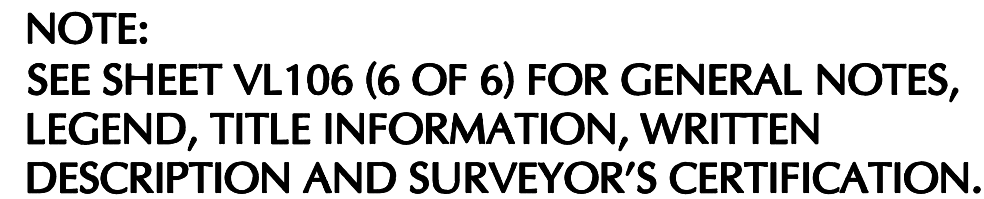
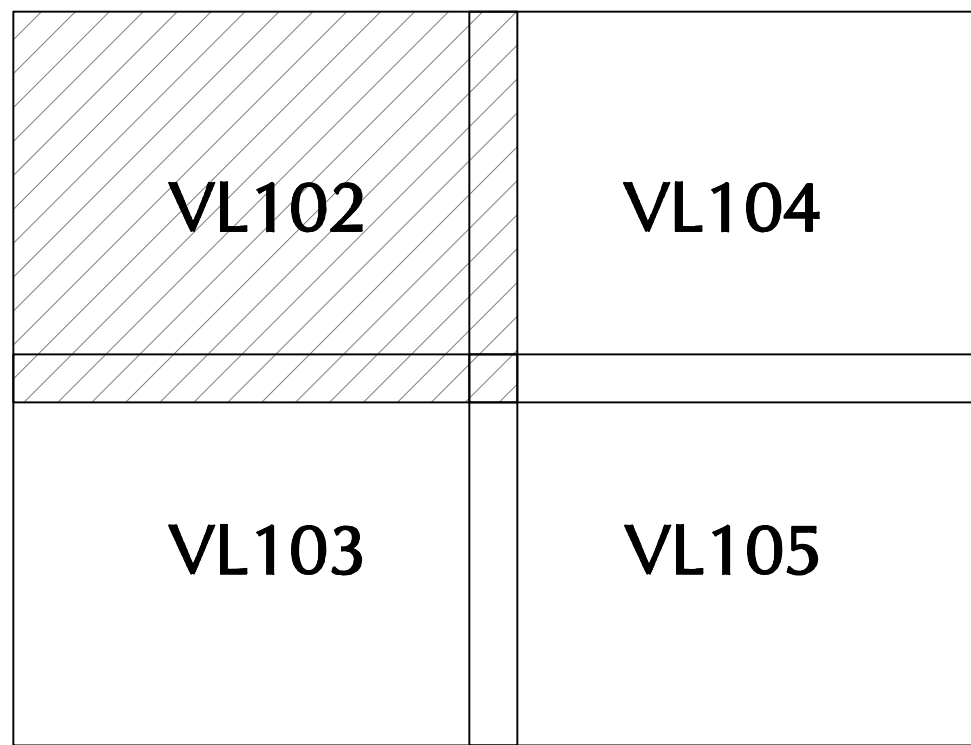
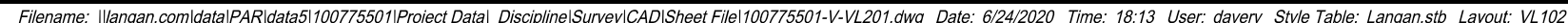


	HYDRANT		BOLLARD		STORM DRAIN
	STREET LIGHT		PEDESTRIAN WALK SIGNAL		SANITARY LINE
	AREA LIGHT		DOOR		COMBINED UTILITY LINE
	SIGNAL POLE		DOUBLE DOOR		UNKNOWN UTILITY LINE
	POLE		OVERHEAD DOOR		UNKNOWN UTILITY LINE
	GUY WIRE		PARKING METER		GAS LINE
	ANCHOR POLE		METAL COVER		WATER LINE
	MANHOLE		ELECTRIC BOX		ELECTRIC LINE
	MANHOLE (DRAINAGE)		SOIL BORING		TELEPHONE LINE
	MANHOLE (SANITARY SEWER)		MONITORING WELL		CABLE TV LINE
	MANHOLE (ELECTRIC)		TEST PIT		STEAM LINE
	MANHOLE (WATER)		BENCHMARK		FORCE MAIN
	MANHOLE (NATURAL GAS)		ROOF DRAIN		FIBER OPTIC
	MANHOLE (TELEPHONE)		SPOT ELEVATION		REFERENCED UTILITY LINE
	MANHOLE (FORCE MAIN)		CONCRETE CURB		TYPE AS INDICATED BASED ON RECORD MAPPING
	MANHOLE (STEAM)		CONCRETE		OVERHEAD WIRE
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD		GUIDE RAIL/TYPeline AS NOTED
	WATER VALVE		DROP CURB		CHAIN LINK FENCE
	GAS VALVE		BROKEN WHITE STRIPE		WOOD/STOCKADE FENCE
	SHRUB		SINGLE YELLOW STRIPE		WIRE FENCE
	CATCH BASIN		DOUBLE YELLOW STRIPE		IRON FENCE
	CLEAN OUT		SINGLE WHITE STRIPE		TREE LINE
	TREE		REINFORCED CONCRETE PIPE		EASEMENT LINE
	SIGN		DUCTILE IRON PIPE		PROPERTY LINE
			CORRUGATED METAL PIPE		RIGHT-OF-WAY LINE
			NO VISIBLE PIPE		CONTOUR LINE
			EDGE OF PAVEMENT		
			UNLANDSCAPED AREA		
			SURVEY BEARING & DISTANCE		
			DEPTH BEARING & DISTANCE		



