

KEY MAP  
SCALE: 1"=100'

**LEGAL DESCRIPTION:**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Marlboro Township, County of Monmouth and State of New Jersey;  
**LOTS 6 & 7 IN BLOCK 355**

BEGINNING at a point along the Westerly Right of Way of Buckley Road, (60' R.O.W.) said point being distant 36.79' from the intersection of said Westerly Right of Way of Buckley Road with the Westerly R.O.W. of School Road East (30' Half-width & Varies) if both were extended and running thence;

1. Along said Westerly Right of Way of Buckley Road, S 53 degrees 15 minute 08 seconds W a distance of 48.89 feet to a point of curvature, Thence;
2. Still along said Westerly Right of Way of Buckley Road, along a curve to the left with a radius of 530.00 feet, an arc length of 463.62 feet to a point of tangency, Thence;
3. Still along said Westerly Right of Way of Buckley Road, S 03 degrees 07 minutes 49 seconds W a distance of 195.95 feet to a point, Thence;
4. Along a common boundary line with Lot 8, N 86 degrees 52 minutes 11 seconds W a distance of 232.75 feet to a point, Thence;
5. Along a common boundary line with Lot 9, North 18 degrees 22 minutes 02 seconds W a distance of 117.97 feet to a point, Thence;
6. Along another common boundary line with Lot 9, N 02 degrees 02 minutes 48 seconds E a distance of 176.88 feet to a point, Thence;
7. Along a common boundary line with Lot 11, N 06 degrees 04 minutes 48 seconds E a distance of 322.27 feet to an iron pipe found for a corner, Thence;
8. Along a common boundary line with Lot 5, N 71 degrees 43 minutes 18 seconds E (passing over a capped pin found at a distance of 306.47 feet) a total distance of 506.47 feet to a point along the Westerly R.O.W. of School Road East, Thence;
9. Along said Westerly R.O.W. of School Road East, S 35 degrees 14 minutes 42 seconds E a distance of 70.77 feet to a point, Thence;
10. Still along said Westerly R.O.W., S 54 degrees 45 minutes 18 seconds W a distance of 5.00 feet to a point, Thence;
11. Still along said Westerly R.O.W., S 34 degrees 59 minutes 11 seconds E a distance of 25.00 feet to a point of curvature, Thence;
12. Along a curve to the right with a radius of 40.00 feet, an arc length of 61.60 feet to the Point of BEGINNING.

**LOT 8 IN BLOCK 355**

BEGINNING at a point of intersection formed by the northerly sideline of New Jersey State Highway Route 18 (width varies), with the westerly sideline of Buckley Road (60.00 feet wide) and from said beginning point running thence;

1. North 60 degrees 29 minutes 42 seconds West, along said northerly sideline, a distance of 97.38 feet to a point, thence;
2. North 23 degrees 12 minutes 02 seconds West, a distance of 67.26 feet to a point; thence;
3. North 18 degrees 22 minutes 02 seconds West, a distance of 67.26 feet to a point; thence;
4. South 86 degrees 52 minutes 11 seconds East, a distance of 232.75 feet to a point in said westerly sideline; thence;
5. South 03 degrees 07 minutes 49 seconds West, a distance of 397.23 feet to the point and place of BEGINNING.

