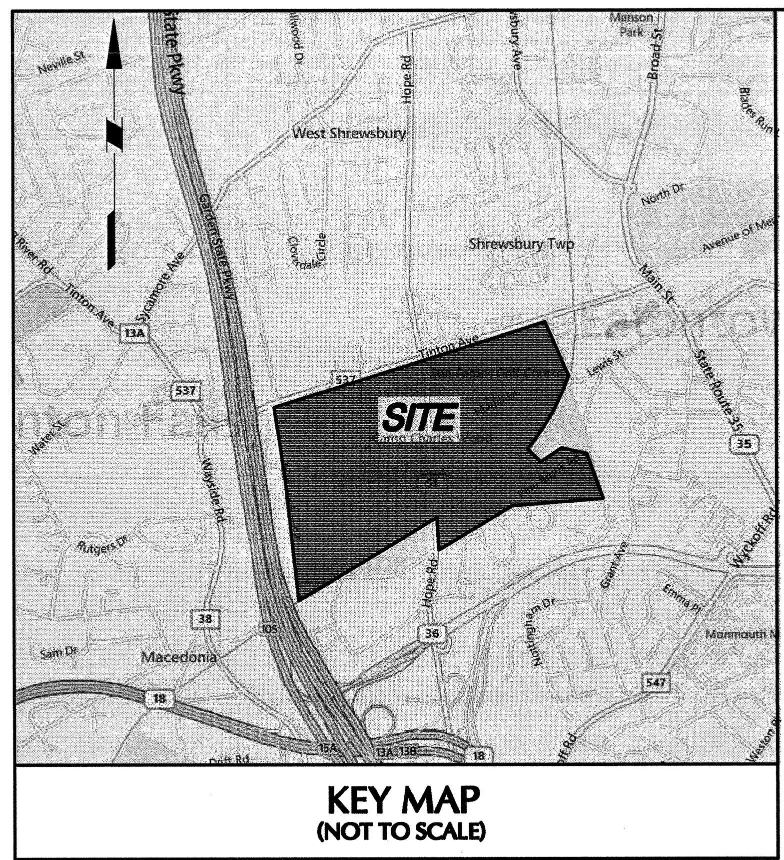
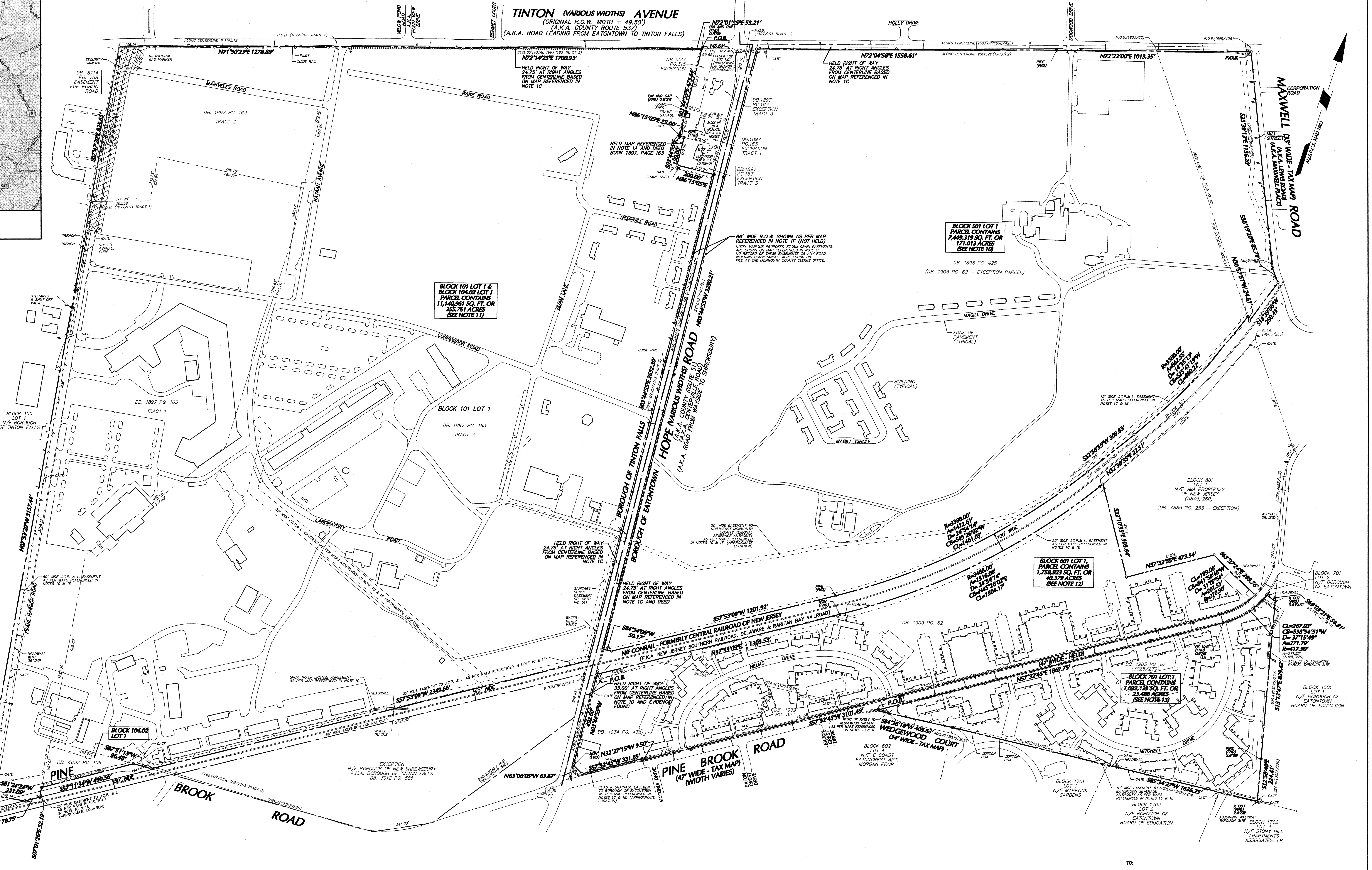
REFERENCE DOCUMENT