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	HYDRANT		BOLLARD		STORM DRAIN
	STREET LIGHT		PEDESTRIAN WALK SIGNAL		SANITARY LINE
	AREA LIGHT		DOOR		COMBINED UTILITY LINE
	SIGNAL POLE		DOUBLE DOOR		UNKNOWN UTILITY LINE
	POLE		OVERHEAD DOOR		GAS LINE
	GUY WIRE		PARKING METER		WATER LINE
	ANCHOR POLE		METAL COVER		ELECTRIC LINE
	MANHOLE		ELECTRIC BOX		TELEPHONE LINE
	MANHOLE (DRAINAGE)		SOIL BORING		CABLE TV LINE
	MANHOLE (SANITARY SEWER)		MONITORING WELL		STEAM LINE
	MANHOLE (ELECTRIC)		TEST PIT		FORCE MAIN
	MANHOLE (WATER)		BENCHMARK		FIBER OPTIC
	MANHOLE (NATURAL GAS)		ROOF DRAIN		REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
	MANHOLE (TELEPHONE)		SPOT ELEVATION		OVERHEAD WIRE
	MANHOLE (FORCE MAIN)		CONCRETE CURB		GUIDE RAIL/TYPE (AS NOTED)
	MANHOLE (STEAM)		CONCRETE		CHAIN LINK FENCE
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD		WOOD/STOCKADE FENCE
	WATER VALVE		DROP CURB		WHITE FENCE
	GAS VALVE		BROKEN WHITE STRIPE		IRON FENCE
	SHRUB		SINGLE YELLOW STRIPE		THREE LINE
	CATCH BASIN		DOUBLE YELLOW STRIPE		EASEMENT LINE
	CLEAN OUT		SINGLE WHITE STRIPE		PROPERTY LINE
	SIGN		REINFORCED CONCRETE PIPE		RIGHT-OF-WAY LINE
			DUCTILE IRON PIPE		CONTOUR LINE
			CORRUGATED METAL PIPE		
			NO VISIBLE PIPE		
			EDGE OF PAVEMENT		
			LANDSCAPED AREA		
			SURVEY BEARING & DISTANCE		
			DEED BEARING & DISTANCE		



LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT	BOLLARD	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	SANITARY LINE
AREA LIGHT	DOOR	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	UNK
GUY WIRE	PARKING METER	G
ANCHOR POLE	METAL COVER	W
MANHOLE	ELECTRIC BOX	E
MANHOLE (DRAINAGE)	SOIL BORING	T
MANHOLE (SANITARY SEWER)	MONITORING WELL	C
MANHOLE (ELECTRIC)	TEST PIT	ST
MANHOLE (WATER)	BENCHMARK	FM
MANHOLE (NATURAL GAS)	SPOT ELEVATION	FO
MANHOLE (TELEPHONE)	CONCRETE CURB	(J)
MANHOLE (FORCE MAIN)	CONCRETE	REFERENCED UTILITY LINE
MANHOLE (STEAM)	DETECTABLE PAD	(TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (UNKNOWN UTILITY)	DROP CURB	OVERHEAD WIRE
WATER VALVE	BROKEN WHITE STRIPE	GUIDE RAIL (TYPE AS NOTED)
SHRUB	SINGLE YELLOW STRIPE	CHAIN LINK FENCE
CATCH BASIN	DOUBLE YELLOW STRIPE	WOOD/STOCKADE FENCE
CLEAN OUT	SINGLE WHITE STRIPE	WIRE FENCE
TREE	REINFORCED CONCRETE PIPE	IRON FENCE
SIGN	DUCTILE IRON PIPE	TREE LINE
	CORRUGATED METAL PIPE	EASEMENT LINE
	NO VISIBLE PIPE	PROPERTY LINE
	EDGE OF PAVEMENT	RIGHT-OF-WAY LINE
	LANDSCAPED AREA	CONTOUR LINE
	SURVEY BEARING & DISTANCE	
	DEED BEARING & DISTANCE	