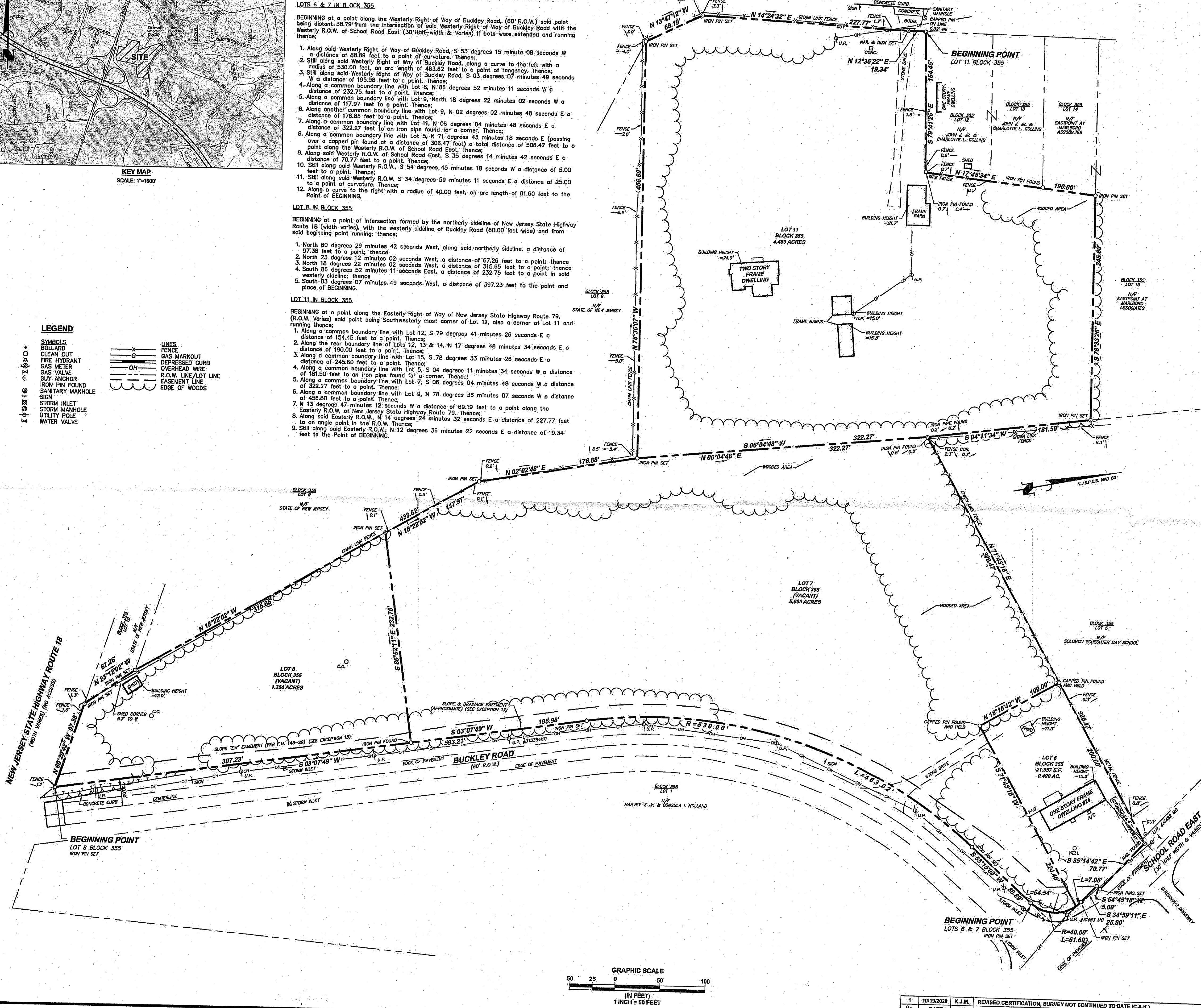
**LOT 11 IN BLOCK 355**

BEGINNING at a point along the Easterly Right of Way of New Jersey State Highway Route 79, (R.O.W. Varies) said point being Southwesterly most corner of Lot 12, also a corner of Lot 11 and running thence;

1. Along a common boundary line with Lot 12, S 79 degrees 41 minutes 26 seconds E a distance of 154.45 feet to a point, Thence;
2. Along the rear boundary line of Lots 12, 13 & 14, N 17 degrees 48 minutes 34 seconds E a distance of 190.00 feet to a point, Thence;
3. Along a common boundary line with Lot 15, S 78 degrees 33 minutes 26 seconds E a distance of 245.60 feet to a point, Thence;
4. Along a common boundary line with Lot 5, S 04 degrees 11 minutes 34 seconds W a distance of 181.50 feet to an iron pipe found for a corner, Thence;
5. Along a common boundary line with Lot 7, S 06 degrees 04 minutes 48 seconds W a distance of 322.27 feet to a point, Thence;
6. Along a common boundary line with Lot 9, N 78 degrees 36 minutes 07 seconds W a distance of 456.80 feet to a point, Thence;
7. N 13 degrees 47 minutes 12 seconds W a distance of 69.19 feet to a point along the Easterly R.O.W. of New Jersey State Highway Route 79, Thence;
8. Along said Easterly R.O.W., N 14 degrees 24 minutes 32 seconds E a distance of 227.77 feet to an angle point in the R.O.W., Thence;
9. Still along said Easterly R.O.W., N 12 degrees 36 minutes 22 seconds E a distance of 19.34 feet to the Point of BEGINNING.

**LEGEND**

- |                  |                      |
|------------------|----------------------|
| SYMBOLS          | LINES                |
| BOLLARD          | FENCE                |
| CLEAN OUT        | GAS MARKOUT          |
| FIRE HYDRANT     | DEPRESSED CURB       |
| GAS METER        | OVERHEAD WIRE        |
| GAS VALVE        | R.O.W. LINE/LOT LINE |
| GUY ANCHOR       | EASEMENT LINE        |
| IRON PIN FOUND   | EDGE OF WOODS        |
| SANITARY MANHOLE |                      |
| SIGN             |                      |
| STORM INLET      |                      |
| STORM MANHOLE    |                      |
| UTILITY POLE     |                      |
| WATER VALVE      |                      |



