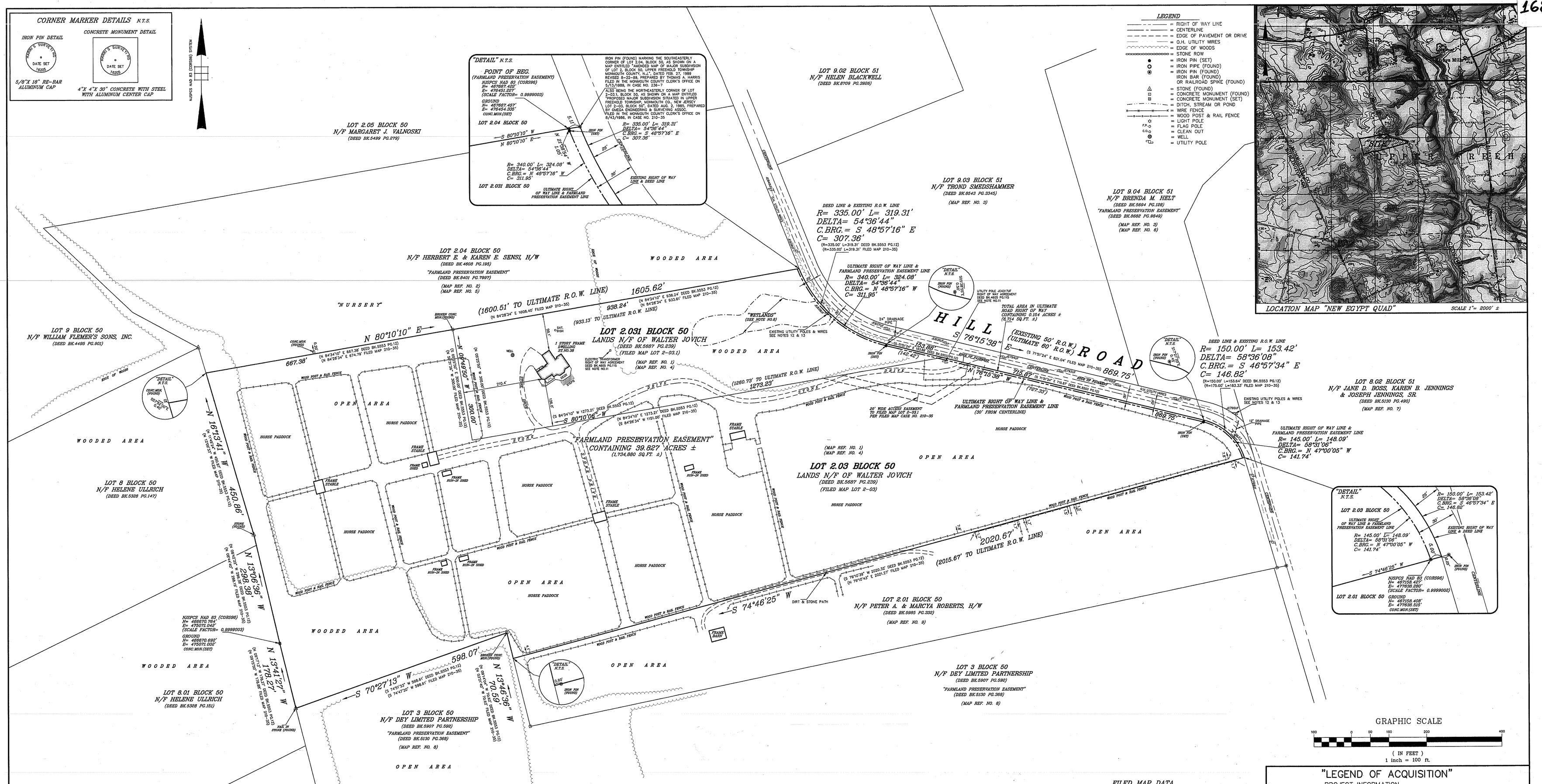

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

"LEGEND OF ACQUISITION"

PROJECT INFORMATION

PURPORTED OWNER: WALTER JOVICH
STREET ADDRESS: 38 HILL ROAD
PROJECT NAME: ADMIN AUTH.NO. SURVEY REF.NO.
TAX MAP BLOCK 50, LOTS 2.03 & 2.031, SHEET NO. 22
MUNICIPALITY: UPPER FREEHOLD TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

