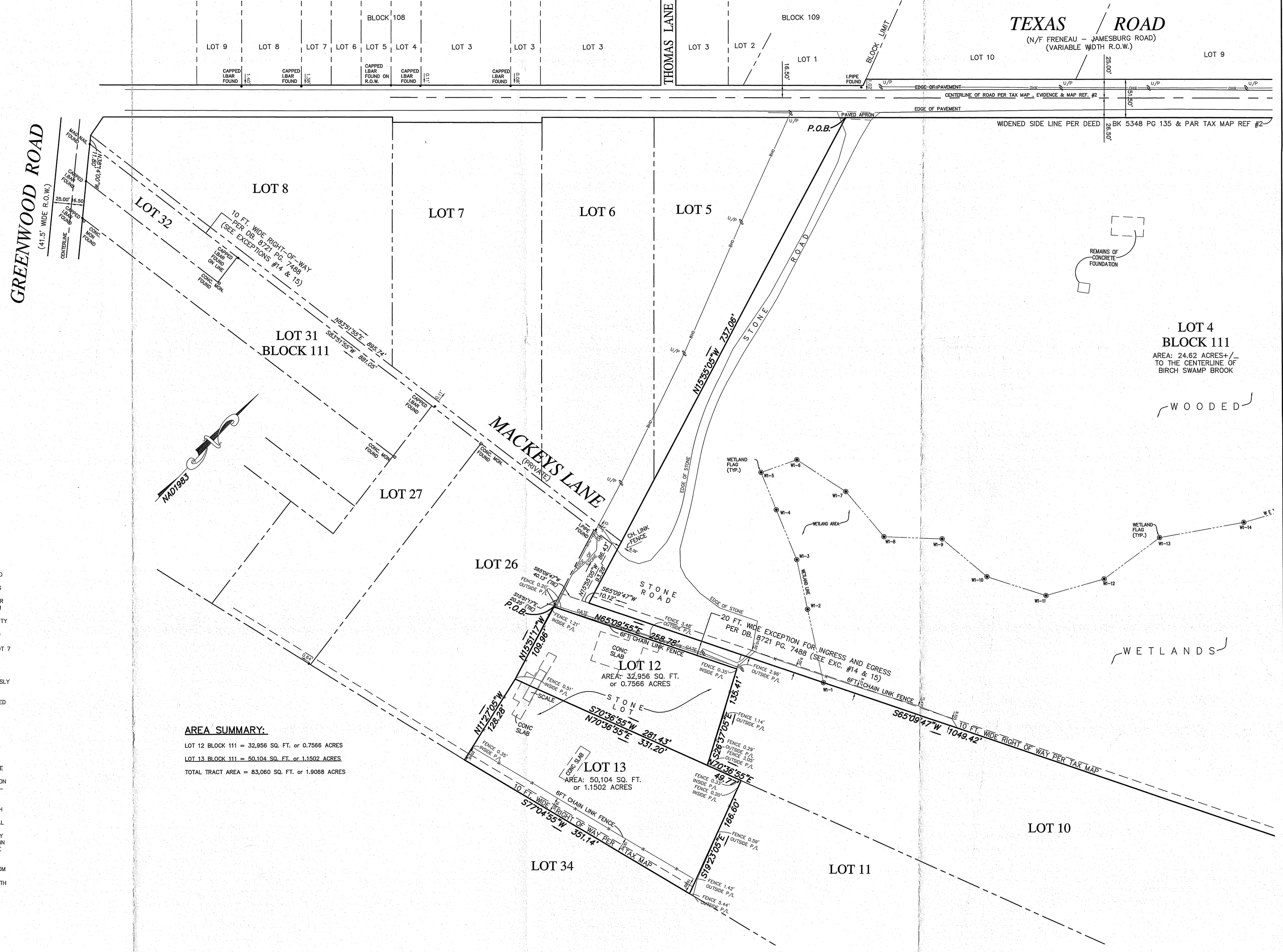

MAP REFERENCES:

1. TOWNSHIP OF MARLBORO TAX MAP SHEETS 2, 3, AND 4 REVISED THROUGH NOVEMBER 14, 2011.
2. GENERAL PROPERTY PARCEL MAP – RECONSTRUCTION OF TEXAS ROAD – MAP OF PARCEL TO BE ACQUIRED LOT 4 BLOCK 111, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NJ. DATED NOVEMBER 9, 1993 AND REVISED ON MARCH 1, 1995. PREPARED BY T & M ASSOCIATES, MIDDLETOWN, NJ. MAP WAS REFERRED TO IN REFERENCED VESTING DEED BOOK 9157 PG 590. OTHER PROPERTY PARCEL MAPS CREATED FOR THIS PROJECT WERE UTILIZED TO DEPICT PORTIONS OF TEXAS ROAD. THOSE MAPS WERE ENTITLED "MAP OF PARCEL TO BE ACQUIRED LOT 8 BLOCK 111, DATED NOVEMBER 9, 1993" AND "MAP OF PARCEL TO BE ACQUIRED LOT 7 BLOCK 111 DATED 1993" OBTAINED FROM T & M ASSOCIATES.

