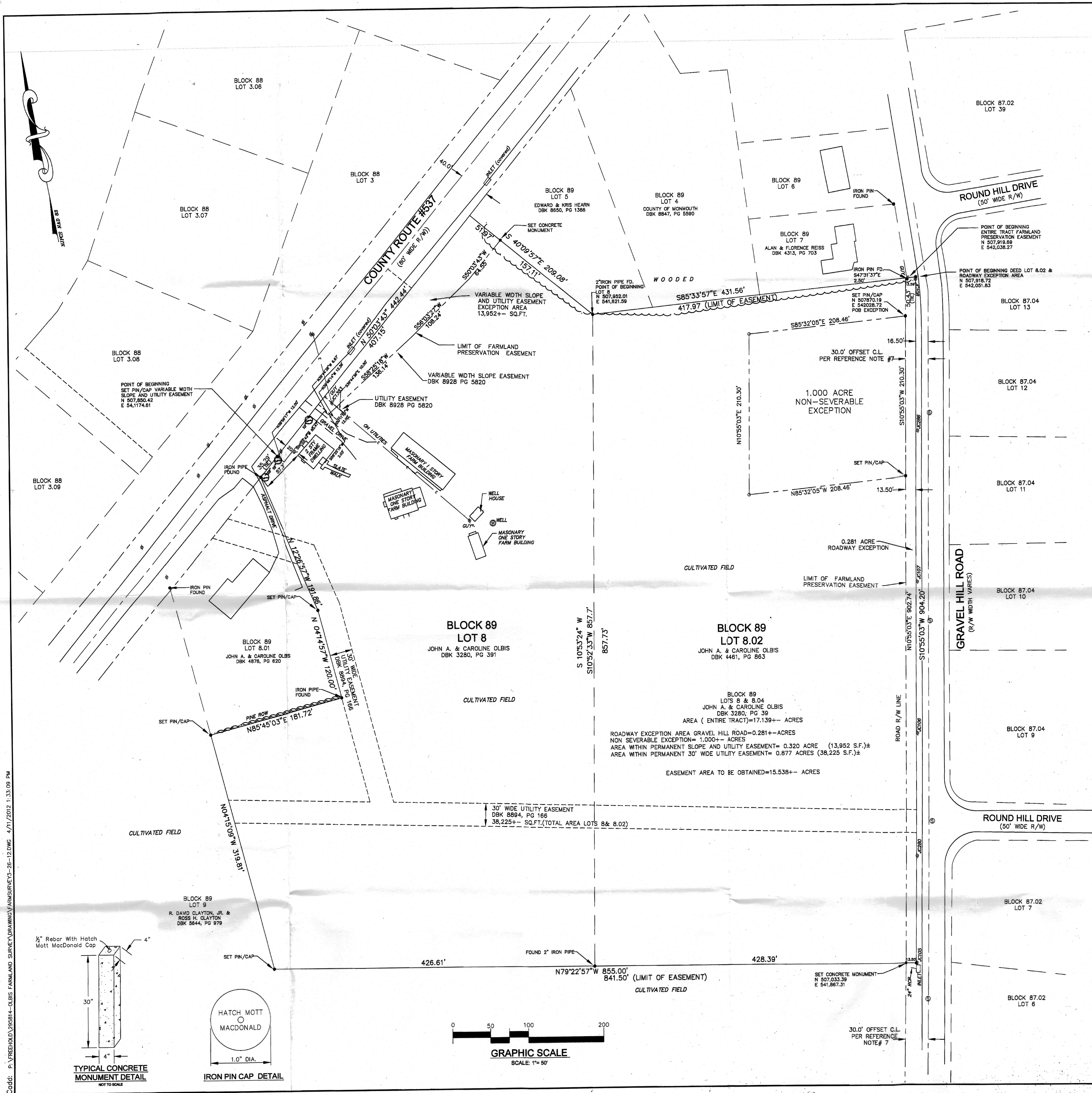


Code: P:\FREEHOLD\255814-OLBIS FARMLAND SURVEY\DRAWINGS\255814-25.DWG 4/11/2012 1:33:09 PM



USGS MAP - ADELPHIA QUADRANGLE SCALE: 1"=1000'