**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:
  - A. A PLAN ENTITLED "BOUNDARY SURVEY, TAX MAP SHEET 98, LOT 8, BLOCK 355 OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DW SMITH LLC, DATED OCTOBER 11, 2018, LAST REVISED MAY 14, 2019.
  - B. A PLAN ENTITLED "BOUNDARY SURVEY, BLOCK 355, LOTS 6, 7 & 11, TAX MAP SHEET 98, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DW SMITH LLC, DATED OCTOBER 11, 2018, LAST REVISED OCTOBER 18, 2019.
  - C. TITLE COMMITMENT ISSUED BY EASTERN NATIONAL TITLE AGENCY, INC., DATED 17, 2020, COMMITMENT NO. XE1602 OR BOOK 8604, PAGE 2374 (LOTS 6, 7 & 11, BLOCK 355) OR BOOK 9389, PAGE 784 (LOT 8, BLOCK 355)
2. SCHEDULE B, PART II:
  11. THE PREMISES TO BE INSURED ADJUTS STATE ROUTE 18. THIS IS A LIMITED HIGHWAY AND RIGHTS OF INGRESS OR EGRESS FROM THE PREMISES TO ARE NOT INSURED.
  12. EASEMENTS, RESTRICTIONS, SETBACK LINES, NOTES AND CONDITIONS SET FORTH IN FILED MAP 321-8, PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN, BLOCK 355, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY.
  13. EASEMENTS, RIGHTS-OF-WAY AND OTHER CONDITIONS DEPICTED ON MAP 143-29.
  14. RIGHTS OF NEW YORK AND NEW JERSEY TELEPHONE COMPANY UNDER DEED BOOK 802, PAGE 318. (NON PLOTTABLE)
  15. RIGHTS OF JCP&L AND NEW JERSEY BELL UNDER GRANTS IN DEED BOOK 148; DEED BOOK 1917, PAGE 352; DEED BOOK 3500, PAGE 347 AND DEED BOOK 3786, PAGE 712. (NON PLOTTABLE)
  16. EASEMENT TO WMUA IN BOOK OR-9401, PAGE 9265, AMENDED IN BOOK 3935, PAGE 661 AND DEED BOOK 3663, PAGE 334.
3. TOWNSHIP OF MARLBORO TAX MAP SHEET No. 98.
  - E. AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY DW SMITH ASSOCIATES PERSONNEL ON OCTOBER 13, 2020.
4. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.
5. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, SHOWN HEREON.
6. THIS PROPERTY HAS NOT BEEN REVIEWED FOR ANY STATE OF NEW JERSEY TIDAL CLAIMS THAT MAY ENCUMBER THIS PROPERTY.
7. NO ATTEMPT HAS BEEN MADE TO IDENTIFY THE PRESENCE/ABSENCE OF FRESHWATER CLAIMS.
8. ADDRESS OF THE PREMISES:
  - 24 SCHOOL ROAD EAST (LOT 6, BLOCK 355) MARLBORO, NJ
  - BUCKLEY ROAD (LOT 7, BLOCK 355) MARLBORO, NJ
  - 19 SOUTH MAIN STREET (LOT 11, BLOCK 355) MARLBORO, NJ
  - 3 BUCKLEY ROAD (LOT 8, BLOCK 355) MARLBORO, NJ
9. SAID DESCRIBED PROPERTIES ARE LOCATED IN AN AREA HAVING A ZONE DESIGNATION OF "R-1" (RESIDENTIAL SINGLE-FAMILY) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF PRELIMINARY INSURANCE RATE MAP No. 3402500161F WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2019. THE PRELIMINARY FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES ARE SITUATED.
10. TOTAL AREA: 11.334 AC (INCLUDES LOTS 6, 7, 8 & 11, BLOCK 355).
11. NO ZONING INFORMATION HAS BEEN PROVIDED AT THIS TIME.
12. TOTAL PARKING SPACES IS 0.
13. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING OBSERVED AT TIME OF SURVEY.
14. NO VISUAL EVIDENCE OF A CEMETERY OBSERVED AT TIME OF SURVEY.
15. NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON.
16. THE PROPERTY HAS ACCESS TO BUCKLEY ROAD, SCHOOL ROAD EAST AND NEW JERSEY STATE HIGHWAY ROUTE No. 79.

TO:

- K. HOWANIAN AT MARLBORO PLACE, LLC;
- TRISTATE CAPITAL BANK, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR;
- CHICAGO TITLE INSURANCE COMPANY;
- EASTERN NATIONAL TITLE AGENCY, INC.;
- SMITH CURLEY, LLC;
- ROBERT J. CURLEY, ESQ.;
- SCHILLER, PITTEMBERGER & GALVIN, P.C.;
- KEVIN GALVIN, ESQ.;
- JOHN CANIGLIA, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES THE FOLLOWING: 1. A FIELD SURVEY WAS CONDUCTED ON THE GROUND BY DW SMITH ASSOCIATES PERSONNEL ON OCTOBER 13, 2020. 2. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2020.

**ALTA/NSP LAND TITLE SURVEY**  
BLOCK 355, LOTS 6, 7, 8 & 11  
TAX MAP SHEET No. 98  
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

**DW Smith**  
Associates, LLC  
*Greenengineering*

ENGINEERS ▼ PLANNERS ▼ SURVEYORS  
ENVIRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE ARCHITECTS  
NJ CERTIFICATE OF AUTHORIZATION 240A28122400

PROJECT No.:	DATE:	SCALE:
DESIGNED BY:	10/19/2020	1" = 50'
DRAWN BY:	K.J.M.	REVIEWED BY:
C.A.K.		E.M.
SHEET:		

Plotfile: 10/19/20 - 11:28 AM, B. Smith  
File: S:\PROJECTS\2020\20-3440\DW Smith\10-19-20-3440-11.dwg  
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