

PREPARED FOR: MARVEL BUILDERS, LLC
 TITLE INSURER: FOUNDATION TITLE, LLC - HAMILTON (818-228059)
 CATIC TITLE INSURANCE COMPANY
 BUYER'S ATTORNEY: LAW OFFICE OF GREGORY G. JOHNSON, Esquire

DISCUSSION TOPIC:
 SUBJECT DWELLING CROSSES
 BUILDING SETBACK LINES PER F.M.
 GRAVEL DRIVEWAY CROSSES BETWEEN
 SUBJECT LOT AND LOT 50.04 WITH NO
 KNOWN EASEMENT.

NOTE:
 VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK

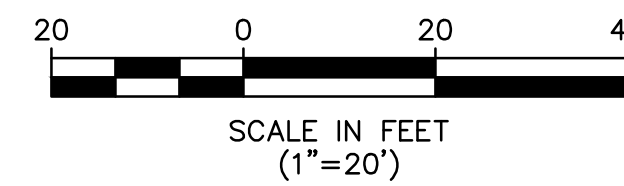
Filed Map Reference: SUBDIVISION, LOT 50.02, BLOCK 34.05, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ	Filed Map Block: 34.05	Filed Map Lot: 50.03	Filed Date: 9/12/1988	Filed Map No. 2631
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 1/29/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 15:40-5.103)

DB 7501 PG 2135

- LEGEND**
- CO CLEANOUT
 - GM GAS METER
 - GV GAS VALVE
 - MW MONITORING WELL
 - LP LIGHT POLE
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE



 P.O. BOX 5232 TOMS RIVER, N.J., 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com	BOUNDARY AND TOPOGRAPHIC SURVEY	
	LOT 50.03 BLOCK 34.05 TOWNSHIP OF FRANKLIN COUNTY OF SOMERSET NEW JERSEY	
 DAVID J. VONSTENBURG PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 34500	Scale: 1"=20' Drawn By: DVP Date: 1/29/24	Job #: E24-00030 CAD File #: TOPO Sheet #: 1 OF 1