



ENTIRE TRACT
BLOCK 145 LOT 1.01
SCALE: 1"=100'

INFORMATION OF FACT

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

| | YES | NO | ITEM |
|---------------------------|-----|----|--|
| a. DEED OF RECORD | X | | D.B. 1984, PG. 159 BETWEEN MARY GRECO AND JAMES M. LOMBARDO, DATED FEBRUARY 10, 1994 AND FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON MARCH 2, 1994. |
| b. FILED MAP | | X | N/A |
| c. TITLE SEARCH / BINDER | X | | RESEARCHED BY LORA J. MUSILLI AND ASSOCIATES |
| d. TAX MAP | X | | LOT 1.01, BLOCK 145 |
| e. OTHER (SEE REFERENCES) | X | | SEE NOTE 6 |

2. CERTIFIED TO: COUNTY OF SUSSEX

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION TO RECONCILE THE PROPOSED RIGHT OF WAY THROUGH LOT 1.01, BLOCK 145. THE INFORMATION DEPICTED HEREON AS IT RELATES TO THE EXISTING PHYSICAL FEATURES AND EXISTING PROPERTY CORNERS CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.

3. THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.

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. THE PLAN REPRESENTS A SURVEY MADE ON THE GROUND BY THE UNDERSIGNED SURVEYOR, OF THE PROPOSED RIGHT OF WAY.

6. REFERENCES:

- a) A CERTAIN MAP ENTITLED: "SUBDIVISION OF PROPERTY FOR VERNON VALLEY PLAZA", BY SURVEYTECH CORPORATION, PROFESSIONAL LAND SURVEYORS PLANNING CONSULTANTS, DATED APRIL 18, 1973.
- b) A CERTAIN MAP ENTITLED: "OVERALL SITE PLAN VERNON VALLEY ASSOCIATES AMENDED PRELIMINARY & FINAL SITE PLAN BLOCK 145, LOTS 1 & 1.05, STOCKHOLM ROAD VERNON TOWNSHIP, SUSSEX COUNTY" BY BOHLER ENGINEERING, P.C. CIVIL & CONSULTING ENGINEERS, DATED OCTOBER 06, 1997 (11 SHEETS).

7. 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.

AREA CALCULATION

EXISTING LOT AREA = 15,570 S.F. OR 0.35744 ACRES (CALC.)
 PROPOSED RIGHT-OF-WAY PARCEL 14 = 842 S.F. ± OR 0.01932 AC. ±
 REMAINING LOT AREA = 14,728 S.F. OR 0.33811 AC. ±
 PROPOSED QUIT CLAIM AREA = 1,652 S.F. ± OR 0.03792 AC. ±

SUBJECT TO:

- RIGHT-OF-WAY TO NEW JERSEY POWER AND LIGHT CO. AS DESCRIBED IN BK. 308, PG. 23, FILED IN THE SUSSEX COUNTY CLERKS OFFICE. NOT SHOWN DUE TO VAGUE DESCRIPTION.
- ROAD DRAINAGE AND SLOPE AGREEMENT AS DESCRIBED IN BK. 332, PG. 316, FILED IN THE SUSSEX COUNTY CLERKS OFFICE.
- DRAINAGE EASEMENTS TO THE COUNTY OF SUSSEX AS DESCRIBED IN BK. 437, PG. 154 FILED IN THE SUSSEX COUNTY CLERKS OFFICE.

LEGEND

| | |
|--|--|
| | PROPOSED RIGHT-OF-WAY PARCEL ACQUISITION |
| | PROPOSED TEMPORARY EASEMENT |
| | PROPOSED QUIT CLAIM AREA |



SURVEY REFERENCES:

5. SURVEY REFERENCE:
 CENTERLINE ALIGNMENT AND ROAD STATIONING AS SHOWN HEREON, BASED IN PART, UPON CENTERLINE STATION 244+47.50' HELD TO THE CENTER OF THE EXISTING CULVERT FOR BRIDGE #486, SAID CENTERLINE ALIGNMENT AND STATIONING BEING PREVIOUSLY SET FORTH ON PLANS TITLED "SECTION 1 VERNON-STOCKHOLM ROAD VERNON TOWNSHIP SUSSEX COUNTY NEW JERSEY" AS PREPARED BY THE SUSSEX COUNTY ENGINEER'S OFFICE AND RECORDED IN THE SUSSEX COUNTY CLERK'S OFFICE AS FILED MAP #235 ON DECEMBER 28, 1942. ADDITIONALLY, SAID VERNON-STOCKHOLM ROAD BEING TAKEN OVER AS A COUNTY ROAD BY RESOLUTION SET FORTH IN THE SUSSEX COUNTY FREEHOLDERS' MINUTES VOLUME 2, PAGES 513 & 514, RECORDED OCTOBER 9, 1934.