FORT MONMOUTH CHARLES WOOD BOUNDARY SURVEY



LEGEND
(SYMBOLS NOT SHOWN TO SCALE)

- HYDRANT
- STREET LIGHT
- SIGNAL POLE
- MANHOLE
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- METAL COVER
- ELECTRIC BOX
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- PARKING METER
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- POLE
- ANCHOR POLE
- BOLLARD
- FENCE (TYPE AS NOTED)
- OVERHEAD WIRE
- GUIDE RAIL (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- DEED LINE
- RAILROAD TRACK
- FENCE (COLUMNS & METAL FENCE)
- BOROUGH BOUNDARY LINE
- REFERENCED UTILITY LINE (TYPE AS NOTED)—PLOTTED FROM EXISTING MAPPING



NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES.
   A. MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, SOUTHERN DIVISION, MAIN LINE OF THE CENTRAL RAILROAD CO. OF NEW JERSEY" SHEET NO. I-T 9, 10 & 11.
   B. MAP ENTITLED "REAL ESTATE, CHARLES WOOD AREA, FORT MONMOUTH (MILITARY RESERVATION) REVISED TO 1/13/1960.
   C. MAP ENTITLED "SURVEY OF FORT MONMOUTH, N.J., CHARLES WOOD AREA PROPERTY MAP" SIGNED 2/20/1969, SHEET 1 & 2.
   D. MAP ENTITLED "FORT MONMOUTH, NEW JERSEY, CHARLES WOOD PROPERTY, BOUNDARY SURVEY" DATED 10/31/2000, SHEETS 1 & 2.
   E. MAP ENTITLED "MASTER PLAN, BASIC INFORMATION MAPS, RESERVATION MAP, FORT MONMOUTH, CHARLES WOOD AREA, RED BANK, NEW JERSEY" DATED 11/01/1985, DRAWING NO. 18-02-01.
   F. MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION, PLANS FOR THE RECONSTRUCTION OF HOPE ROAD FROM TINTON AVENUE TO C.R.R.N.J. IN THE BOROUGH OF EATONTOWN & BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY" DATED 2/27/78 AND PREPARED BY T & M ASSOCIATES.
   G. TAX MAP SHEETS 5, 6, 7 & 8 FOR THE BOROUGH OF EATONTOWN, TAX MAP SHEETS 29 & 32 FOR THE BOROUGH OF TINTON FALLS.
   H. MONMOUTH COUNTY GIS DATA.
   I. THE FOLLOWING DEEDS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY SHOWN THUS (DEED BOOK/PAGE): 3912/586; 1885/83; 1934/438; 1939/327; 3025/279; 1903/62; 1898/425; 1897/163; 4632/109; 4270/511; 8714/768; 2283/315; 8840/3245; 5024/761; 8367/4009; 4885/253; 5845/260.
2. 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.

