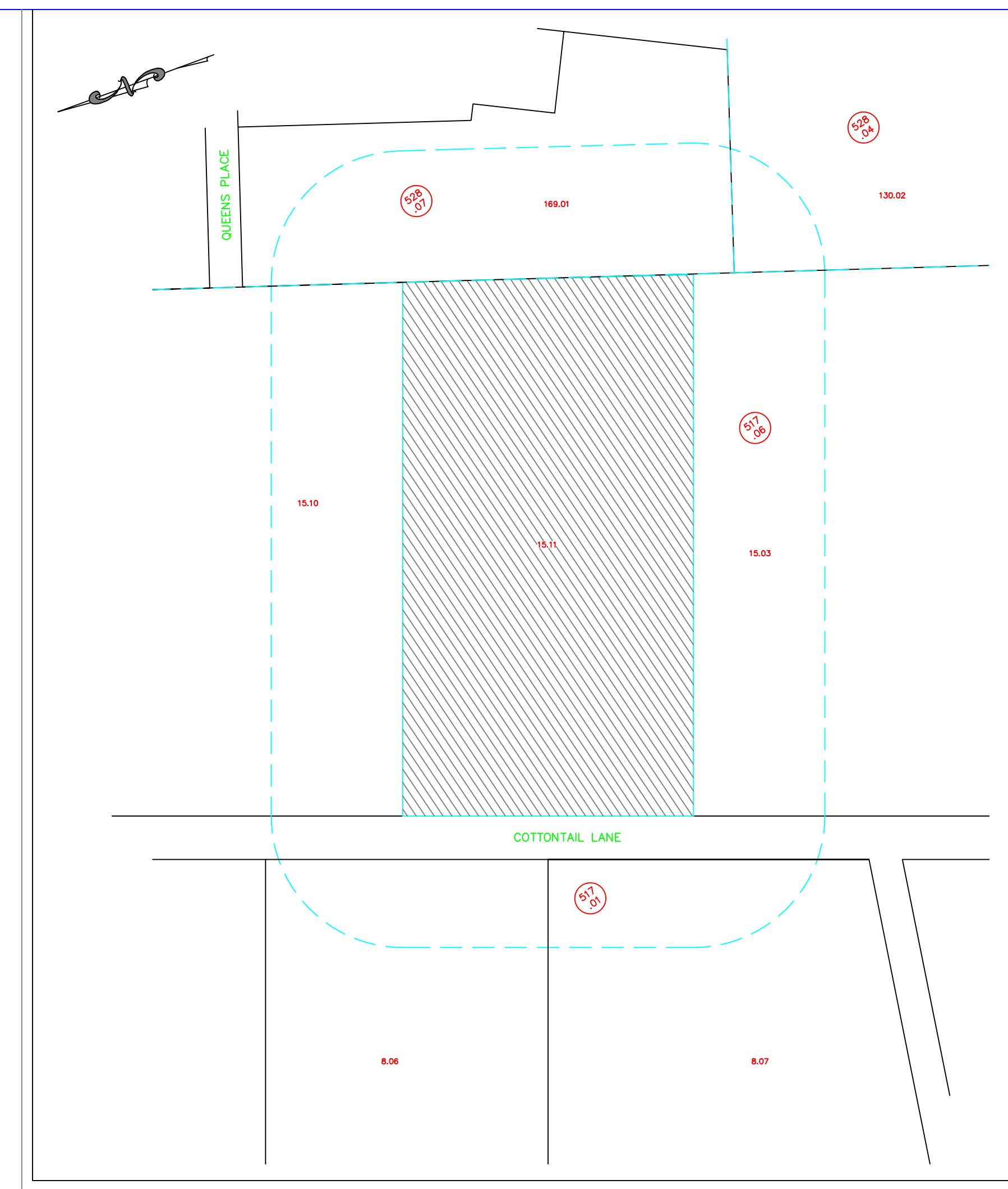


- LEGEND**
- BOUNDARY LINE
  - R.O.W. LINE
  - OVERHEAD WIRES
  - CURB LINE
  - DROP CURB
  - MANHOLE-TELEPHONE
  - MANHOLE-PUBLIC SERVICE
  - MANHOLE (SEWER)
  - CATCH BASIN
  - INLET
  - WATER VALVE
  - GAS VALVE
  - UNMARKED VALVE
  - OIL FILL CAP
  - FIRE HYDRANT
  - SIGN POST
  - LIGHT POST
  - UTILITY POLE
  - UTILITY POLE WITH LIGHT
  - SPOT ELEVATION
  - EXISTING CONTOUR LINE
  - HEDGE LINE
  - TREE - EVERGREEN (WITH TREE SIZE)
  - TREE - DECIDUOUS (WITH TREE SIZE)
  - FENCE (METAL)
  - FENCE (WOOD OR VINYL)
  - ASPHALT
  - CONCRETE
  - SLATE / PAVERS (AS NOTED)