DEED REFERENCES:

1. LOT 4 BLOCK 111 – TEXAS ROAD ENTERPRISES, INC. ERRONEOUSLY DEEDED AS TEXAS ROAD, LLC A NEW JERSEY LIMITED LIABILITY CORPORATION TO TEXAS ROAD ENTERPRISES, INC. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 17, 2016 IN DEED BOOK OR–9157 PG. 590. INSTRUMENT #2116024704.
2. LOT 12 & 13, BLOCK 111 – JOHN ALTOBELLI TO TEXAS ROAD ENTERPRISES, INC. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MAY 13, 2008 IN DEED BOOK OR–8721 PG. 7488, INSTRUMENT #200805405.

NOTES:

1. THIS SURVEY IS SUBJECT TO EASEMENTS AND/OR RESTRICTIONS WHICH ARE NOT SHOWN BY PUBLIC RECORD OR INCLUDED IN THE REFERENCED TITLE REPORT.
2. THE LOCATION OF THE WETLANDS BOUNDARY LINE SHOWN HEREON IS TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION PLAN – TEXAS ROAD LOTS 4, 12 & 13 BLOCK 111 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ" PREPARED BY HARBOR CONSULTANTS INC. DATED MAY 5, 2017 AND REVISED ON MARCH 22, 2018. DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES ON APRIL 2017. SUBJECT TO REVIEW AND APPROVAL BY NJDEP.
3. THIS SURVEY WAS PREPARED WITHOUT AN UNDERGROUND UTILITY MARKOUT. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND A UTILITY MARKOUT SHOULD BE OBTAINED BEFORE ANY DIGGING OR CONSTRUCTION ONSITE OCCURS.
4. SOME PLANEMETRIC FEATURES SHOWN HEREON WERE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION PLAN – TEXAS ROAD LOTS 4, 12 & 13 BLOCK 111 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ" PREPARED BY HARBOR CONSULTANTS INC. DATED MAY 5, 2017 AND REVISED ON MARCH 22, 2018.

TITLE REFERENCES:

THE PROPERTY IS PREPARED IN ACCORDANCE WITH INFORMATION INCLUDED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE SERVICES, INC. AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANT DATED MAY 27, 2019 FILE NO. 091859 AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS.

EXCEPTION 11 – AFFECTS LOT 4 ONLY. DEED BOOK 5348 PG. 135 ROAD WIDENING ALONG TEXAS ROAD AS SHOWN HEREON AND ALSO AS SHOWN PER MAP REFERENCE NO. 2.
EXCEPTION 12 – AFFECTS LOT 4 ONLY. RIGHTS OF OTHERS IN AND TO THE BIRCH SWAMP BROOK WHICH FORMS A PORTION OF THE EASTERLY LINE OF LOT 4 BLOCK 111 AS SHOWN HEREON.
EXCEPTION 14 – AFFECTS LOTS 12 & 13 ONLY. AGREEMENT AS SET FORTH IN DEED BOOK 2864 PG. 327 AND DEED BK. 3547 PG. 281. FOR THE RIGHT OF WAY ALONG MACKEYS LANE AS NOTED HEREON. DEEDS CONTAIN THE SAME DESCRIPTION AS THE RIGHT OF WAY NOTED IN VESTING DEED FOR LOTS 12 and 13. (DEED BK. 8721 PG. 7488).
EXCEPTION 15 – AFFECTS LOTS 12 & 13 ONLY. RIGHT OF WAY AND EASEMENT AS SET FORTH IN DEED BOOK 3959 PG. 651, DEED BK. 3959 PG. 654, DEED BOOK 4048 PG. 334 AND DEED BK. 4126 PG. 841. DEEDS DESCRIBE THE SAME LANDS AS NOTED IN EXCEPTION 14 ABOVE.

AREA SUMMARY:

LOT 12 BLOCK 111 = 32,956 SQ. FT. or 0.7566 ACRES

LOT 13 BLOCK 111 = 50,104 SQ. FT. or 1.1502 ACRES

TOTAL TRACT AREA = 83,060 SQ. FT. or 1.9068 ACRES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASERS. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8–38.2) AND N.J.A.C. 13:40–5.1(d)

THIS SURVEY IS HEREBY CERTIFIED TO:

TEXAS ROAD AT MARLBORO, LLC
COLUMBIA BANK, ITS SUCCESSORS AND/OR ASSIGNS
FIRST JERSEY TITLE SERVICES INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BARBARA MERRITT BUTLER, ESQ.
WILENTZ, GOLDMAN & SPITZER, P.A.

DATE	REVISIONS

FRANK J. LISOWSKY — REGISTERED ARCHITECT, PROFESSIONAL PLANNER
GREGORY PLOUSSAS — PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
MICHAEL PUCCI — PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
RICHARD G. RUCHALSKI — PROFESSIONAL LAND SURVEYOR, PROFESSIONAL PLANNER
ROBERT S. LARSEN — REGISTERED ARCHITECT, PROFESSIONAL PLANNER
JOSEPH M. DELUCIA — REGISTERED ARCHITECT

RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR — NJ LIC. NO. 24875
PROFESSIONAL PLANNER — NJ LIC. NO. 4759

cpl partnership
planning
architecture
engineering
surveying

A-53

SURVEY OF
LOTS 12 & 13 BLOCK 111

TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY

CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
MATAWAN, NJ 07747
P. 732-566-0297 | www.cplpartnership.com
CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159000 | BOARD OF ARCHITECTS: 21AC00069000

FILE NO.	17014
DATE:	AUG. 26, 2019
SCALE:	1"= 50'
DRAWN BY:	KRK
CHECKED BY:	RGR
DRAWING NO.	SV17014
SHEET NO.	1 OF 1