128.03 LOT 1.01
LAMBDA AMERICAS INC.
DB. 4723 PG. 808
T 1.01 (FM 175-16)

BLOCK 128.03
LOT 47.01
N/F W&M TINTON FALLS ASSOCIATES, LLC
DB. 9380 PG. 8879
2,208,225 / SF 50.6939 AC ±

BLOCK 128.03 LOT 1.02
N/F TDK-LAMBDA AMERICAS INC.
DB. 4723 PG. 808
FILED MAP 175-16 LOT 1.02

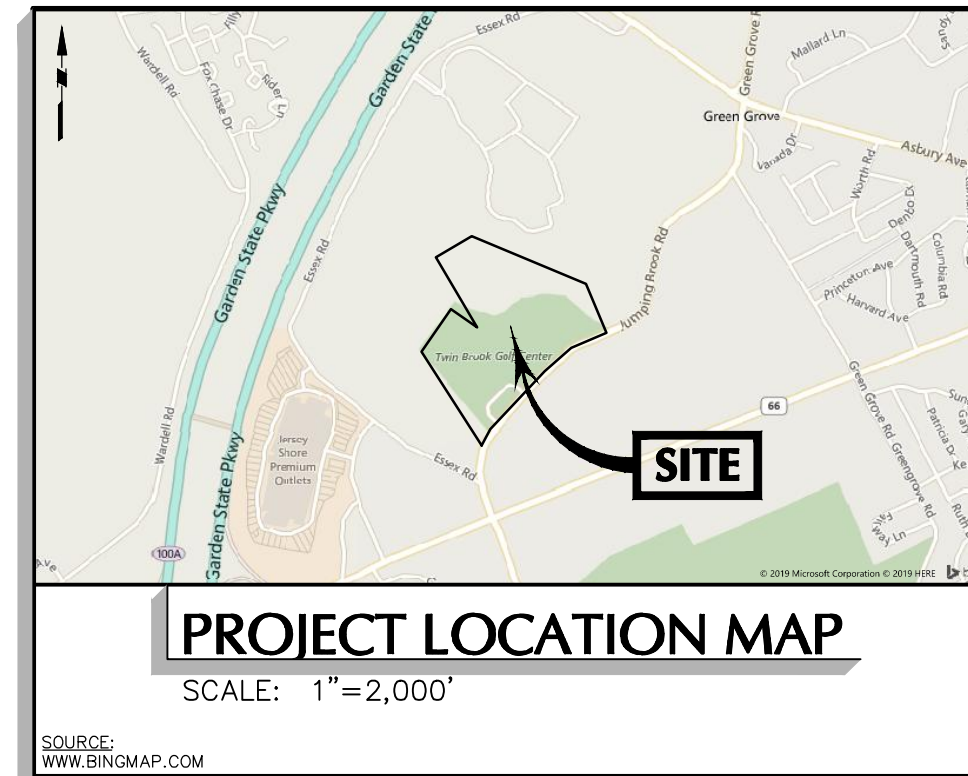
BLOCK 128.03 LOT 1.03
N/F WCS GROUP, LLC
DB. 9239 PG. 3183
FM LOT 1.03 (FM 175-16)

BLOCK 3902 LOT 2
N/F WCS GROUP, LLC
DB. 9239 PG. 3183
FM LOT 1.03 (FM 175-16)

BLOCK 3902 LOT 3
N/F WILLIAM SITAR
DB. 5583 PG. 802

BLOCK 3902 LOT 1
N/F TDK-LAMBDA AMERICAS INC.
DB. 4723 PG. 808
FM LOT 1.02 (FM 175-16)

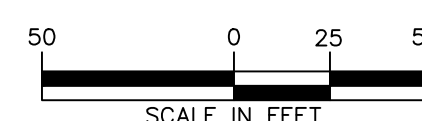
ESSEX ROAD DB. 3628 PG. 3411
FORMERLY HAMILTON ROAD
VARIABLE WIDTH RIGHT OF WAY



VL102	VL104
VL103	VL105

SHEET INDEX

NOTE:
SEE SHEET VL106 (6 OF 6) FOR GENERAL NOTES,
LEGEND, TITLE INFORMATION, WRITTEN
DESCRIPTION AND SURVEYOR'S CERTIFICATION.