FURTHERMORE:

THE OLD VERNON-STOCKHOLM ROAD (COUNTY ROUTE 515) BEING SHOWN AND EVIDENT IN HISTORIC EXISTENCE ON A COPY OF THE OLD REVOLUTIONARY WAR ERA ERSKINE-DEWITT MAP ON FILE IN THE SUSSEX COUNTY LIBRARY TITLED "NO. 90, C ROAD FROM THE SUSSEX ROAD TOWARDS MORRISTOWN PAST LONGWOOD, BERKSHIRE BEAUMON'S AND MT. PLEASANT FORGES TO GENL. WAYNES", SAID MAP DOES NOT INDICATE NOR SPECIFY A ROAD WIDTH.

FURTHERMORE, THE VERNON-STOCKHOLM ROAD (COUNTY ROUTE 515) BEING ADDITIONALLY SHOWN AND EVIDENT AS WELL IN HISTORIC EXISTENCE ON A COPY OF ANOTHER OLD REVOLUTIONARY WAR ERA ERSKINE MAP ON FILE IN THE SUSSEX COUNTY LIBRARY TITLED "NO. 98, C CONTRACTION IN THE JERSEYS 2 MILES TO THE INCH", SAID MAP DOES NOT INDICATE NOR SPECIFY A ROAD WIDTH.

PREVIOUS CORRESPONDENCE BETWEEN THE COUNTY OF SUSSEX AND THE GENERAL BOARD OF PROPRIETORS OF THE EASTERN DIVISION OF NEW JERSEY AS WELL AS THE COUNCIL OF PROPRIETORS WEST NEW JERSEY IN AMERICA AS REVIEWED AND EVALUATED IN CONJUNCTION WITH EXTENSIVE RESEARCH PERFORMED BY THIS FIRM OF THE PUBLIC RECORD, ROAD RETURN BOOKS AND VARIOUS MAPS ON FILE IN THE SUSSEX COUNTY CLERK'S OFFICE AS WELL AS IN THE SUSSEX COUNTY LIBRARY HAS FAILED TO DISCLOSE AND/OR INDICATE THE OLD VERNON-STOCKHOLM ROAD AS EVER HAVE BEEN ORIGINALLY SET FORTH AS A FOUR (4) ROD WIDE ROAD. RIGHT-OF-WAY LINES AND THE VARIABLE WIDTH OF SAID VERNON-STOCKHOLM ROAD (COUNTY ROUTE 515), AND THE SAME NOW EXISTS, HAS BEEN DETERMINED FROM BOTH PUBLIC AND PRIVATE RECORD AVAILABLE TO THIS FIRM AS SHOWN, LISTED AND INDICATED HEREON AND IS THEREFORE SUBJECT TO SUCH FACTS, CONDITIONS AND/OR HISTORIC EVIDENCE, IF ANY, AFFECTING THE SAME THAT MIGHT BECOME AVAILABLE, EVIDENT AND/OR RELEVANT THROUGH FUTURE DISCLOSURE AND/OR PROVENANCE BY OTHERS.

6. SURVEY REFERENCE:

RIGHT-OF-WAY LINE, PROPERTY LINES AND SUBSEQUENT ADDITIONAL RIGHT-OF-WAY AREA AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON A MAP TITLED "MINOR SUBDIVISION PREPARED FOR NORTHWEST REALTY" AS PREPARED BY HIGH POINT ENGINEERS, SURVEYORS, PLANNERS, INC. HAMBURG, NEW JERSEY, MAP DATED JUNE 1, 1976.

7. SURVEY REFERENCE:

RIGHT-OF-WAY LINE AND SUBSEQUENT ADDITIONAL RIGHT-OF-WAY AREA AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON MAP TITLED "SUBDIVISION OF PROPERTY FOR VERNON VALLEY PLAZA" AS PREPARED BY SURVEYTECH CORPORATION PROFESSIONAL LAND SURVEYORS PLANNING CONSULTANTS TOTOWA, NEW JERSEY, MAP DATED APRIL 18, 1973.

8. SURVEY REFERENCE:
 RIGHT-OF-WAY LINE AND SUBSEQUENT ADDITIONAL RIGHT-OF-WAY AREA AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON MAP TITLED "MINOR SITE PLAN FOR FLEDGLINGS MONTESSORI SCHOOL AT CIDER MILL" AS PREPARED BY JOHN LEHMAN, PE CONSULTING ENGINEER WARWICK, NEW YORK, MAP DATED MAY 08, 1992.

9. SURVEY REFERENCE:

RIGHT-OF-WAY LINE AND SUBSEQUENT ADDITIONAL RIGHT-OF-WAY AREA AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON MAP TITLED "OVERALL SITE PLAN VERNON VALLEY ASSOCIATES AMENDED PRELIMINARY & FINAL SITE PLAN BLOCK 145, LOTS 1 & 1.05, STOCKHOLM ROAD VERNON TOWNSHIP SUSSEX COUNTY" AS PREPARED BY BOHLER ENGINEERING, P.C. CIVIL & CONSULTING ENGINEERS WATCHUNG, NEW JERSEY, MAP DATED OCTOBER 06, 1997 (11 SHEETS).

