



**TITLE REFERENCES:**  
**LOT 4**  
 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 COMPANY 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 MACKEY'S 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.

**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, N.J. DATED NOVEMBER 9, 1993 AND REVISED ON MARCH 1, 1995. PREPARED BY T & M ASSOCIATES, MIDDLETON, N.J. 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-8157 PG. 590. INSTRUMENT #2116024704  
 2. LOT 12 & 13 BLOCK 111 - JOHN ALTABELLI 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.  
 3. LOT 10 BLOCK 111 - LUCILLE DEMARZO, EXECUTRIX OF THE ESTATE OF ROSE DEMARZO TO LUCILLE DEMARZO, TRACEY ANN DEMARZO AND JOHN ALFRED DEMARZO, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JULY 14, 2020 IN DEED BOOK 8381 PAGE 7699.  
 4. LOT 11 BLOCK 111 - SEBASTIAN CORCIONE, JR. TO SEBASTIAN CORCIONE, JR. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 5, 1982 IN DEED BOOK 4335 PAGE 837.

**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. 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.  
 3. SOME PLANEIMETRIC 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, N.J. PREPARED BY HARBOR CONSULTANTS INC. DATED MAY 5, 2017 AND REVISED ON MARCH 22, 2018.  
 4. WETLAND FLAGS SHOWN ON LOTS 10 & 11 BLOCK 111 ARE PER A DELINEATION PERFORMED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES AND FIELD LOCATED JUNE 2020 SUBJECT TO REVIEW AND APPROVAL BY NJDEP.  
 5. THE LOCATION OF THE WETLANDS BOUNDARY LINE SHOWN ON ADJOINING LOT 4 BLOCK 111 IS TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION PLAN - TEXAS ROAD LOTS 4, 12 & 13 BLOCK 111 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J. PREPARED BY HARBOR CONSULTANTS INC. DATED MAY 5, 2017 AND REVISED ON MARCH 22, 2018. DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES ON APRIL 2017 AND AS VERIFIED BY NJDEP IN LOI #1328-17-00071 FWW70001 AN APRIL 10, 2018.  
 6. BOUNDARY LINES SHOWN ARE IN ACCORDANCE WITH THE FOLLOWING MAPS:  
 \* SURVEY OF LOT 4 BLOCK 111, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, L.L.C. DATED AUGUST 26, 2019;  
 \* SURVEY OF LOTS 10 & 11 BLOCK 111, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, L.L.C. DATED JULY 14, 2020, REVISED NOVEMBER 24, 2020.  
 \* SURVEY OF LOTS 12 & 13 BLOCK 111, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, L.L.C. DATED AUGUST 26, 2019.  
 7. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED FROM AERIAL PHOTOGRAPHY BY GEOMAPS INTERNATIONAL AND IS BASED ON A FLIGHT PHOTO DATED APRIL 2020 UNDER GEOMAPS JOB #20-190. THE TOPOGRAPHY ALONG TEXAS ROAD WAS SUPPLEMENTED WITH FIELD SHOTS BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, L.L.C.

**LOT 10 & 11**  
 THIS SURVEY WAS PREPARED USING INFORMATION CONTAINED IN A TITLE REPORT PREPARED BY FIRST JERSEY TITLE SERVICES, INC. AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED FEBRUARY 12, 2020 FILE NO. 09745 AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:  
 SCHEDULE B - SECTION 2:  
 EXCEPTION 10 & 11 - DEED BOOK OR-8709 PG. 7789 - LICENSE AGREEMENT FOR THE USE OF THE ACCESS ROAD TO THE SURVEYED PROPERTY BY SPECIFIC PARTIES ALONG WITH A RIGHT TO FIRST REFUSAL TO PURCHASE THE SURVEYED PROPERTY.  
 EXCEPTION 12 - DEED BOOK 5604 PG. 435 - RIGHT OF WAY AGREEMENT TO ERECT CENTRAL POWER & LIGHT CO. AND NEW JERSEY BELL TELEPHONE CO. FOR A SERVICE LINE RUNNING FROM TEXAS ROAD TO THE TRAILER SITUATED ON LOT 10 BLOCK 111. (15' WIDE) NOT PLOTTABLE  
 EXCEPTION 14 - DEED BOOK 2172 PG. 217 - EASEMENT TO THE JERSEY CENTRAL POWER & LIGHT CO. EASEMENT (75 FT. WIDE) ALONG THE WESTERLY LINE OF LOT 33 BLOCK 111 AS SHOWN HEREON.  
 -DEED BOOK 2548 PAGE 33 - REFERS TO THE ABOVE NOTED JOP&L EASEMENT.  
 -DEED BOOK 2864 PAGE 327 - COPY IS POOR BUT APPEARS TO DESCRIBE A 10 FT STRIP OF LAND WHICH RUNS FROM THE SURVEYED PROPERTY TO GREENWOOD ROAD.

THE FOLLOWING DEEDS ARE NOT INCLUDED IN THE TITLE REPORT BUT AFFECT THE AREA NOTED AS MACKEY'S LANE. FOR 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 MACKEY'S 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).  
 THE FOLLOWING ALSO AFFECT LOTS 12 & 13 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 DEED BOOK 8721 PAGE 7488 NOTED ABOVE.

**LOT 12 & 13**  
 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 COMPANY DATED MAY 27, 2019 FILE NO. 091859 AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:  
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**AREA SUMMARY:**

EXISTING LOT 4 BLOCK 111 =	1,072,656 SQ. FT. or 24.6248 ACRES±
EXISTING LOT 10 BLOCK 111 =	172,871 SQ. FT. or 3.9686 ACRES±
EXISTING LOT 11 BLOCK 111 =	133,069 SQ. FT. or 3.0548 ACRES±
EXISTING LOT 12 BLOCK 111 =	32,956 SQ. FT. or 0.7566 ACRES
EXISTING LOT 13 BLOCK 111 =	50,104 SQ. FT. or 1.1502 ACRES
<b>PROPOSED LOT 4.01 BLOCK 111 =</b>	<b>1,461,656 SQ. FT. or 33.5550 ACRES±</b>

DATE	REVISIONS
11-30-20	DEED INFO LOT 11 BLOCK 111

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. DELICIA  
 REGISTERED ARCHITECT

**CPL**  
 partnership  
 planning  
 architecture  
 engineering  
 surveying

RICHARD G. RUCHALSKI  
 PROFESSIONAL LAND SURVEYOR  
 PROFESSIONAL PLANNER

COMPOSITE BOUNDARY & TOPOGRAPHIC SURVEY  
**LOTS 4, 10, 11, 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: 24628159000 | BOARD OF ARCHITECTS: 214020699000

FILE NO. 17014  
 DATE: SEPT 21, 2020  
 SCALE: 1"= 60'  
 DRAWN BY: KRK  
 CHECKED BY: RGR  
 DRAWING: COTOP017014  
 SHEET NO.: 1 OF 1