

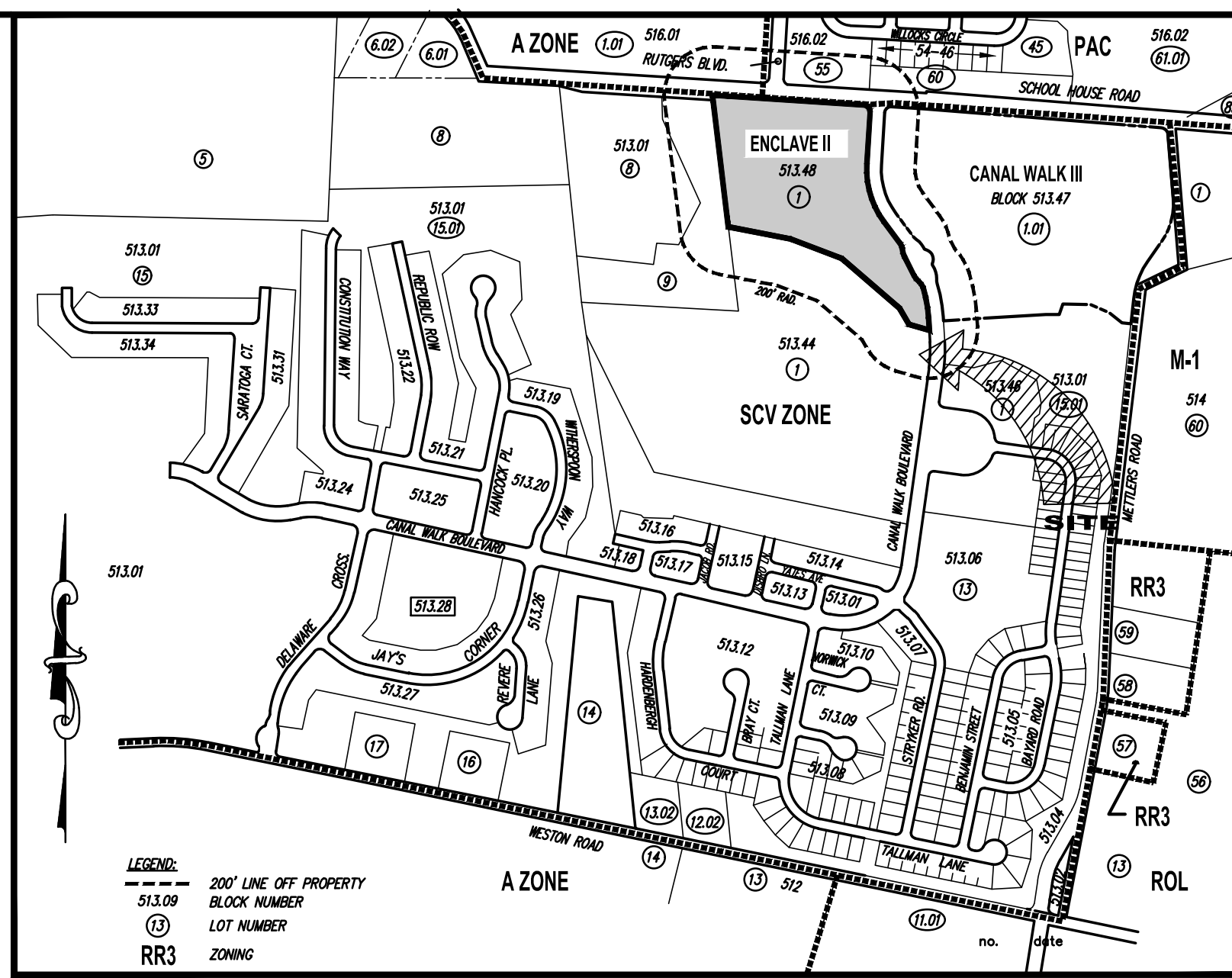
ACREAGE SUMMARY
ENCLAVE II
 (BLOCK 513.48, LOT 1)

EXISTING AREA ENCLAVE II BLOCK 513.48, LOT 1 = 419,825 SF ± OR 9.6379 ACRES ±
 - BLOCK 513.48, PROPOSED LOT 1.01 = 16,322 SF ± OR 0.3747 ACRES ±
 NET REMAINING AREA ENCLAVE II BLOCK 513.48, LOT 1 = 403,503 SF ± OR 9.2632 ACRES ±

BLOCK 513.48, PROPOSED LOT 1.01
 BLOCK 513.48, PROPOSED LOT 1.01 = 16,322 SF ± OR 0.3747 ACRES ±

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	16.91'	30.00'	8.69'	32°18'12"	16.69'	N20°22'48"W
C2	37.64'	95.00'	19.07'	22°42'06"	37.40'	S15°34'45"E
C3	30.23'	70.00'	15.35'	24°44'39"	30.00'	S39°18'07"E
C4	33.65'	55.00'	17.37'	35°13'23"	33.13'	N36°08'45"W
C5	123.48'	540.00'	62.01'	13°16'04"	123.21'	N10°14'02"W
C6	232.36'	360.00'	131.62'	40°19'54"	247.23'	S16°26'57"E
C7	39.27'	25.00'	25.00'	90°00'00"	35.36'	N41°22'00"W



FRANKLIN TOWNSHIP TAX MAP SHEETS:
 # 68, 70, 70.01, 70.02, 70.03, 70.04, 71, 91 & 92

KEY MAP
 SCALE: 1"=600'

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN IS THE "PROPER AUTHORITY" AND HAVING REVIEWED THIS MAP, FINDS IT TO BE IN COMPLIANCE WITH THE "MAP FILING LAW" AND HAS APPROVED THIS MAP FOR FILING IN THE OFFICE OF THE CLERK OF SOMERSET COUNTY ON OR BEFORE THE DAY OF _____ 2023. IF THIS MAP IS NOT FILED BY THE ABOVE DATE, MUNICIPAL APPROVAL SHALL EXPIRE.