TAX BLOCK 50 LOT 2.03, ENTIRE ___OR PART X FEE N/A PERCENT OF LOT: 99.69 % ACRES: 32.693 ±
EASEMENT X TYPE OF EASEMENT FARMLAND PRESERVATION EASEMENT (1,424,111 SQ.FT. ±)

TAX. BLOCK 50 LOT 2.031, ENTIRE ___OR PART X FEE N/A PERCENT OF LOT: 99.25 % ACRES: 7.134 ±
EASEMENT X TYPE OF EASEMENT FARMLAND PRESERVATION EASEMENT (310,769 SQ.FT. ±)

AREA SUMMARY

TOTAL AREA SURVEYED=	39.981 ACRES ± (1,741,594 SQ.FT. ±)
MINUS TOTAL AREA IN ULTIMATE ROAD RIGHT OF WAY=	0.154 ACRES ± (6,714 SQ.FT. ±)
MINUS TOTAL AREA OF EXCEPTION=	N/A
TOTAL EASEMENT AREA TO BE OBTAINED=	39.827 ACRES ± (1,734,880 SQ.FT. ±)

SUBJECT TO:

TOTAL AREA NJ CLAIM=	N/A
TOTAL AREA OVERLAP=	N/A
TOTAL AREA UNDER WATER=	N/A
TOTAL AREA GORE=	N/A

NO.	DATE	DESCRIPTION	BY
2.	9/23/2009	EDIT LABELING ON DIRT & STONE PATH PER MCADB	K.P.H.
1.	8/19/2009	REVISIONS PER MCADB REVIEW DATED 7/28/09	K.P.H.

HARRIS SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
26 MAIN STREET, ROBBINSVILLE, N.J. 08691
Phone No. 609-259-3007 * Fax No. 609-259-9577
E-mail - Tom@Harrissurvey.com Certificate of Authorization No. 24GA28060800

PLAN OF SURVEY
FOR THE
COUNTY OF MONMOUTH
(FARMLAND PRESERVATION EASEMENT)
(LANDS N/F OF WALTER JOVICH)
LOCATED AT TAX MAP LOTS 2.03 & 2.031 BLOCK 50 SHEET NO. 22
UPPER FREEHOLD TOWNSHIP MONMOUTH COUNTY NEW JERSEY
SCALE: 1" = 100' JUNE 25, 2009

THOMAS A. HARRIS P.L.S. NO. 35350 P.P. NO. 4399 | THOMAS A. HARRIS, Jr. N.J.P.L.S. NO. 34858 P.P. NO. 4191 | KEVIN P. HARRIS N.J.P.L.S. NO. 34857 P.P. NO. 4618

THOMAS A. HARRIS 9-23-09
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35350 DATE

DRAWN BY: K.P.H.	CHECKED BY: T.A.H.	TITLE NO.: 22F-13/13	BK.64 PG.62	JOB NO.: 90277-C	LOC. NO.: 20019

FILED MAP DATA

LOTS 2-03 & 2-03.1, BLOCK 50, "PROPOSED MAJOR SUBDIVISION SITUATED IN UPPER FREEHOLD, MONMOUTH CO., NEW JERSEY, LOT 2-03 BLOCK 50", DATED AUG. 2, 1985, PREPARED BY OMEGA ENGINEERING & SURVEYING ASSOC., FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 8/4/1986, IN CASE NO. 210-35

NOTE:
THIS FILED MAP CONTAINS NUMEROUS MATHEMATICAL AND DRAFTING DISCREPANCIES

TAX MAP DATA

LOTS 2.03 & 2.031 BLOCK 50 SHEET NO. 22
UPPER FREEHOLD TOWNSHIP, MONMOUTH COUNTY, N.J.

