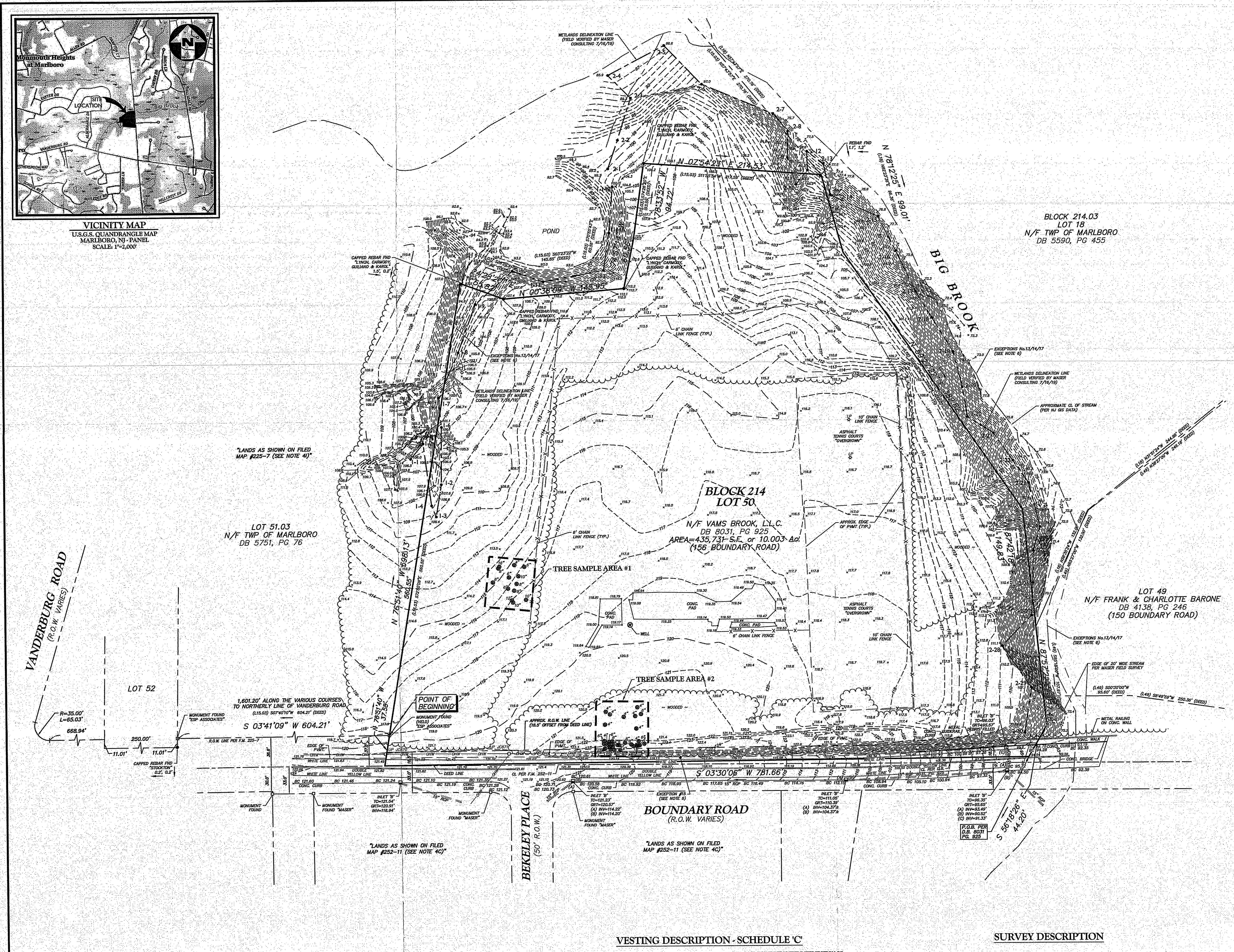

LEGEND

TRAVERSE LINE, CENTER LINE OR BASELINE	TELEPHONE MANHOLE	U/G ELECTRIC LINE	TRAFFIC SIGNAL POLE
RIGHT OF WAY LINE	UNMARKED MANHOLE	OVERHEAD WIRE	POLE MOUNTED LIGHT
PROPERTY LINE	SANITARY MANHOLE	WATER MAIN	UTILITY POLE
EDGE OF PAVEMENT	DRAINAGE MANHOLE	GAS MAIN	GUY WIRE
CURB LINE	MAJOR CONTOUR	SAN. SEWER LATERAL	TRANSFORMER
DEPRESSED CURB	MINOR CONTOUR	SAN. SEWER MAIN	FIRE DEPT. CONNECTION
CHAIN FENCE	SPOT ELEVATION	STORM PIPE	FIRE HYDRANT
WETLAND LINE	TOP OF CURB ELEV.	WETLAND MARKER	WATER VALVE
MUNICIPAL BOUNDARY	BOTTOM OF CURB ELEV.	TREE	GAS VALVE
TREELINE	U/G CABLE TV LINE	ROADWAY SIGNS	SANITARY CLEANOUT
ELECTRICAL MANHOLE	U/G FIBER OPTIC LINE	TRAFFIC FLOW	CONCRETE MONUMENT
WATER MANHOLE	U/G TELEPHONE LINE	MAILBOX	CAPPED REBAR/IRON PIPE

STORM INLET TYPE 'A'; STORM INLET TYPE 'B'; STM. DBL. INLET TYPE 'B'; STORM INLET TYPE 'E'; STM. DBL. INLET TYPE 'E'; FLARED END SECTION; HEADWALL

ABBREVIATIONS

D.C. = DEPRESSED CURB
BC = BOTTOM OF CURB
TC = TOP OF CURB
BOL = BOLLARD
GRT = GRATE
MB = MAILBOX
FF = FINISH FLOOR
UV = UNKNOWN VALVE
MH = MANHOLE
DEP. = DEPRESSED
CL = CENTERLINE
PM = PARKING METER
MHWL = MEAN HIGH WATERLINE
MLWL = MEAN LOW WATERLINE
TW = TOP OF WALL
BW = BOTTOM WALL

VESTING DESCRIPTION - SCHEDULE 'C'

BEGINNING AT A POINT IN THE CENTERLINE OF BOUNDARY ROAD, SAID POINT BEING THE INTERSECTION OF THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY THE NEW JERSEY STATE HOSPITAL AND THE HEREIN DESCRIBED PREMISES WITH THE AFOREMENTIONED CENTERLINE OF BOUNDARY ROAD, AND FROM SAID BEGINNING POINT EXTENDS ALONG THE CENTERLINE OF SAID ROAD, THENCE