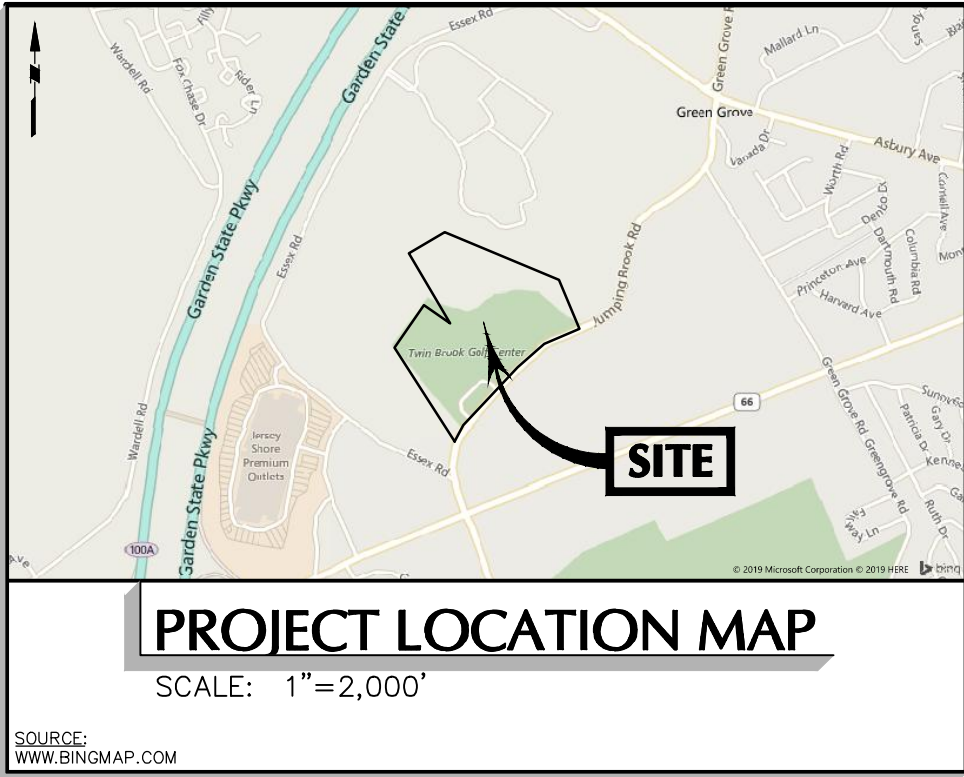
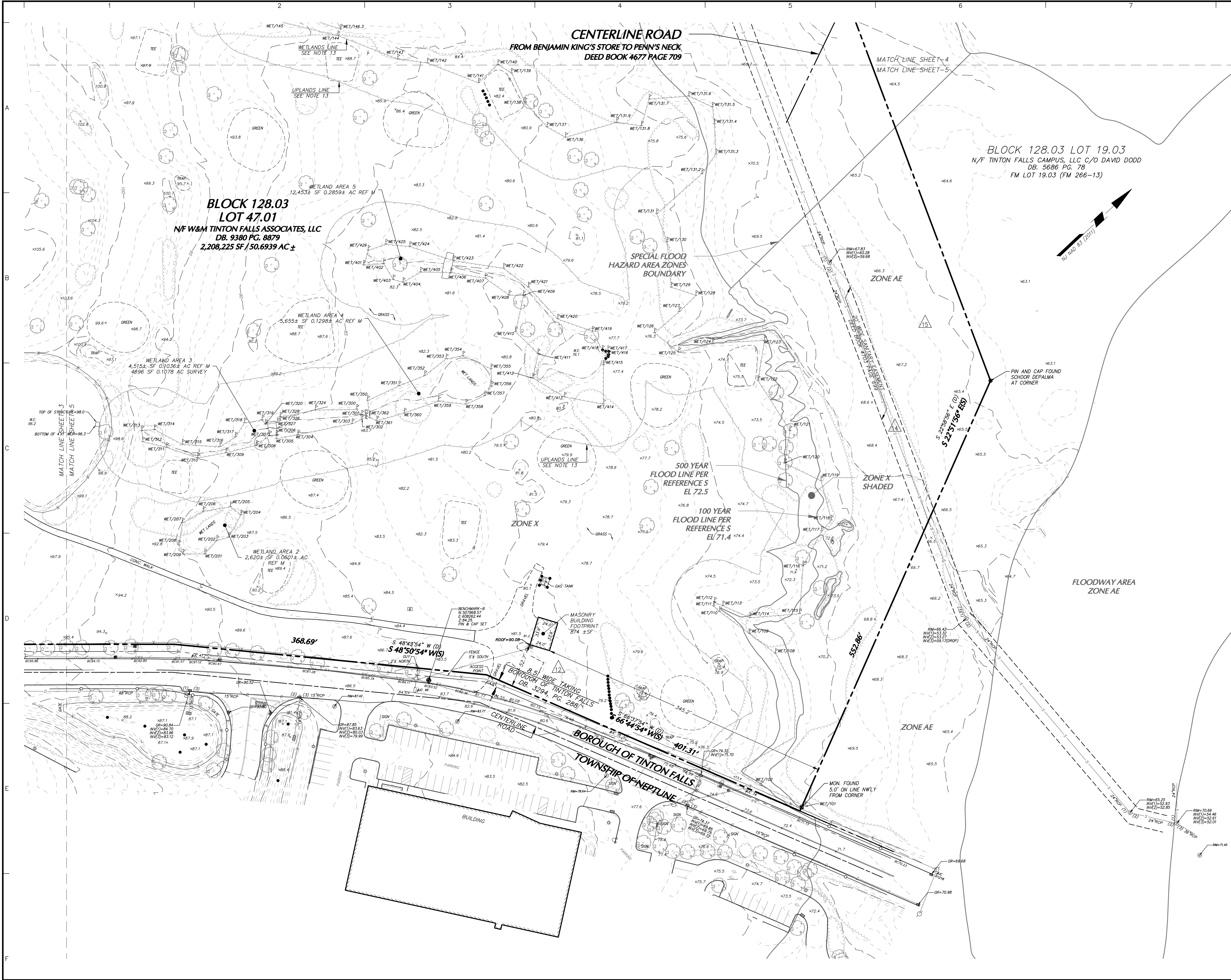
Date	Description	No.
REVISIONS		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA2798400		

Project
1251 JUMPING BROOK ROAD
BLOCK No. 128.03, LOT No. 47.01
BOROUGH OF TINTON FALLS

MONMOUTH COUNTY NEW JERSEY
Drawing Title

ALTA/NSPS LAND TITLE SURVEY

Project No. 100775501	Drawing No. VL103
Date 24 JUNE 2020	
Drawn By HBV	
Checked By CH	Sheet 3 of 6



VL102	VL104
VL103	VL105

SHEET INDEX

NOTE:
SEE SHEET VL106 (6 OF 6) FOR GENERAL NOTES,
LEGEND, TITLE INFORMATION, WRITTEN
DESCRIPTION AND SURVEYOR'S CERTIFICATION.



Date	Description	No.
REVISIONS		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27986400		
Project		
1251 JUMPING BROOK ROAD BLOCK No. 128.03, LOT No. 47.01 BOROUGH OF TINTON FALLS		
MONMOUTH COUNTY		NEW JERSEY
Drawing Title		
ALTA/NSPS LAND TITLE SURVEY		
Project No.		Drawing No.
100775501		
Date		
24 JUNE 2020		
Drawn By		
HBV		
Checked By		VL105
CH		
		Sheet 5 of 6

GENERAL NOTES

- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

SITE BENCHMARKS:	BENCHMARK-A N: 507474.77 E: 607814.10 Z: 101.75 PIN & CAP SET	BENCHMARK-B N: 507968.57 E: 608262.44 Z: 94.25 PIN & CAP SET
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- STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN PER THE TAX MAP FOR THE BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON AERIAL PHOTOGRAPHY DATED 04-16-2019 BY KEYSTONE AERIAL SURVEYS, INC. AND AERIAL MAPPING PHOTOGRAMMETRICALLY COMPILED BY T3 GLOBAL STRATEGIES INC. DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS.
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING SEPTEMBER 2019 AND AERIAL MAPPING IDENTIFIED IN NOTE 4.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.

- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.), CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS

UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON

- SANITARY SEWER GIS MAP, PROVIDED BY BOROUGH OF TINTON FALLS ENGINEER'S OFFICE
- BOUNDARY CORNER MARKERS WERE SET AS SHOWN ON MAY 12 & 14, 2020.
 - ALL DISTANCES REPORTED HEREON ARE GROUND DISTANCE.
 - REFERENCES TO ANY FIRM FLOOD ZONES DOES NOT REPRESENT LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.'S INVOLVEMENT IN THE ESTABLISHMENT OF SHOWN BOUNDARIES OR LIMITS / ELEVATIONS OF SAME AND IS NOT RESPONSIBLE FOR THEIR LOCATIONS.
 - THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.
 - LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DOES NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR WETLAND LOCATION AS DEPICTED HEREON. WETLANDS DELINEATION AS SHOWN TAKEN FROM A MAP ENTITLED "WETLANDS DELINEATION MAP, TWIN BROOK GOLF CENTER, BLOCK 128.03 LOT 47" PREPARED BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C., DATED 01-21-2019, LAST REVISED 09-12-2019, PROJECT NUMBER 13-405C.
 - PROJECT CENTROID LOCATION NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD83 (2011) N 507926.04 E 610022.12229 HAVING A SCALE FACTOR OF 1.00008217315825.
 - THE SURVEYOR DID NOT OBSERVE EVIDENCE OF CEMETERIES.
 - THE PROPERTY HAS ACCESS TO JUMPING BROOK ROAD, A PUBLIC ROAD.
 - THE SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THE SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT RIGHT OF WAY.
 - THE SURVEYOR DID NOT OBSERVE EVIDENCE OF UTILITIES CROSSING THE SUBJECT PROPERTY TO SERVE ADJOINING PROPERTIES. HOWEVER, THERE IS A SANITARY SEWER MAIN CROSSING THE PROPERTY.
 - THE SURVEYOR DID NOT OBSERVE EVIDENCE OF THE PROPERTY BEING USED FOR INGRESS OR EGRESS TO ADJOINING PROPERTIES.
 - THE RECORD DESCRIPTION FOR LOT 47.01 FORMS A MATHEMATICALLY CLOSED FIGURE.

FLOOD ZONE

TABLE A ITEM 3

PER THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, MONMOUTH COUNTY, NEW JERSEY, (ALL JURISDICTIONS)", PANEL 327 OF 457, MAP NUMBER 34025C0327F, EFFECTIVE DATE: SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ALSO WITHIN ZONES X SHADED, AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD, AREAS OF SUBJECT TO 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ALSO AREAS IN ZONES A & AC, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

PARKING

TABLE A ITEM 9

THE FOLLOWING ARE THE NUMBER OF CLEARLY IDENTIFIABLE SPACES WITHIN THE SUBJECT PROPERTY.

REGULAR SPACES = 101
DISABLED SPACES = 2
TOTAL SPACES = 103

REFERENCES

THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

- TAX MAP FOR THE BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY.
- TAX MAP FOR THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
- CITY COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-950682N1, COMMITMENT DATE MAY 6, 2020, REVISION NO. 1. THIS COMMITMENT SHOWS TITLE VESTED IN W&M TINTON FALLS ASSOCIATES, LLC BY DEED BOOK 9380 PAGE 8879 (BLOCK 128.03, LOT 47.01).
- MAP ENTITLED "MINOR SUBDIVISION FOR INTERNATIONAL INDUSTRIAL PARK, BLOCK 128C LOT 1-A, SITUATE IN BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE OCTOBER 11, 1979 AS MAP NUMBER 162-24.
- MAP ENTITLED "MINOR SUBDIVISION FOR INTERNATIONAL INDUSTRIAL PARK, BLOCK 128C LOT 1-A, SITUATE IN BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE SEPTEMBER 29, 1981 AS MAP NUMBER 175-15.
- MAP ENTITLED "MINOR SUBDIVISION FOR INTERNATIONAL INDUSTRIAL PARK, BLOCK 128C LOT 1-A, SITUATE IN BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE SEPTEMBER 29, 1981 AS MAP NUMBER 175-16.
- MAP ENTITLED "FINAL MAJOR SUBDIVISION PLAT, LOTS 6-14, 19, 46 & 49, BLOCK 128.03, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE DECEMBER 10, 1997 AS MAP NUMBER 266-13.
- MAP ENTITLED "FINAL MAJOR SUBDIVISION PLAT, LOTS 6-14, 19, 46 & 49, BLOCK 128.03, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE DECEMBER 10, 1997 AS MAP NUMBER 266-14.
- MAP ENTITLED "MINOR SUBDIVISION, J&C PROPERTY HOLDINGS LLC, BLOCK 128.03 LOT 1.03, 309 ESSEX ROAD, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE AS MAP NUMBER 319-14.
- MAP ENTITLED "MINOR SUBDIVISION PLAN, LOTS 15, 16, 17, 41.01 & 45.01, BLOCK 128.03, TWIN BROOK FAMILY RECREATION CENTER AT TINTON FALLS, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DONALD H. STIRES ASSOCIATES, DATED 08-08-91.
- SURVEY ENTITLED "MAP OF SURVEY, LOT 47, BLOCK 128.03, TWIN BROOK FAMILY RECREATION CENTER AT TINTON FALLS, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DONALD H. STIRES ASSOCIATES, DATED 08-08-91.
- SURVEY ENTITLED "MAP OF SURVEY, CORPORATE PARK 102, LOTS 5-17, 19, 22, 23, 25-27, 39A, 41.01, 45.01 & 49 BLOCK 128-C, TINTON FALLS BOROUGH, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY DONALD H. STIRES ASSOCIATES, DATED 07-13-88.
- MAP ENTITLED "WETLANDS DELINEATION MAP, TWIN BROOK GOLF CENTER, BLOCK 1428.03, LOT 47, SITUATED IN BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MATRIX NEW WORLD, PROJECT NO. 13-405C, DATED 01-21-2019, LAST REVISED 09-12-2019.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL 0327F, MONMOUTH COUNTY, NEW JERSEY, MAP NUMBER 34025C0327F, EFFECTIVE DATE SEPTEMBER 25, 2009.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE STUDY, VOLUME 1 OF 3, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), EFFECTIVE: SEPTEMBER 25, 2009, FLOOD INSURANCE MAP NUMBER 34025C0001B.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE STUDY, VOLUME 2 OF 3, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), EFFECTIVE: SEPTEMBER 25, 2009, FLOOD INSURANCE MAP NUMBER 34025C0002A.
- MAP ENTITLED "MINOR SUBDIVISION MAP FOR INTERNATIONAL DEVELOPMENT CORP., BLOCK 128C LOTS 1, 2, 3, 47 & 48, ESSEX ROAD, BORO OF NEW SHIRESBURY, MONMOUTH COUNTY, N.J.", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 1970 AS MAP NUMBER NO. 104-9.