DEED REFERENCE

BOOK 5687 PAGE 239
BOOK 5553 PAGE 12
BOOK 8741 PAGE 8787
BOOK 4106 PAGE 107
BOOK 4481 PAGE 520
BOOK 2548 PAGE 405
BOOK 1701 PAGE 141
BOOK 4605 PAGE 115

"I HEREBY CERTIFY TO:
THE STATE OF NEW JERSEY
NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE
COUNTY OF MONMOUTH
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD
WALTER JOVICH
GIL D. MESSINA, P.C.
AND ON THEIR BEHALF, TO THEIR TITLE INSURER, EXCELLENCE IN TITLE AGENCY, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY
THAT THIS PLAN, SURVEY AND CORRESPONDING METES AND BOUNDS DESCRIPTION ARE BASED ON AN ACTUAL LAND SURVEY CONDUCTED UNDER MY IMMEDIATE SUPERVISION AND THAT THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN, SURVEY AND CORRESPONDING METES AND BOUNDS DESCRIPTION ARE A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING ON THE SITE AS OF JUNE, 2009, SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON."

THOMAS A. HARRIS 9-23-09
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35350 DATE

NOTES

1. PROPERTY CORNERS SET WHERE INDICATED PER CONTRACTUAL ARRANGEMENTS
2. PROPERTY MAY BE SUBJECT TO UNDERGROUND UTILITIES NOT SHOWN
3. MAP REPRESENTS A BOUNDARY SURVEY OF PARCELS DESCRIBED IN DEED BOOK 5687 PAGE 239
4. THIS SURVEY PREPARED IN ACCORDANCE WITH TITLE COMMITMENT NO. EIT-1315 PREPARED BY EXCELLENCE IN TITLE AGENCY, FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATE: 4/5/2009
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY
6. PROPERTY SUBJECT TO, OUTSTANDING RIGHTS IN ALL RIVERS, STREAMS, DITCHES & DRAINS CROSSING OR BOUNDING PROPERTY
7. ULTIMATE (FUTURE) RIGHT OF WAY WIDTH FOR HILL ROAD IS 60 FEET OR 30 FEET FROM THE CENTERLINE, PER LETTER FROM THE TOWNSHIP ENGINEER TO THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD, DATED APRIL 21, 2009
8. WETLANDS SHOWN PER NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION "i-map NJ DEP" THESE WETLANDS ARE SUBJECT TO FURTHER INVESTIGATION AND VERIFICATION
9. LOT 2.03 SUBJECT TO A 20' WIDE ACCESS EASEMENT TO LOT 2.031, (FILED MAP LOT 2-03.1) AS SHOWN ON FILED MAP CASE NO. 210-35
10. PROPERTY SUBJECT TO AN OPTION AGREEMENT TO THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD PER DEED BOOK 6741 PAGE 8787
11. PROPERTY SUBJECT TO A RIGHT OF WAY AGREEMENT (UNDERGROUND) TO JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY PER DEED BOOK 4605 PAGE 115
12. PROPERTY SUBJECT TO A RIGHT OF WAY AGREEMENT TO JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY PER DEED BOOK 4481 PAGE 520, ALSO REFERENCED IN DEED BOOK 4106 PAGE 107, (ALONG BOTH SIDES OF HONNEKSTOWN- WALNS MILLS ROAD)
13. PROPERTY SUBJECT TO A RIGHT OF WAY AGREEMENT TO JERSEY CENTRAL POWER & LIGHT COMPANY PER DEED BOOK 1701 PAGE 141, ALSO REFERENCED IN DEED BOOK 4106 PAGE 107, ("POLE LINE TO PARALLEL THE WALNFORD- NEW EGYPT ROAD)
14. BEARINGS AND COORDINATES SHOWN ARE IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (COR596), PER GPS OBSERVATIONS ON JUNE 3, 2009, COORDINATES FOR OBSERVED FIELD POINTS PER NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE- RAPID STATIC USING THE FOLLOWING CORS STATIONS: NJTR TRENTON CORS ARP (DG7014), NJDY CORS ARP (DH3766), NJTP PISCATAWAY CORS ARP (DH5830), NJMO MONROE MUA CORS ARP (DR7173), PARL PST ARL NRDC CORS ARP (DF5684) NJNC HUNTERDON COUNTY CORS ARP (DK4430), NJNT NEPTUNE TOWNSHIP CORS ARP (DR7749) NJTW NJ TAYLOR WISEMAN CORS ARP (DP7058), AND NJDC CORS ARP (DJ0077)
15. CAUTION IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED
16. THE FIELD SURVEY WAS PERFORMED DURING THE MONTH OF JUNE, 2009. CORNER MARKERS SET JULY, 2009
17. THIS SURVEY MEETS OR EXCEEDS THE FEDERAL REQUIREMENT FOR THIRD ORDER, CLASS I ACCURACY

