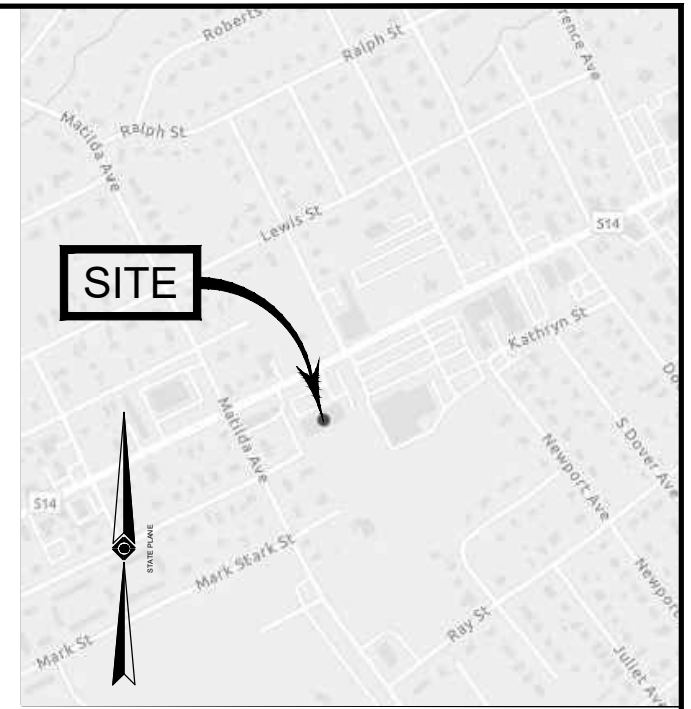
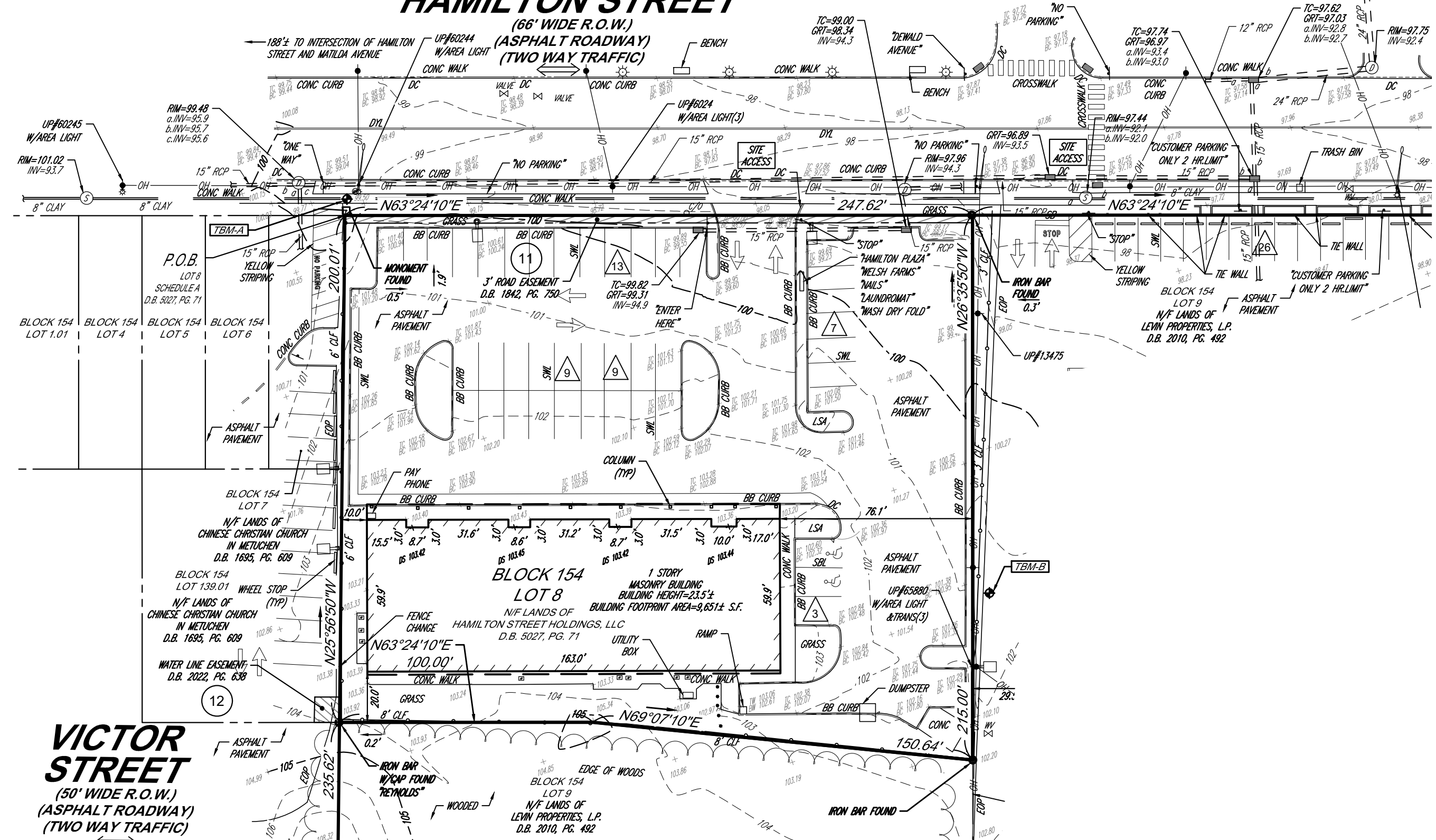