DATE _____ PLANNING BOARD CHAIRMAN
 MICHAEL J. ORSINI

DATE _____ PLANNING BOARD SECRETARY
 CHRISTINE WOODRURY

I HEREBY CERTIFY THAT THE LAYOUT OF ALL STREETS, AVENUES, ROADS, LANES OR ALLEYS SHOWN HEREON HAVE BEEN APPROVED BY THE TOWNSHIP OF FRANKLIN, HOWEVER THIS IS NOT TO BE CONSTRUED AS AN ACCEPTANCE OF THE COMPLETION OF STREETS, AVENUES, ROADS, LANES OR ALLEYS AND DOES NOT OBLIGATE THE MUNICIPALITY FOR SAID IMPROVEMENTS OR MAINTENANCE OF SAME.

DATE _____ TOWNSHIP CLERK
 ANN MARIE MCCARTHY

THIS PLAN COMPLIES WITH THE REVISED NEW JERSEY STATUTES 40:27-1 THROUGH 40:27-6.13.

DATE _____ SOMERSET COUNTY PLANNING BOARD

I HEREBY CERTIFY THAT CANAL WALK ASSOCIATES, L.L.C. IS THE OWNER OF THE PROPERTY SHOWN HEREON, AND AS A MANAGING MEMBER, I HEREBY APPROVE OF THE FILING OF THIS MAP IN THE SOMERSET COUNTY CLERK'S OFFICE.

CANAL WALK ASSOCIATES, L.L.C.
 812 CENTRAL AVENUE WESTFIELD, NJ 07090

DATE _____ ANATOL HILLER
 MANAGING MEMBER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

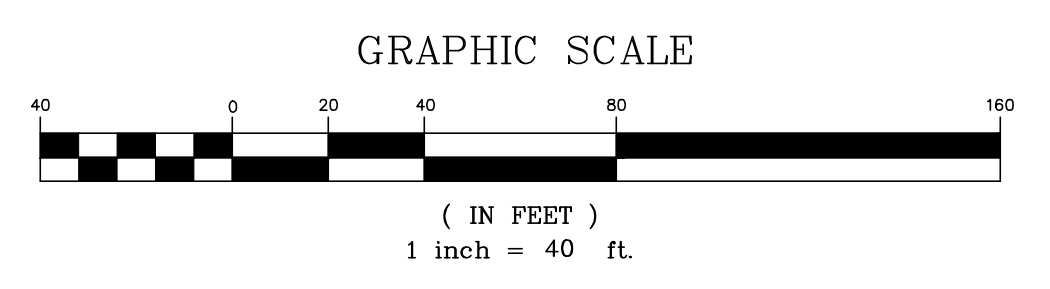
DATE _____ ROBERT J. RUSSO, P.E., P.P., C.M.E.
 TOWNSHIP ENGINEER

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE RECORDATION ACT, TITLE 46 PROPERTY USA 46:26A-1 THROUGH 46:26C-3

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED MARCH 21, 2023 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, SET, AND/OR LISTED WITH NEW JERSEY STATE PLANE COORDINATE GRID VALUES (NAD83).

03-24-2023
 DATE _____ Howard C. Lopshire, N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. 246502680300

- REFERENCES:**
- FRANKLIN TOWNSHIP TAX MAP SHEETS NO. 70 & 70.04 (TAX MAPS MAY NOT INDICATE THE LATEST LOT CONFIGURATIONS AND/OR DEED INFORMATION).
 - MAP ENTITLED, "FINAL PLAT - CANAL WALK III, PREPARED FOR LOT 1.01 IN BLOCK 513.47, SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED AUGUST 20, 2014, LAST REVISED DECEMBER 14, 2016 AND FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON FEBRUARY 2, 2017 IN DEED BOOK 6939, PAGE 2630 (2017005314).
 - MAP ENTITLED, "FINAL MAP, ENCLAVE II AT CANAL WALK, LOT 1 IN BLOCK 513.48, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED MARCH 4, 2016, LAST REVISED SEPTEMBER 13, 2017 AND FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JANUARY 26, 2018 IN DEED BOOK 7020, PAGE 2279 (2018003494).



revisions		job number	drawing number
no.	date	description	by

OWNER:
 ENCLAVE AT CANAL WALK
 CONDOMINIUM ASSOCIATION, INC.
 100 CANAL WALK BOULEVARD
 SOMERSET, NJ 08873

APPLICANT:
 CANAL WALK ASSOCIATES, L.L.C.
 929 ROUTE 202
 RARITAN, NJ 08869

The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number 24627899300
 Number 21MH0004300
 F. Mitchell Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

drawing title
PRELIMINARY FINAL/MAJOR SUBDIVISION ENCLAVE II AT CANAL WALK BLOCK 513.48, LOT 1 FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

job number
 21-050-1

scale
 1"=40'

checked by
 HCL

drawn by
 HCL

date
 03-24-2023

sheet 1 of 1

MS