THE FOLLOWING DEEDS:

- BLOCK 128.03 LOT 47 DEED BOOK 5747 PAGE 397
- BLOCK 128.03 LOT 1.01 & 1.02 AND BLOCK 3902 LOT 1 DEED BOOK 4723 PAGE 808
- BLOCK 128.03 LOT 1.03 AND 3902 LOT 2 DEED BOOK 9239 PAGE 3183
- BLOCK 128.03 LOT 1.11 DEED BOOK 5768 PAGE 82
- BLOCK 128.03 LOT 4 DEED BOOK 5747 PAGE 164
- BLOCK 128.03 LOT 5 DEED BOOK 9138 PAGE 6477
- BLOCK 128.03 LOTS 19.02, 19.03 & 19.04 DEED BOOK 5686 PAGE 78
- BLOCK 3902 LOT 3 DEED BOOK 5583 PAGE 802
- DEED BOOK 4717 PAGE 191
- DEED BOOK 4717 PAGE 195
- DEED BOOK 4677 PAGE 709
- DEED BOOK 4677 PAGE 691

TITLE EXCEPTIONS

THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

- RIGHT OF WAY AGREEMENTS IN DEED BOOK 2037 PAGE 391 (ALONG JUMPING BROOK ROAD), DEED BOOK 3310 PAGE 645 (NO EVIDENCE OF POLE LINE OBSERVED), DEED BOOK 5086 PAGE 734 (SKETCH NOT INCLUDED WITH DEED - LOCATION OF UNDERGROUND FACILITIES UNKNOWN) AND DEED BOOK 5148 PAGE 884 (SKETCH NOT INCLUDED WITH DEED - LOCATION OF UNDERGROUND FACILITIES UNKNOWN) - JERSEY CENTRAL POWER & LIGHT COMPANY OR NEW JERSEY BELL TELEPHONE COMPANY - UTILITY POLES AND TRANSFORMER SHOWN;
- DEED FOR ROAD WIDENING AS SET FORTH IN DEED BOOK 3294 PAGE 288, CONVEYANCE OF 8.50' STRIP OF LAND FRONTING ON THE WEST SIDE OF JUMPING BROOK ROAD - SHOWN;
- EASEMENTS AS SET FORTH IN DEED BOOK 4480 PAGE 439. TWO 30' PERMANENT, OPEN, UNINTERRUPTED AND UNOBSTRUCTED EASEMENTS AND RIGHTS-OF-WAY - SHOWN;
- DECLARATION OF TAKING RECORDED IN DEED BOOK 4665 PAGE 769, RE-RECORDED IN DEED BOOK 4678 PAGE 829 AND AMENDED DECLARATION OF TAKING RECORDED IN BOOK 4703 PAGE 699. DESCRIPTION OF PROPOSED 20' WIDE SANITARY SEWER EASEMENT - SHOWN;
- RESTRICTIVE COVENANT AND AGREEMENT TO GRANT EASEMENT RECORDED IN DEED BOOK 4823 PAGE 326. BOROUGH OF TINTON FALLS PERMANENT EASEMENT OVER FLOOD FRINGE LANDS - NOT SHOWN;
- DEED OF EASEMENT AND RIGHT OF WAY RECORDED IN DEED BOOK 4467 PAGE 350 - DOES NOT PERTAIN TO SUBJECT PROPERTY - NOT SHOWN;
- RIGHT OF WAY AGREEMENT RECORDED IN DEED BOOK 4523 PAGE 395 - JERSEY CENTRAL POWER & LIGHT COMPANY. DOES NOT PERTAIN TO SUBJECT PROPERTY - NOT SHOWN;
- UTILITY EASEMENT IN DEED BOOK 2054 PAGE 445 AND DEED BOOK 3374 PAGE 468
- 20 FOOT SANITARY SEWER EASEMENT IN DEED BOOK 4665 PAGE 769 - SAME AS ITEM 14
- MATTERS AS SHOWN ON FILED MAP NO. 104-9 - NONE
- MATTERS AS SHOWN ON FILED MAP NO. 319-14 - NONE
- MATTERS AS SHOWN ON FILED MAP NO. 266-13 - SEWER EASEMENT SHOWN

RECORD DESCRIPTION

DESCRIPTION IN DB. 9380 PG. 8879 OF BLOCK No. 128.03 LOT No. 47.01

BEGINNING AT A POINT ON THE NEW NORTHWESTERLY SIDELINE OF JUMPING BROOK ROAD (33 FEET PERPENDICULAR FROM THE CENTERLINE THEREOF), SAID POINT ALSO LYING ON THE MUNICIPAL LINE BETWEEN THE TOWNSHIP OF NEPTUNE AND THE BOROUGH OF TINTON FALLS AND IN THE LINE OF LANDS NOW OR FORMERLY INTERNATIONAL DEVELOPMENT CORP., AND RUNNING, THENCE;