1. SOUTH 3 DEGREES 30 MINUTES 06 SECONDS WEST, 781.66 FEET TO A POINT IN THE SAME AND CORNER TO LANDS NOW OR FORMERLY GEORGE A. WENDEL, THENCE BY THE LATTER THE FOLLOWING FIVE COURSES AND DISTANCES, THENCE
2. NORTH 76 DEGREES 51 MINUTES 40 SECONDS WEST, 598.13 FEET TO A POINT; THENCE
3. NORTH 24 DEGREES 28 MINUTES 20 SECONDS EAST, 55.82 FEET TO A STAKE; THENCE
4. NORTH 00 DEGREES 38 MINUTES 09 SECONDS, 145.95 FEET TO A STAKE; THENCE
5. NORTH 74 DEGREES 57 MINUTES 14 SECONDS WEST, 60.56 FEET TO A POINT; THENCE
6. NORTH 78 DEGREES 33 MINUTES 52 SECONDS WEST, 94.72 FEET TO A STAKE, CORNER TO THE SAME IN LINE OF LANDS NOW OR FORMERLY LINFORD A. STEVENSON, THENCE BY THE LATTER STEVENSON LINE, THENCE
7. NORTH 07 DEGREES 54 MINUTES 23 SECONDS EAST, 214.53 FEET TO AN IRON PIPE IN LINE OF LANDS NOW OR FORMERLY AUDRY N. SCHANCK, THENCE BY THE LATTER, THENCE
8. NORTH 78 DEGREES 12 MINUTES 25 SECONDS EAST, 99.01 FEET TO A POINT; THENCE
9. NORTH 59 DEGREES 27 MINUTES 22 SECONDS EAST, 382.82 FEET TO A STAKE; THENCE
10. NORTH 87 DEGREES 42 MINUTES 18 SECONDS EAST, 149.83 FEET TO A POINT; THENCE
11. NORTH 87 DEGREES 57 MINUTES 22 SECONDS EAST, 117.48 FEET TO A POINT OR STAKE, THENCE ALSO BEING IN LINE WITH LANDS NOW OR FORMERLY OWNED BY THE NEW JERSEY STATE HOSPITAL THENCE BY THE LATTER, THENCE
12. SOUTH 56 DEGREES 18 MINUTES 26 SECONDS EAST, 44.20 FEET TO THE POINT OR PLACE OF BEGINNING.

