPS PERFORMED BY THE REYNOLDS GROUP, INC.
7. PARKING SPACES
85 REGULAR
4 HANDICAPPED
89 TOTAL

REFERENCES

1. MAP ENTITLED, "RECORD PLAN OF BLOCK 502, LOT 47.02, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED DECEMBER 24, 2005.
2. MAP ENTITLED, "MAP OF CONSOLIDATION PROPOSED LOT 47.02 OF BLOCK 502, LOTS 47.01, 48.01 & 49.01, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED DECEMBER 3, 2001.
3. TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY TAX MAP SHEET NO. 89.
4. STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION "FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION", FILE NO.: 1808-17-0003.1, DATED AUGUST 30, 2017.
5. MAP ENTITLED, "BOUNDARY, TOPOGRAPHIC AND WETLANDS SURVEY OF BLOCK 502.01, LOTS 50.01, 51.01 & 52.01, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED MAY 13, 2016, LAST REVISED DECEMBER 13, 2021.



revisions		
no.	date	description
1	8-23-22	update title block/easements

LEGEND

- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER METER
- ⊕ CURB STOP
- ⊕ DRAINAGE MH
- ⊕ CURB INLET
- ⊕ LAWN INLET
- ⊕ SANITARY MH
- ⊕ CLEANOUT
- BOLLARD
- ⊕ SIGN
- ⊕ LIGHT
- ⊕ MAIL BOX
- ⊕ GUY WIRE
- ⊕ UTILITY POLE
- ⊕ ELECTRIC MH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- X - FENCE
- ⊕ GATE POST
- W - WATER LINE
- G - GAS LINE
- E - ELECTRIC LINE
- S - SANITARY LINE
- OH - OVERHEAD WIRES

R Engineers
Landscape Architects
Land Surveyors
Planners
575 Route 28, Suite 110
Raritan, N.J. 08869
908-722-1500
Fax 908-722-7035

The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number 246A27989200
Number 21MH00004300
F. Mitchell Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

HOWARD C. LOPSHIRE
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 246S02680300

drawing title
MAP OF SURVEY
of
BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

job number 99-005	drawing number B-1
scale 1"=60'	
checked by JMH	
drawn by CRL	
date 8/09/06	sheet 1 of 1