



LOT 19.01
N/F DAVIDSON REALTY

SURVEY DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF DAVIDSON AVENUE (49.50 FEET FROM CENTERLINE), SAID POINT BEING THE FOLLOWING THREE COURSES FROM THE INTERSECTION OF THE CENTERLINE OF DAVIDSON AVENUE WITH THE CENTERLINE OF NEW BRUNSWICK AVENUE:

- A. ALONG THE CENTERLINE OF DAVIDSON AVENUE, ITS VARIOUS COURSES, A TOTAL OF 4243.69' TO A POINT, THENCE;
- B. LEAVING SAID CENTERLINE AND RUNNING SOUTHERLY PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 33.00' TO A POINT ON THE FORMER SIDELINE OF DAVIDSON AVENUE, THENCE;
- C. SOUTH 38 DEGREES 34 MINUTES 00 SECONDS EAST 16.35' TO THE TRUE POINT OF BEGINNING AND THENCE;
 1. ALONG THE SAID SOUTHERLY SIDELINE OF DAVIDSON AVENUE, NORTH 48 DEGREES 18 MINUTES 00 SECONDS EAST 156.55' TO A POINT, THENCE;
 2. ALONG THE WESTERLY LINE OF LOT 21.02 IN BLOCK 468.01, SOUTH 38 DEGREES 34 MINUTES 00 SECONDS EAST 1344.67' TO A MONUMENT IN THE NORTHERLY LINE OF ATRIUM DRIVE (A PRIVATE ROAD AS PER TAX MAP), SAID POINT ALSO BEING IN THE NORTHERLY LINE OF LOT 21.06 IN BLOCK 468.01, THENCE;
 3. ALONG SAID NORTHERLY LINE OF ATRIUM DRIVE AND LOT 21.06 AND LOT 21.07, SOUTH 49 DEGREES 00 MINUTES 00 SECONDS WEST 156.46' TO A POINT IN THE EASTERLY LINE OF LOT 19.01 IN BLOCK 468.01, THENCE;
 4. ALONG SAID EASTERLY LINE OF LOT 19.01, NORTH 38 DEGREES 34 MINUTES 00 SECONDS WEST 1342.75' TO THE POINT AND PLACE OF BEGINNING.

*SURVEY DESCRIPTION DESCRIBES THE SAME PREMISES AS THE RECORD DESCRIPTION EXPECT WAS MODIFIED TO INCLUDE PREVIOUSLY DEDICATED ROW ALONG DAVIDSON AVENUE AND INCLUDE REFERENCE TO FOUND SURVEY MONUMENTATION.

SCHEDULE B - SECTION II (EXCEPTIONS)

10. GRANTS, EASEMENTS OR RIGHT-OF-WAYS AS CONTAINED IN:
 - A. DEED BOOK 1257 PAGE 457 - EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY FOR POLE AND GUY WIRE, POLE AND GUY SHOWN HEREON
 - B. DEED BOOK 1321 PAGE 851 - 16.5' WIDE DEDICATION TO FRANKLIN TOWNSHIP ALONG DAVIDSON AVENUE, SHOWN HEREON.

NOTES:

1. THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 19-060491, BY WESTCOR LAND TITLE INSURANCE COMPANY, ISSUED BY PRESTIGE TITLE AGENCY, INC., DATED 11/10/2019 AND THE PROPERTY DEPICTED IS THE SAME AS DESCRIBED IN SCHEDULE A-5 THEREOF.
2. PROPERTY IS LOCATED IN ZONE X (UNSHADED) AS PER FEMA PANEL 34035C0167E WITH AN EFFECTIVE DATE OF 09/28/2007.
3. 54 MARKED PARKING SPACES OBSERVED ON SITE, 2 SPACES ARE MARKED HANDICAPPED. STRIPING IS VERY FADED, COUNT AND MARKINGS SHOW AS BEST ESTIMATED FROM ALL VISIBLE REMAINS.
4. PROPERTY HAS DIRECT ACCESS TO PUBLIC ROW KNOWN AS DAVIDSON AVENUE.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM.
6. WETLANDS DELINEATED BY OTHERS, DELINEATION DATE UNKNOWN.

REFERENCES: DEED BOOK 6287, PAGE 3300; ADJOINING MAP ENTITLED "AMENDED SECTION I OF THE ATRIUM AT SOMERSET" FILED 6-4-1982 AS MAP NO. 1963; FRANKLIN TOWNSHIP TAX MAPS.

SURVEY CERTIFICATION:

TO: DAVIDSON PROPERTIES LLC; WESTCOR LAND TITLE INSURANCE COMPANY; PRESTIGE TITLE AGENCY, INC.

THIS IS TO CERTIFY 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, 7(a), 7(b)(1), 7(c), 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/13/2023.

B S I	Brunswick Surveying Incorporated Licensed Land Surveyors 61 Stetson Road Piscataway, New Jersey 08854 Phone(732) 752-0100 Fax(732) 752-0101
	ALTA/NSPS LAND TITLE SURVEY
	230 DAVIDSON AVENUE TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY BLOCK 468.01 LOT 20.01
	Certificate of Authorization No. 24GA27940000 Drawn by JAS Job No. 180020 Date 01/13/2023 Checked by RMH Sheet No. Scale 1" = 40'

ROBERT M. HORVATH
New Jersey Land Surveyor No. 27476

JAY A. STUHL, JR.
New Jersey Land Surveyor No. 36782

JONATHAN A. STUHL
New Jersey Land Surveyor No. 43314