SURVEY DESCRIPTION

BEGINNING AT A MONUMENT FOUND (ESP ASSOCIATES), MARKING THE INTERSECTION OF THE WESTERLY LINE OF BOUNDARY ROAD, AS WIDENED, AND THE NORTHERLY LINE OF BLOCK 214 LOT 51.03, SAID LOT ALSO BEING DESIGNATED AS BLOCK 56 LOT 17-A AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION PLAT, LOT 17-A, BLOCK 56, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED FEBRUARY 9, 1987, REVISED THROUGH JUNE 21,1988 AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 24, 1988 AS CASE NO. 225-7, AND FROM SAID BEGINNING POINT, RUNNING, THENCE;

1. N 76° 51' 40" W, 560.55 FEET; THENCE -
2. N 24° 28' 20" E, 55.82 FEET, TO A CAPPED REBAR FOUND, (L.C.G. & K.); THENCE -
3. N 00° 38' 09" W, 145.95 FEET, TO A CAPPED REBAR FOUND, (L.C.G. & K.); THENCE -
4. N 74° 57' 14" W, 60.56 FEET; THENCE -
5. N 78° 33' 52" W, 94.72 FEET, TO A CAPPED REBAR FOUND, (L.C.G. & K.); THENCE -
6. N 07° 54' 23" E, 214.53 FEET; THENCE -

THE FOLLOWING THREE (3) COURSES ALONG THE LINE DIVIDING LOT 18, BLOCK 214.03 AND LOT 50, BLOCK 214:

7. N 78° 12' 25" E, 99.01 FEET; THENCE -
8. N 59° 27' 22" E, 382.82 FEET; THENCE -
9. N 87° 42' 18" E, 149.83 FEET; THENCE -
10. N 87° 57' 22" E, 117.48 FEET, ALONG THE LINE DIVIDING LOTS 48.01, 49 & 50, BLOCK 214; THENCE -
11. S 56° 18' 26" E, 44.20 FEET, TO THE CENTERLINE OF SAID BOUNDARY ROAD AS DESCRIBED IN MONMOUTH COUNTY DEED BOOK 8031, PAGE 925; THENCE -
12. S 03° 30' 06" W, 781.66 FEET, ALONG THE CENTERLINE OF BOUNDARY ROAD AS DESCRIBED IN SAID DEED, TO ITS INTERSECTION WITH THE SOUTHEASTWARD PROLONGATION OF THE AFORESAID NORTHERLY LINE OF BLOCK 214 LOT 51.03; THENCE -
13. N 76° 51' 40" W, 37.58 FEET, ALONG SAID SOUTHEASTWARD PROLONGATION, TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES AS DESCRIBED IN VESTING DEED FOUND IN DEED BOOK 8031, PAGE 925, DATED MAY 25, 2001 AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 26, 2001.

INFORMATION OF FACT

1. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	ITEM
a.) OWNER	X		VAMS BROOK, L.L.C.
b.) DEED OF RECORD	X		DEED BOOK 8031, PG. 925 & c.
c.) FIELD SURVEY	X		FIELD LOCATED 3/28/19 - 4/1/19
d.) FILED MAP	X		SEE NOTE #4
e.) TAX MAP	X		TAX MAP SHEET #92
f.) TITLE REPORT	X		TOWN TITLE AGENCY, LLC FILE NUMBER: TT-29177 EFFECTIVE DATE: MARCH 4, 2019
g.) OTHER (SEE REFERENCES)	X		SEE NOTE #4

CERTIFIED TO: SRS PARTNERS, LLC.
TOWN TITLE AGENCY, LLC.
COLE SHOTZ, P.C.
JEFFREY B. GALE, ESQ.
ROBERT DIPISA, ESQ.
VAMS BROOK, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

2. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 3 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED APRIL 1, 2019.
3. PROPERTY BEING KNOWN AND DESIGNATED AS LOT 50, BLOCK 214 AS SHOWN ON SHEET No. 91 OF THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
5. REFERENCES
   A. A PLAN ENTITLED, "MAP E, ASBURY PARK ESTATES, OCEAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY W.J. KAUFFMAN CIVIL ENGINEER, DATED APRIL 28, 1917 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 9, 1917 AS CASE No. 35-5.
   B. A PLAN ENTITLED "MINOR SUBDIVISION PLAT, ARTHUR RUFFALO, COLTS NECK TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHRISTIE ENGINEERING CORP., DATED JUNE 30, 1973 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1973 AS CASE No. 125-23.
   C. A PLAN ENTITLED, "FINAL PLAT FOR LOT 10.01, BLOCK 6, BERKELEY ESTATES AT COLTS NECK, TOWNSHIP OF COLTS NECK, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MASER SOSINSKI & ASSOCIATES, P.A. DATED JULY 15, 1994 & REVISED THROUGH SEPTEMBER 6, 1994 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OCTOBER 12, 1994 AS CASE No. 252-11.
   D. A PLAN ENTITLED, "FINAL PLAT, MAJOR SUBDIVISION, SECTION ONE, LOT 8, BLOCK 6, BOUNDARY ROAD, COLTS NECK, SHEETS 2 & 3, COLTS NECK TOWNSHIP TAX MAP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY LAND SURVEY & ENGINEERING CORP., DATED DECEMBER 10, 1979 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON SEPTEMBER 28, 1980 AS CASE No. 187-28.
   E. A PLAN ENTITLED, "FINAL PLAT OF MARLBORO MANSE, SECTION 1, SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ABBINGTON ASSOCIATES, INC. DATED MARCH 21, 1996, REVISED THROUGH SEPT. 23, 1996 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON DECEMBER 5, 1996 AS CASE No. 260-16.
   F. A PLAN ENTITLED, "FINAL PLAT OF MARLBORO MANSE, SECTION 1, SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ABBINGTON ASSOCIATES, INC. DATED MARCH 21, 1996, REVISED THROUGH SEPT. 23, 1996 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON DECEMBER 5, 1996 AS CASE No. 260-17.
   G. A PLAN ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY FOR LOT 50, BLOCK 214, SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY LANDTECH ENGINEERING & SURVEYING, INC. DATED MAY 26, 1989 & REVISED THROUGH JUNE 26, 2000.
   H. A PLAN ENTITLED, "MINOR SUBDIVISION PLAT, LOT 16-A, BLOCK 56, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED FEBRUARY 9, 1987, REVISED THROUGH OCTOBER 18, 1987 & FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 24, 1988 AS CASE No. 225-8.
   I. A PLAN ENTITLED, "MINOR SUBDIVISION PLAT, LOT 17-A, BLOCK 56, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED FEBRUARY 9, 1987, REVISED THROUGH JUNE 21,1988 AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 24, 1988 AS CASE No. 225-7.
   J. A PLAN ENTITLED, "SURVEY OF PROPERTY, LOT 17-A, BLOCK 56, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED JUNE 4, 1988.
   K. A PLAN ENTITLED, "SURVEY OF PROPERTY, LOT 16-A, BLOCK 56, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED JUNE 14, 1988, REVISED THROUGH SEPTEMBER 7, 1988.
   L. A PLAN ENTITLED, "MINOR SUBDIVISION PLAT, LOT 51, BLOCK 214, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESP ASSOCIATES, DATED JANUARY 1, 1994.
6. SCHEDULE BII - EXCEPTIONS:
   ITEM #12 - GRANTS, EASEMENTS, RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, CONDITIONS, PROVISIONS, COVENANTS AND/OR LIMITATIONS AFFECTING THE SUBJECT PROPERTY IN ANY WAY, INCLUDING: DEED BOOK 1385, PAGE 148, LOCATION OF POLE LINE EASEMENT IS UNCLEAR. DEED BOOK 3366, PAGE 330, EASEMENT TO JERSEY CENTRAL POWER AND LIGHT & NEW JERSEY BELL TELEPHONE COMPANY. (POLE LINE ALONG WEST SIDE OF BOUNDARY ROAD SHOWN). DEED BOOK 3500, PAGE 347, POLE JC 1093 LOCATION UNKNOWN.
   ITEM #13 - RIGHTS OF OTHERS, TOGETHER WITH RIGHTS OF INSURED, IN AND TO ANY STREAM BROOKS, DITCHES AND/OR WATER COURSES RUNNING THROUGH AND/OR ALONG PREMISES.
   ITEM #14 - FLOODING AND DRAINAGE RIGHTS IN ANY NATURAL STREAM OR WATER COURSES AFFECTING ANY PART OF THE INSURED PREMISES.
   ITEM #15 - RIGHTS OF OTHERS, TOGETHER WITH RIGHTS OF INSURED, IN AND TO THAT PORTION OF THE PREMISES LYING WITHIN THE RIGHT OF WAY OF BOUNDARY ROAD.
   ITEM #17 - RIGHTS OR EASEMENTS OF OTHERS TO DRAIN THROUGH OR TO OTHERWISE USE ANY WATERCOURSE WHICH AMY AFFECT THE SUBJECT PROPERTY.