- ALONG THE LANDS OF SAID INTERNATIONAL DEVELOPMENT CORP. AND THE MUNICIPAL LINE, SOUTH 51 DEGREES 12 MINUTES 07 SECONDS WEST A DISTANCE OF 161.49 FEET, THENCE;
- NORTH 32 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 1086.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE
- NORTH 34 DEGREES 53 MINUTES 09 SECONDS EAST A DISTANCE OF 691.90 FEET, THENCE;
- NORTH 30 DEGREES 37 MINUTES 08 SECONDS WEST A DISTANCE OF 485.40 FEET, THENCE;
- NORTH 59 DEGREES 22 MINUTES 52 SECONDS EAST A DISTANCE OF 431.56 FEET, THENCE;
- SOUTH 67 DEGREES 27 MINUTES 16 SECONDS EAST A DISTANCE OF 1290.86 FEET, THENCE;
- SOUTH 22 DEGREES 58 MINUTES 56 SECONDS EAST A DISTANCE OF 552.86 FEET TO THE AFOREMENTIONED NEW NORTHWESTERLY SIDELINE OF JUMPING BROOK ROAD, THENCE;
- ALONG THE NEW NORTHWESTERLY SIDELINE THE FOLLOWING FOUR COURSES, SOUTH 66 DEGREES 37 MINUTES 54 SECONDS WEST A DISTANCE OF 401.31 FEET TO AN ANGLE POINT IN SAME, THENCE;
- SOUTH 48 DEGREES 43 MINUTES 54 SECONDS WEST A DISTANCE OF 368.69 FEET TO AN ANGLE POINT IN SAME, THENCE;
- SOUTH 43 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 825.64 FEET TO AN ANGLE POINT IN SAME, THENCE;
- SOUTH 27 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 9.74 FEET TO THE POINT AND PLACE OF BEGINNING.

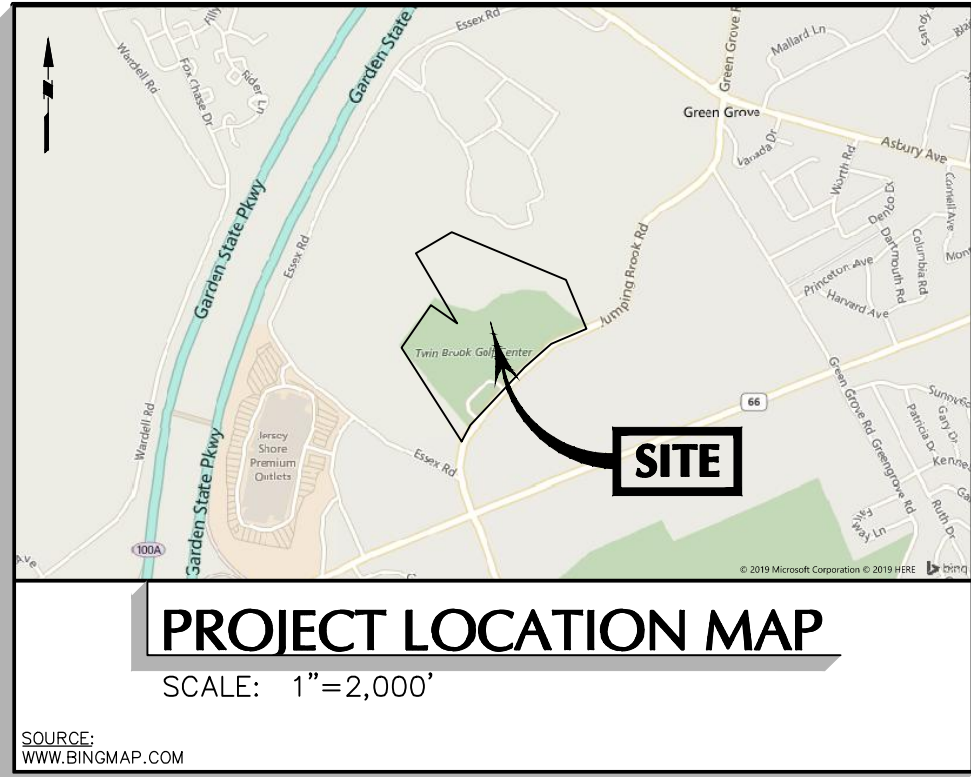
SURVEY DESCRIPTION

WRITTEN DESCRIPTION BLOCK 128.03 LOT 47.01

BEGINNING AT A PIN WITH CAP, IDENTIFIED "LANGAN ENGINEERING"; SET IN THE NORTHWESTERLY SIDELINE OF JUMPING BROOK ROAD (VARIABLE WIDTH), DISTANT 33.00 FEET AT RIGHT ANGLES FROM THE CENTERLINE THEREOF, WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LANDS HERENODESCRIBED AND LANDS NOW OR FORMERLY OF SITAR, DESCRIBED IN DEED BOOK 5583 PAGE 802, SAID POINT DISTANT 570.48 FEET MEASURED EASTERLY ALONG VARIOUS COURSES ALONG THE SAME FROM ITS INTERSECTION WITH THE NORTHEASTERLY SIDELINE OF ESSEX ROAD (VARIABLE WIDTH), AS SHOWN ON A MAP ENTITLED, "MINOR SUBDIVISION FOR INTERNATIONAL INDUSTRIAL PARK, BLOCK 128C LOT 1-A, SITUATE IN, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OCTOBER 11, 1979 IN CASE NUMBER 175-16, AND FROM SAID POINT RUNNING, THENCE;