10. SURVEY REFERENCE:

RIGHT-OF-WAY LINES, SIGHT TRIANGLE LINES AND SUBSEQUENT ADDITIONAL RIGHT-OF-WAY AREA AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON MAP TITLED "AS BUILT SURVEY VERNON VALLEY ASSOCIATES PART OF LOT 1.05 BLOCK 145 STOCKHOLM ROAD VERNON TOWNSHIP SUSSEX COUNTY" AS PREPARED BY CONTROL POINT ASSOCIATES, INC. WATCHUNG, NEW JERSEY, MAP DATED AUGUST 15, 2002.

11. SURVEY REFERENCE:

RIGHT-OF-WAY AND PROPERTY LINES AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON MAP TITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PARCEL MAP ROUTE 94 (1953) SECTION 10 VERNON TO NEW YORK STATE LINE SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF VERNON COUNTY OF SUSSEX", MAP DATED NOVEMBER, 1984 AND FILED IN THE SUSSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 94-6 (3 SHEETS).

12. SURVEY REFERENCE:

RIGHT-OF-WAY LINE, PROPERTY LINES AND SUBSEQUENT ADDITIONAL RIGHT-OF-WAY AREA AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON A MAP TITLED "PLAN OF SURVEY JOHN R. PATTERSON SUSSEX COUNTY RTE 515 VERNON TOWNSHIP SUSSEX COUNTY NEW JERSEY" AS PREPARED BY JAMES M. GILPATRICK PROFESSIONAL LAND SURVEYOR VERNON CROSSING VERNON, NEW JERSEY, MAP DATED APRIL 23, 1991.

13. SURVEY REFERENCE:

RIGHT-OF-WAY LINE AND PROPERTY LINES AS SHOWN HEREON BEING PREVIOUSLY SET FORTH ON A MAP TITLED "PLAN OF PROPERTY OF JAMES M. LOMBARDO SITUATED IN THE TOWNSHIP OF VERNON COUNTY OF SUSSEX NEW JERSEY" AS PREPARED BY GERARD C. HENRY, INC. ENGINEERING, LAND SURVEYING, PLANNING STOCKHOLM, NEW JERSEY, MAP DATED JAN. 27, 1994. BEING FURTHERMORE SHOWN ON A MAP TITLED "PROPOSED SITE PLAN LOMBARDO OFFICE BLOCK 145 LOT 1.01 TOWNSHIP OF VERNON NEW JERSEY" AS PREPARED BY LANGAN ENGINEERING ELMWOOD PARK, NJ, MAP DATED MAY 24, 2000.

14. SURVEY REFERENCE:

A PORTION OF EXISTING NEW JERSEY STATE HIGHWAY ROUTE 94 WHEREIN THE SAME INTERSECTS AND RUNS WESTERLY FROM THE VERNON-STOCKHOLM ROAD (COUNTY ROUTE 515) APPEARS TO HAVE BEEN ORIGINALLY SET FORTH AS A FOUR (4) ROD WIDE ROAD AS RECORDED IN THE SUSSEX COUNTY CLERK'S OFFICE ROAD BOOK 'B', PAGE 330 ON MARCH 21, 1821.

15. SURVEY REFERENCE:

EXISTING BREAKNECK ROAD SITUATED TO THE SOUTH OF VERNON WHEREIN THE SAME INTERSECTS AND RUNS EASTERLY FROM THE VERNON-STOCKHOLM ROAD (COUNTY ROUTE 515) APPEARS TO HAVE BEEN ORIGINALLY SET FORTH AS A FOUR (4) ROD WIDE ROAD AS RECORDED IN THE SUSSEX COUNTY CLERK'S OFFICE ROAD BOOK 'B', PAGE 281 ON NOVEMBER 12, 1818.

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| REV. | DATE | DRAWN BY | DESCRIPTION |
|------|---------|----------|---------------------------------------|
| 4 | 11/1/06 | DPB | REVISED PROPOSED RIGHT-OF-WAY |
| 3 | 8/31/06 | DPB | CORRECTED ARC RADIUS |
| 2 | 7/27/06 | DPB | REVISED QUIT CLAIM AREA |
| 1 | 7/11/06 | DPB | PER DIVISION OF ENG. COMMENTS 6-16-06 |
| 0 | 4/27/06 | DPB | QUIT CLAIM AREA, EASEMENT INFO & NOTE |

RICHARD W. CARLSON, JR.
 NEW JERSEY PROFESSIONAL
 LAND SURVEYOR LIC. NO. 30966

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Sussex County Department of Engineering and Planning - Division of Engineering

PARCEL MAP
BLK 145, LOT 1.01
RECONSTRUCTION OF CR 515

LOCATED IN TOWNSHIP OF VERNON
 SUSSEX COUNTY, NEW JERSEY

| | |
|---------------------|--------------------------|
| JOB NUMBER: 96-2886 | DATE: APR. 2006 |
| SCALE: 1"=30' | LATEST REVISION: 11/1/06 |
| DRAWN BY: NY006530 | DESIGN BY: JRM |
| SHEET NUMBER: | 1 of 1 |