HAMILTON STREET

(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



VICINITY MAP
© 2021 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

- PROPERTY KNOWN AS LOT 8, BLOCK 154, AS SHOWN ON THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
 - LOT 8: AREA = 50,875 SQUARE FEET OR 1.168 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - LOT 8: THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY RIVERSIDE TITLE AGENCY AS AN ISSUING AGENT FOR OLD REPUBLIC TITLE, ISSUING OFFICE FILE NO. RDT-08-488, WITH AN REVISION DATE OF 07/01/18, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - TELEPHONE GRANT AS REFERRED TO IN DEED BOOK 1226 PAGE 629. LOCATION CANNOT BE DETERMINED PER PROVIDED DOCUMENT.
 - ROAD EASEMENT IN DEED BOOK 1842 PAGE 750. 3' WIDE ROAD EASEMENT SHOWN HEREON.
 - TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR GRANT OF WATER LINE EASEMENT IN DEED BOOK 2022 PAGE 638. WATER LINE EASEMENT IS NOT ON SURVEYED PROPERTY, SHOWN HEREON.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT SET IN CONCRETE WALK, ELEVATION= 99.42
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 101.20
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON MARCH 18, 2022. THIS DATA SET WAS PRODUCED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=40'.

REFERENCES:

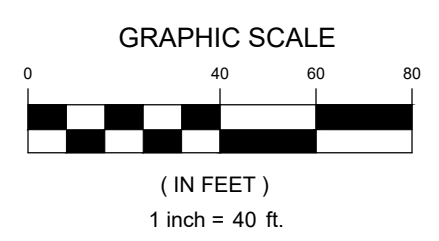
- THE OFFICIAL TAX ASSESSOR'S MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET #80.01.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 276 OF 301", MAP NUMBER 34035C0276E, EFFECTIVE DATE: SEPTEMBER 28, 2007.
- MAP ENTITLED "MAP OF WATCHUNG HEATH ADDITION NO. 1" FILED MAP #77-A, PREPARED BY F. J. HUBBARD CIVIL ENGINEER, DATED FEBRUARY 1917.
- MAP ENTITLED "MAP OF SIMPLEX TERRACE, NEW BRUNSWICK, FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J." FILED MAP #77-B, DATED APRIL 1917.
- MAP ENTITLED "MAP OF HAMILTON PARK, PROPERTY OF THE HAMILTON HEIGHTS REALTY CO. INC. NEW BRUNSWICK, FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J." FILED MAP #150-A, DATED MAY 1919.
- MAP ENTITLED "PLANS OF HAMILTON STREET SECTION NO. 1, FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J." PREPARED BY STATE OF NEW JERSEY HIGHWAY DEPARTMENT, PLAN DATED JULY 1958.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, BLOCK 154, LOTS 8 & 9, 718 & 752 HAMILTON STREET, FRANKLIN TOWNSHIP, SOMERSET COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 04-07-2022.

LEGEND

	DEPRESSED CURB		PARKING SPACE COUNT
	HYDRANT		BELGIUM BLOCK CURB
	FIRE DEPARTMENT CONNECTION (F.D.C.)		CHAIN LINK FENCE
	UNKNOWN VALVE		DEPRESSED CURB
	UNKNOWN MANHOLE		EDGE OF CONC.
	CATCH BASINS		EDGE OF PAVEMENT
	UTILITY POLE		LANDSCAPED AREA
	UTILITY POLE/LIGHT POLE		MASONRY BLOCK WALL
	TRAFFIC SIGNAL POLE		METAL COVER
	PAINTED HANDICAPPED		FIRE DEPARTMENT CONNECTION
	PAINTED ARROWS		TYPICAL
	DETECTABLE WARNING PAD		SOLID WHITE LINE
	METAL COVERS		SOLID YELLOW LINE
	SIGN		SOLID BLUE LINE
	MAIL BOX		DOUBLE YELLOW LINE
	BOLLARD		STOP BAR
	AIR CONDITIONING UNIT		HANDICAP
	WHEEL STOP		BUILDING
	FLAG POLE		UNKNOWN TERMINUS
	AREA LIGHT		
	LAMP		

PARKING SPACE COUNT	
REGULAR SPACES	39
HANDICAP SPACES	2
TOTAL SPACES	41

NOTE:
PHYSICAL FEATURES SHOWN ARE THOSE EXISTING ON 03-18-2022. CURRENT CONDITIONS HAVE NOT BEEN SHOWN.



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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, 5, 8, 9, 11, 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03-18-2022.		FIELD DATE 03-18-2022	ALTA/NSPS LAND TITLE SURVEY BLOCK 154, LOT 8 752 HAMILTON STREET FRANKLIN TOWNSHIP, SOMERSET COUNTY STATE OF NEW JERSEY	
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL.		FIELD BOOK NO. 22-03	CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0099 • 908.668.9595 FAX WWW.CPASURVEY.COM	
		FIELD BOOK PG. 69		
DATE 03-20-2024		FIELD CREW E.M./J.B.		
DRAWN BY A.J.F.		DATE 03-20-2024	SCALE 1" = 40'	FILE NO. 01-220099-00
REVIEWED BY K.V.G.		DATE J.D.S.	SCALE 1" = 40'	DWG. NO. 1 OF 1
JAMES D. SENS NEW JERSEY PROFESSIONAL LAND SURVEYOR #2426904322600 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600				

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO ORIGINAL PROJECT OR SURVEY DATA IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.