- LEAVING SAID NORTHWESTERLY SIDELINE OF JUMPING BROOK ROAD, SOUTH 51 DEGREES 19 MINUTES 07 SECONDS WEST A DISTANCE OF 159.85 FEET, ALONG SAID LANDS OF SITAR AND THE PURPORTED MUNICIPAL BOUNDARY BETWEEN THE BOROUGH OF TINTON FALLS AND THE TOWNSHIP OF NEPTUNE, TO A PIN WITH CAP, IDENTIFIED AS AFORESAID, SET IN THE EASTERLY LINE OF LOT 1.03 AS SHOWN ON SAID FILED MAP NUMBER 175-16; THENCE,
- ALONG THE EASTERLY LINE OF SAID LOT 1.03, LOT 1.01 AND LOT 1A, AS SHOWN ON SAID FILED MAP NUMBER 175-16, NORTH 32 DEGREES 43 MINUTES 18 SECONDS WEST A DISTANCE OF 1085.98 FEET, TO A CONCRETE MONUMENT FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 1A; THENCE,
- CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1A AND THEN ALONG LANDS NOW OR FORMERLY OF STATE OF NEW JERSEY, NORTH 54 DEGREES 50 MINUTES 47 SECONDS EAST A DISTANCE OF 692.93 FEET, TO A PIN WITH CAP, IDENTIFIED "LANGAN ENGINEERING"; SET; THENCE,
- CONTINUING ALONG LANDS NOW OR FORMERLY OF STATE OF NEW JERSEY, NORTH 30 DEGREES 30 MINUTES 41 SECONDS WEST A DISTANCE OF 483.58 FEET, TO A PIN WITH CAP, IDENTIFIED "SCHOOOR DEPALMA"; FOUND AT THE SOUTHWESTERLY CORNER OF LOT 19.04, AS SHOWN ON A MAP ENTITLED, "FINAL MAJOR SUBDIVISION PLAT, LOTS 6-14, 19, 22, 46 & 49, BLOCK 128.03, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON DECEMBER 12, 1997 IN CASE NUMBER 266-13; THENCE,
- ALONG THE EASTERLY LINE OF SAID LOT 19.04, NORTH 59 DEGREES 29 MINUTES 52 SECONDS EAST A DISTANCE OF 431.56 FEET, TO A PIN WITH CAP, IDENTIFIED "SCHOOOR DEPALMA"; FOUND IN THE DIVISION LINE BETWEEN LOT 19.04 AND LOT 19.03 AS SHOWN ON THE AFOREMENTIONED FILED MAP NUMBER 266-13; THENCE,
- ALONG THE SOUTHWESTERLY LINE OF SAID LOT 19.03, SOUTH 67 DEGREES 20 MINUTES 16 SECONDS EAST A DISTANCE OF 1290.86 FEET, TO A PIN AND CAP, IDENTIFIED "SCHOOOR DEPALMA"; FOUND; THENCE,
- CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 19.03, SOUTH 22 DEGREES 51 MINUTES 56 SECONDS EAST A DISTANCE OF 552.86 FEET, TO THE NORTHWESTERLY SIDELINE OF SAID JUMPING BROOK ROAD, PASSING OVER A CONCRETE MONUMENT FOUND AS A WITNESS 5.00 FEET NORTHWESTERLY FROM THE TERMINUS OF THIS COURSE, THENCE,
- ALONG JUMPING BROOK ROAD, SOUTH 68 DEGREES 44 MINUTES 54 SECONDS WEST A DISTANCE OF 401.31 FEET, TO A POINT; THENCE,
- CONTINUING ALONG JUMPING BROOK ROAD, SOUTH 48 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 368.69 FEET, TO A POINT; THENCE,
- CONTINUING ALONG JUMPING BROOK ROAD, SOUTH 43 DEGREES 15 MINUTES 24 SECONDS WEST A DISTANCE OF 825.64 FEET, TO A POINT; THENCE,
- CONTINUING ALONG JUMPING BROOK ROAD, SOUTH 27 DEGREES 46 MINUTES 24 SECONDS WEST A DISTANCE OF 9.74 FEET, TO THE POINT AND PLACE OF BEGINNING.

NOTE:
THE ABOVE DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION EXCEPT FOR:
1) THE MERIDIAN IS BASED UPON NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011);
2) FOUR INTERIOR ANGLES;
3) DISTANCE FOR COURSES NUMBERED 1, 2, 3, AND 4.



PROJECT LOCATION MAP

SCALE: 1"=2,000'

SOURCE:
WWW.BINGMAP.COM

Date	Description	No.
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REVISIONS

LANGAN

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NJ CERTIFICATE OF AUTHORIZATION NO. 24G42799400

Project

1251 JUMPING BROOK ROAD

BLOCK No. 128.03, LOT No. 47.01
BOROUGH OF TINTON FALLS

MONMOUTH COUNTY

NEW JERSEY

Drawing Title

ALTA/NSPS LAND TITLE SURVEY

Project No.

Drawing No.

100775501

Date

24 JUNE 2020

Drawn By

HBV

Checked By

CH

Sheet 6 of 6

VL106

SIGNIFICANT OBSERVATIONS

- NETTING AND LIGHT POLE ALONG WESTERLY AND NORTHERLY BOUNDARIES
- FENCING ALONG JUMPING BROOK ROAD
- GUY WIRE ALONG JUMPING BROOK ROAD