

WIDENED SIDE LINE PER DEED N48°22'25" E 1386.79'

25 BK 5348 PG 135 & PAR TAX MAP REF #2

**TEXAS ROAD**  
(N/F FRENEAU - JAMESBURG ROAD)  
(VARIABLE WIDTH R.O.W.)

THOMAS LANE

**MACKEY'S LANE**

LOT 26

LOT 6

LOT 5

LOT 34

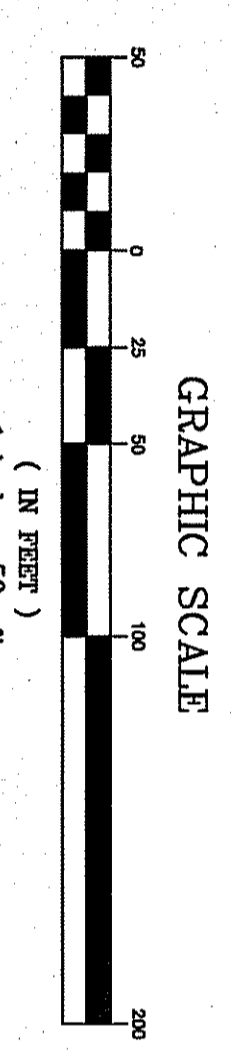
LOT 11

LOT 10

LOT 4  
BLOCK 111

LOT 2

LOT 1



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THIS CONVEYANCE IS MADE IN FULL ACCORDANCE WITH THE...  
COLUMBIA BANK, ITS SUCCESSORS AND/OR ASSIGNS  
COLUMBIA BANK TITLE SERVICES, INC., AN ASSURANCE COMPANY  
BARBARA MERITT BUTLER, ESQ.  
WILENYA COUDMAN & SPITZER, P.A.

DATE	REVISIONS

**Richard G. Ruchalski**  
Professional Engineer  
No. 100000000

**CPL** Partnership  
planning  
architecture  
engineering  
surveying

**LOT 4 BLOCK 111**  
TOWNSHIP OF MARLBORO  
MONMOUTH COUNTY, NEW JERSEY  
**CHESTER PLOUSSAS LISOWSKY PARTNERSHIP LLC**  
58 MAIN STREET, SUITE 100  
MANTWAUN, NJ 07717  
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FILE NO. 17014  
DATE: AUG. 26, 2019  
SCALE: 1" = 50'  
DRAWN BY: ROR  
CHECKED BY: RJK

A-57  
NO. 1 OF 1

- MAP REFERENCES:**
- TOWNSHIP OF MARLBORO TAX MAP SHEETS 2, 3, AND 4 REVISED THROUGH NOVEMBER 14, 2011.
  - GENERAL PROPERTY PARCEL MAP - RECONSTRUCTION OF TEXAS ROAD, MONMOUTH COUNTY, N.J., 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. 580. OTHER PROPERTY DEEDS REFERRED TO IN THIS MAP WERE OBTAINED FROM THE DEED RECORDS 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:**
- LOT 4 BLOCK 111 - TEXAS ROAD ENTERPRISES, INC. ERRONEOUSLY DEED AS TEXAS ROAD AND A FURTHER LIMITED MARLBORO COUNTY CLERK'S OFFICE ON MARCH 17, 2016 IN DEED BOOK OR-9157 PG. 580. INSTRUMENT #2116024704.
  - LOT 12 & 13, BLOCK 111 - JOHN ALTORRELLU TO TEXAS ROAD ENTERPRISES, INC. FILED IN THE MONMOUTH COUNTY CLERK'S INSTRUMENT #200905405.
- NOTES:**
- THIS SURVEY IS SUBJECT TO EASEMENTS AND/OR RESTRICTIONS WHICH ARE NOT SHOWN BY PUBLIC RECORD OR INCLUDED IN THE REFERENCED TITLE REPORT.
  - THE LOCATION OF THE WETLANDS BOUNDARY LINE SHOWN HEREON IS BASED ON THE WETLAND DELINEATION PLAN - TEXAS ROAD - 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 BY NODER ON APRIL 2017. SUBJECT TO REVIEW AND APPROVAL BY NODER.
  - 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 OCCURRED BEFORE ANY DIGGING OR CONSTRUCTION OCCURS.
  - SOME PLUMBING 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.
- TITLE REFERENCES:**
- THE PROPERTY IS PREPARED IN ACCORDANCE WITH INFORMATION INCLUDED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE 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 EASEMENT FOR THE CENTERLINE OF TEXAS ROAD PER MAP REFERENCE NO. 2. AS SHOWN HEREON AND ALSO AS SHOWN IN EXCEPTION 12 - AFFECTS LOT 4 ONLY. RIGHTS OF OTHERS IN AND TO THE BIRCH SWAMP BROOK WHICH FORMS A PORTION OF THE EASTERNLY EXCEPTED LOT 4. 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 DEED BOOK 2864 PG. 327 AND DEED BK. 3547 PG. 281. IN ADDITION, THE RIGHT OF WAY 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. 4128 PG. 841. DEEDS DESCRIBE THE SAME LANDS AS NOTED IN EXCEPTION 14 ABOVE.