   PURSUANT TO SECTION 6(C)(I) OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2016) MASER CONSULTING HAS PLOTTED ANY RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY AS IDENTIFIED IN THE TITLE INSURANCE COMMITMENT PROVIDED BY THE CLIENT OR OBTAINED BY THE SURVEYOR AND STATED IF EACH IS "SHOWN" OR "NOT SHOWN" ON THE SURVEY. THIS CLIENT HAS REQUESTED THAT THE SURVEYOR STATE IF, AS AN OPINION, THE RIGHTS OF WAY, EASEMENTS AND SERVITUDES "AFFECT" OR "DO NOT AFFECT" THE SUBJECT PROPERTY. THESE OPINIONS ARE NOT TO BE CONSIDERED TO BE MADE WITH ANY LEGAL EXPERTISE AND SHOULD BE REVIEWED BY CLIENT'S LEGAL REPRESENTATIVE TO VERIFY VALIDITY PRIOR TO RELYING ON THOSE STATEMENTS.
7. THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY. IT IS IN THE BEST INTEREST OF THE CLIENT AND/OR THE CONTRACTOR TO HAVE THE UTILITIES MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY AND ALL FUTURE WORK.
8. THE HORIZONTAL POSITION OF THIS SURVEY IS BASED ON DEED REFERENCE (SEE NOTE 1b).
9. ELEVATIONS AS SHOWN HEREON ARE RELATIVE TO NADV1988 BASED ON KEYNET RTK GPS NETWORK. NGS BENCHMARKS=RV6239 (PID DP9968, ELEV=135.48) & 6219 (PID KV7144, ELEV=97.10)
10. WETLANDS / TOXIC WASTE
    THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE 1f ABOVE.
12. THE SITE IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ, COMMUNITY PANEL NUMBER 34025C0153F, EFFECTIVE DATE SEPTEMBER 25, 2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. ZONING:
    LOT 50, BLOCK 214 - (ZONED LI - LIGHT INDUSTRIAL ZONE DISTRICT). DESCRIBED HEREIN AS PER THE OFFICIAL ZONING MAP OF MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, DATED OCTOBER 25, 2011 & REVISED THROUGH MARCH 22, 2017. NO OFFICIAL ZONING REPORT WAS PROVIDED BY CLIENT AS PART OF TITLE COMMITMENT AT TIME OF SURVEY. IT IS IN THE BEST INTEREST OF THE CLIENT TO OBTAIN THIS INFORMATION PRIOR TO ANY ZONING REQUIREMENT ANALYSIS.
14. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
15. SUBJECT PROPERTY HAS DIRECT ACCESS TO A PUBLIC ROAD (BOUNDARY ROAD).
16. THE SPATIAL RELATIONSHIP BETWEEN EXISTING FEATURES AND THE PROPERTY BOUNDARY LINES IS SHOWN HEREON. HOWEVER A DETERMINATION BETWEEN WHAT IS AND IS NOT CONSIDERED AN ENCROACHMENT IS UNABLE TO BE MADE.

SCALE : 1" = 50'

RECEIVED
MAR - 3 2020
MARLBORO TOWNSHIP PLANNING BOARD
PB# 1253-20

REV	DATE	DRAWN BY	DESCRIPTION
1	1/13/2020	BSB	INCLUDED OVERGROWN TENNIS COURT LIMITS
2	2/24/2020	EHB	UPDATED WETLANDS & ADDED TREE SAMPLE AREAS.

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GLEN J. LLOYD
NEW JERSEY PROFESSIONAL LAND SURVEYOR - LICENSE NUMBER: GS37598

BOUNDARY AND TOPOGRAPHIC SURVEY

156 BOUNDARY ROAD

BLOCK 214
LOT 50

TOWNSHIP OF MARLBORO
MONMOUTH COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/16/2019	NJL	BSB
PROJECT NUMBER:	DRAWING NAME:		
19000415A	V-TOPO		

SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER: 1 of 1