   NONE SUPPLIED.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 1983 BASED ON NGS MONUMENT "EATON-RESET" AS ESTABLISHED USING GPS METHODS.
4. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1 ABOVE.
5. PLANIMETRIC INFORMATION SHOWN HEREON ALONG THE OUTBOUND LIMITS OF EACH PARCEL HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING APRIL AND MAY OF 2012.
6. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
7. UTILITIES, WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
8. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
9. THE SCOPE OF THIS SURVEY IS LIMITED TO THE PERIMETER BOUNDARY OF THE PARCELS DEPICTED HEREON. ALL OTHER SITE IMPROVEMENTS SHOWN ARE BASED ON DATA FROM THE MONMOUTH COUNTY GIS PROVIDED TO THIS OFFICE IN CAD FORMAT AND HAVE NOT BEEN FIELD VERIFIED.
10. PARCEL AREA FOR BLOCK 501, LOT 1 IS BASED ON HOPE ROAD HAVING A WIDTH OF 49.5 FEET. NO RECORDED DEDICATION DEED HAS BEEN FOUND ON FILE AT THE MONMOUTH COUNTY CLERK'S OFFICE THAT WOULD WIDEN THE RIGHT OF WAY TO 66 FEET WIDE AS PROPOSED ON MAPS REFERENCED IN NOTE 1F. RIGHT OF WAY OF BOTH HOPE ROAD AND TINTON AVENUE SHOWN HEREON ARE BASED ON MAP REFERENCED IN NOTE 1C.
11. PARCEL AREA FOR COMBINED BLOCK 101, LOT 1 AND BLOCK 104.02 LOT 1 IS BASED ON HOPE ROAD HAVING A WIDTH OF 49.5 FEET. NO RECORDED DEDICATION DEED HAS BEEN FOUND ON FILE AT THE MONMOUTH COUNTY CLERK'S OFFICE THAT WOULD WIDEN THE RIGHT OF WAY TO 66 FEET WIDE AS PROPOSED ON PLANS REFERENCED IN NOTE 1F. IN ADDITION, NO DEDICATION DEED HAS BEEN FOUND FOR PINE BROOK ROAD, THEREFORE DEED CALLS AND MAP REFERENCED IN NOTE 1C HAVE BEEN HELD FOR THIS SURVEY. PARCEL AREA INCLUDES BOROUGH OF TINTON FALLS ACCESS ROAD EASEMENT.
12. PARCEL AREA FOR BLOCK 601 LOT 1 IS BASED ON HOPE ROAD HAVING A WIDTH OF 66 FEET. NO RECORDED DEDICATION DEED HAS BEEN FOUND ON FILE AT THE MONMOUTH COUNTY CLERK'S OFFICE THAT WOULD WIDEN THE RIGHT OF WAY TO 66 FEET WIDE BUT EVIDENCE WAS FOUND MONUMENTING THIS NEW LOCATION AND CONFIRMED BY MAP REFERENCED IN NOTE 1D. COMMON BOUNDARY LINES BETWEEN BLOCK 601 LOT 1 AND BLOCK 801 LOT 1 ARE BASED ON EVIDENCE FOUND AND MAP REFERENCED IN NOTE 1D.
13. PARCEL AREA AND BOUNDARY LINE CONFIGURATION FOR BLOCK 701 LOT 1 ARE BASED ON MAP REFERENCED IN NOTE 1D. BASED ON THIS MAP REFERENCED IN NOTE 1D, BLOCK 701 LOT 2 HAS NOT BEEN INCLUDED AND IS PURPORTED TO BE OWNED BY THE BOROUGH OF EATONTOWN. NO DEED HAS BEEN FOUND OR PROVIDED. ALSO, NO DEDICATION DEED HAS BEEN FOUND FOR PINE BROOK ROAD, BUT A RIGHT OF WAY WIDTH OF 47 FEET HAS BEEN HELD BASED ON EVIDENCE FOUND, DEED BOOK 3025 PAGE 279, AND MAP REFERENCED IN NOTE 1D.

TO:

1. FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

"I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NJAC 13:40-5.1 "PREPARATION OF LAND SURVEYS," AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY" AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 12, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING JUNE 2012.

Date: 3-27-13

Signature: [signature]

GARY A. VEENSTRA
PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. GS37213

GRAPHIC SCALE 1"=200'
0 200 400 600

Date	Description	No.
03/27/13	Misc. Revisions	2
11/27/12	Corrected Survey Note numbers	1

Revisions

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES
River Drive Center 1
619 River Drive
Elmwood Park, NJ 07407
P: 201.794.6900 F: 201.794.0366
www.langan.com
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA VIRGINIA CALIFORNIA NEVADA
NJ Certificate of Authorization No: 24GA27996400

Project
FORT MONMOUTH CHARLES WOOD AREA
BOROUGHS OF EATONTOWN & TINTON FALLS
MONMOUTH COUNTY NEW JERSEY

Drawing Title
ALTA/ACSM LAND TITLE SURVEY
BLOCK 501, LOT 1 - EATONTOWN
BLOCK 601, LOT 1 - EATONTOWN
BLOCK 701, LOT 1 - EATONTOWN
BLOCK 101, LOT 1 - TINTON FALLS
BLOCK 104.02, LOT 1 - TINTON FALLS

Project No.	100291701
Date	11/27/12
Scale	1"=200'
Drn. By	GAV
Checked By	JER

Drawing No. VB-101

1 OF 1

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