200' RADIUS MAP  
(NOT TO SCALE)

**DEED REFERENCES:**  
DEED BOOK 2103 PAGE 759, ET. SEQ.  
DATED 03/14/1997

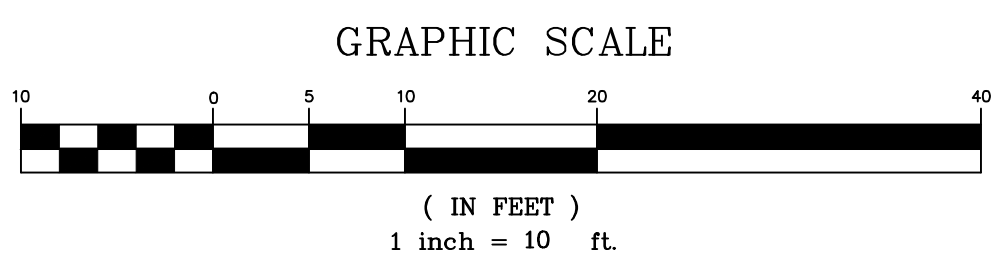
**FILED MAP REFERENCE:**  
PREMISES ALSO KNOWN AS THE SOUTHERLY 442.00 FEET OF LOT 15.02 IN BLOCK 517.02 ON A MAP ENTITLED, "MAP OF SUBDIVISION WILLIAM-FRANKLIN INDUSTRIAL PARK," FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON APRIL 29, 1982 IN CASE NO. 1959.

**EASEMENT REFERENCES:**  
1. PARCEL SHOWN HEREON SUBJECT TO A CONSERVATION AND MAINTENANCE EASEMENT AS DESCRIBED IN DEED BOOK 2085 PAGE 325, ET. SEQ.  
2. PARCEL SHOWN HEREON SUBJECT TO A CONSERVATION AND MAINTENANCE EASEMENT AS DESCRIBED IN DEED BOOK 5665 PAGE 493, ET. SEQ.  
3. PARCEL SHOWN HEREON SUBJECT TO A PSE&G EASEMENT AS DESCRIBED IN DEED BOOK 1584 PAGE 853, ET. SEQ.

**NOTES:**  
1. LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND UTILITY MAP LOCATION. PRIOR TO ANY EXCAVATION CONTACT THE TOWNSHIP OF FRANKLIN ENGINEER'S OFFICE, SEWER, WATER AND TRAFFIC DEPARTMENT, N.J. BELL TEL. CO., AND PUBLIC SERVICE ELECTRIC & GAS CO.  
FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES YOU MUST CALL 800-272-1000

2. STANDARD COVER FOR GAS: 3.0' +/- AVERAGE.
3. STANDARD COVER FOR WATER: 4.0' +/- AVERAGE.
4. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 1988 DATUM
5. THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

PIERCE STREET  
(60.00' R.O.W.)



THIS SURVEY IS CERTIFIED TO AND PREPARED FOR:  
HSU PROPERTY HOLDINGS, LLC

I, VALERY BRAGINSKY, PLS, CERTIFY THAT THE SURVEY OF LANDS SHOWN HEREON WAS PERFORMED AT THE PROPERTY UNDER MY DIRECT SUPERVISION ON THE DATE LISTED ON THIS SURVEY MAP. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE FROM LENDER AS NAMED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

NO.	DATE	DESCRIPTION	BY

LOT AREA  
361,517 SQ. FT. OR 8.299 ACRES

DRAWN BY : SW      CHECKED BY: VB  
DATE: 07/12/2021      SCALE: 1" = 50'  
JOB NO.: 2106-26

BOUNDARY & TOPOGRAPHIC SURVEY

OF LANDS LOCATED AT  
**400 COTTONTAIL LAINE**  
LOT 15.11 IN BLOCK 517.06 ON TAX MAPS OF  
TOWNSHIP OF FRANKLIN    SOMERSET COUNTY    NEW JERSEY

**VALERY BRAGINSKY, PLS**  
NJ LICENSE NO. 43217

**BRAGINSKY SURVEYING, LLC**  
2 AUSTIN AVENUE, ISELIN, NJ 08830  
TEL. (732) 326-9090      FAX (866) 464-8910



PROFESSIONAL LAND SURVEYORS