AREA TABLE

BLOCK	LOT	AREA TO DEED LINE TOTAL AREA	AREA IN ULTIMATE ROAD RIGHT OF WAY	AREA OF EXCEPTION	AREA OF FARMLAND PRESERVATION EASEMENT
50	2.03	32.793 ACRES ± 1,428,473 SQ. FT. ±	0.100 ACRES ± 4,362 SQ. FT. ±	N/A	32.693 ACRES ± 1,424,111 SQ. FT. ±
50	2.031	7.188 ACRES ± 313,121 SQ. FT. ±	0.054 ACRES ± 2,352 SQ. FT. ±	N/A	7.134 ACRES ± 310,769 SQ. FT. ±
TOTALS		39.981 ACRES ± 1,741,594 SQ. FT. ±	0.154 ACRES ± 6,714 SQ. FT. ±	N/A	39.827 ACRES ± 1,734,880 SQ. FT. ±

MAP REFERENCES

1. "PROPOSED MAJOR SUBDIVISION SITUATED IN UPPER FREEHOLD, MONMOUTH CO., NEW JERSEY, LOT 2-03 BLOCK 50", DATED AUG. 2, 1985, PREPARED BY OMEGA ENGINEERING & SURVEYING ASSOC., FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 8/4/1986, IN CASE NO. 210-35
2. "AMENDED MAP OF MAJOR SUBDIVISION OF LOT 2, BLOCK 50, LOCATED AT: LOT 2, BLOCK 50, UPPER FREEHOLD TOWNSHIP MONMOUTH COUNTY, N.J.", DATED FEB. 27, 1989, REVISED 8-22-89, PREPARED BY THOMAS A. HARRIS, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 5/6/1990, IN CASE NO. 236-7
3. "PRELIMINARY/ FINAL PLAN OF MAJOR SUBDIVISION OF LOT 9, BLOCK 51, TAX MAP SHEET 22, UPPER FREEHOLD TWP. MON. CO., N.J.", DATED JAN. 1997, PREPARED BY JAMES K. NOWELL, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 5/13/1997, IN CASE NO. 217-3
4. "SURVEY OF PROPERTY, SKETCH OF LOT 2.03 & 2.031, BLOCK 50, SITUATED IN UPPER FREEHOLD TOWNSHIP MONMOUTH COUNTY, NEW JERSEY", DATED 11-19-98, PREPARED BY TY LAND SURVEYING
5. "SURVEY OF PROPERTY, FARMLAND PRESERVATION, HERBERT E. & KAREN E. SENSI, BLOCK 50, LOT 2.04 TOWNSHIP OF UPPER FREEHOLD, MONMOUTH COUNTY, NEW JERSEY", DATED 04/28/04, REVISED 7/7/04 PREPARED BY NAJARIAN ASSOCIATES
6. "PLAN OF FARMLAND PRESERVATION EASEMENT ON LANDS N/F OF BRENDA M. HELT, OF LOT 9.04, BLOCK 51, FOR COUNTY OF MONMOUTH, LOCATED IN UPPER FREEHOLD TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", DATED 3/14/07, REVISED 6/25/07, PREPARED BY PRINCETON JUNCTION ENGINEERING, P.C.
7. "PLAN OF SURVEY OF LOT 8.02, BLOCK 51, FOR MONMOUTH COUNTY, UPPER FREEHOLD TOWNSHIP, MONMOUTH COUNTY, N.J.", DATED 11-1-91, PREPARED BY PRINCETON JCT. ENGINEERING CO.
8. "PLAN OF SURVEY OF LOT 3, BLOCK 50, FOR MONMOUTH COUNTY, UPPER FREEHOLD TOWNSHIP, MONMOUTH COUNTY, N.J.", DATED 10-24-91, PREPARED BY PRINCETON JCT. ENGINEERING CO.
9. "PLAN OF SURVEY FOR MICHAEL R. CAVALLO & JANET C. CAVALLO, LOCATED AT LOT 2-01, BLOCK 50, TOWNSHIP OF UPPER FREEHOLD, MONMOUTH COUNTY, N.J.", DATED SEPTEMBER 19, 1996, PREPARED BY THOMAS A. HARRIS