- NOTES
1. THE SUBJECT PROPERTIES ARE KNOWN AND DESIGNATED AS LOTS 8 AND 8.02 IN BLOCK 89 AS SHOWN ON SHEET 34 OF THE FREEHOLD TOWNSHIP, MONMOUTH COUNTY TAX MAP.
 2. THIS SURVEY WAS MADE BASED ON:
LOT 8:
A RECORD DESCRIPTION DATED OCTOBER 25, 1983 FROM JOHN J. OLBIS AND IRENE R. OLBIS, HUSBAND AND WIFE TO JOHN A. OLBIS AND CAROLINE F. OLBIS, HUSBAND AND WIFE, RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE IN DEED BOOK 3280, PG. 391.
LOT 8.02:
A RECORD DESCRIPTION DATED FEBRUARY 10, 1984 FROM JOHN J. OLBIS, WIDOWER, TO JOHN A. OLBIS AND CAROLINE F. OLBIS, HUSBAND AND WIFE, RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE IN DEED BOOK 4481, PG. 883.
 3. UNDERGROUND FACILITIES SERVING OR RELATED TO THIS PROPERTY, IF ANY, WERE NOT LOCATED AND DO NOT SHOW ON THIS MAP.
 4. PRINTS OF THIS DRAWING ARE NOT VALID UNLESS MADE FROM THE SURVEYOR'S ORIGINAL TRACING AND UNLESS THE EMBOSSED SEAL OF THE SURVEYOR HAS BEEN AFFIXED.
 5. REFERENCE TITLE BINDER: CHICAGO TITLE INSURANCE COMPANY
FILE NO. 2011-00841, DATED FEBRUARY 17, 2012
SUBJECT TO:
-UTILITY RIGHT OF WAY TO NEW JERSEY POWER AND LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY IN DEED BOOK 5027, PAGE 371 (NOT PLOTTABLE)
-UTILITY EASEMENT 30 FOOT WIDE PERMANENT UTILITY EASEMENT
IN DEED BOOK 8894, PAGE 186 (PLOTTED)
-DEED OF DEDICATION FOR RIGHT OF WAY FOR ROAD PURPOSES AND UTILITY EASEMENT TO THE COUNTY OF MONMOUTH IN DEED BOOK 8828, PAGE 5808 AND DEED BOOK 8828 PAGE 5829 REFER TO LOT 8.01 AND ARE NOT WITHIN THE OUTBOUNDS OF THE SUBJECT PROPERTY.
 6. BEARING BASE WAS ESTABLISHED USING RTK GPS OBSERVATIONS UTILIZING CORS STATION "NJMU" AND "NUNT". DISTANCES SHOWN HEREON ARE SURVEYED GROUND DISTANCES. A COMBINED SCALE FACTOR OF 0.99999996461 WAS USED TO ESTABLISH COORDINATES.
 7. ULTIMATE RIGHT OF WAY WITH GRAVEL HILL ROAD PER A LETTER FROM JOSEPH M. MAVURO TOWNSHIP ENGINEER DATED DECEMBER 19, 2007.
 8. ALL PROPERTY AND EASEMENT CORNERS SHOWN AS SET SHALL BE IN PLACE ON OR BEFORE 2-25-2012.
- REFERENCE DRAWINGS:
1. "SURVEY OF FARM LAND PRESERVATION EASEMENT PREPARED FOR MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD BY LIPPINCOTT AND JACOBS CONSULTING ENGINEERS, DATED 4-07-2008.
 2. "MAP OF SURVEY PREPARED FOR JOHN J. & IRENE R. OLBIS," PREPARED BY JOHN NOOP, L.S., DATED 7-10-1983.
 3. "PERMANENT UTILITY EASEMENT PLAN, BLOCK 89 LOTS 8, 8.01, 8.02," PREPARED BY HATCH MOTT MACDONALD, DATED 3-21-2011.
 4. "INTERSECTION IMPROVEMENTS AT CR 537 & GRAVEL HILL ROAD, INDIVIDUAL PROPERTY PARCEL MAP SITUATE IN TOWNSHIP OF FREEHOLD MONMOUTH COUNTY, N.J., NF OLBIS, JOHN, & CAROLINE BLOCK 89 LOT 8.01 PARCELS 2, 22 7 E3 PREPARED BY CRAMMER ENGINEERING DATED 7-14-2010

LEGEND OF ACQUISITION

PURPORTED OWNER: JOHN A. OLBIS, JR. AND CAROLINE OLBIS

PROJECT NAME: OLBIS

PROJECT LOCATION: LOT 8 - 113 MONMOUTH ROAD
LOT 8.02 - 62 GRAVEL HILL ROAD

MUNICIPALITY: FREEHOLD TOWNSHIP, MONMOUTH COUNTY

BLOCK 89, LOTS 8 & 8.02

GROSS AREA: 17.139 ACRES (746,572 S.F.)

SUBJECT TO:	
AREA WITHIN EXISTING ROAD RIGHT OF WAY	0.281 ACRE (12,219 S.F.)±
AREA WITHIN PERMANENT SLOPE AND UTILITY EASEMENT	0.320 ACRE (13,952 S.F.)±
AREA WITHIN PERMANENT 30' WIDE UTILITY EASEMENT	0.877 ACRES (38,225 S.F.)±
AREA WITHIN NON-SEVERABLE EXCEPTION	1.000 ACRES (43,560 S.F.)±

AREA SUMMARY:

GROSS AREA WITHIN BLOCK 89, LOTS 8 & 8.02	17.139 ACRES (746,572 S.F.)
AREA WITHIN EXISTING ROAD RIGHT OF WAY	0.281 ACRE (12,219 S.F.)±
AREA WITHIN PERMANENT SLOPE AND UTILITY EASEMENT	0.320 ACRE (13,952 S.F.)±
AREA WITHIN NON-SEVERABLE EXCEPTION	1.000 ACRES (43,561 S.F.)±

NET ACREAGE OF DEVELOPMENT EASEMENT: 15.538 ACRES (678,840 S.F.)±

DECLARATION BY SURVEYOR:

I DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY SURVEY IS BASED ON A FIELD SURVEY MADE ON NOVEMBER 11, 2011 UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

I HEREBY CERTIFY TO THE STATE OF NEW JERSEY, STATE AGRICULTURE DEVELOPMENT COMMISSION AND TO THE COUNTY OF MONMOUTH, MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD, TOWNSHIP OF FREEHOLD, CAROLINE OLBIS, GIL D. MESSINA, ESQ., SPECIAL COUNTY COUNSEL, CHICAGO TITLE INSURANCE COMPANY FILE NO. 2011-00841, AND AND ON THEIR BEHALF, TO THEIR TITLE INSURER, THAT THIS PLAN, SURVEY AND CORRESPONDING METERS AND BOUNDS DESCRIPTION ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY IMMEDIATE SUPERVISION AND THAT THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL ACCURACY STANDARDS AS ADOPTED BY ALTA AND NIPS 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 METERS AND BOUNDS DESCRIPTION ARE CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING ON THE SITE AS OF NOVEMBER 11, 2011, SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

James K. Walz
JAMES K. WALZ, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 246503402400

2/15/12

DATE

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TAX MAP SHEET 34- BLOCK 89
LOT 8 - 113 MONMOUTH ROAD, LOT 8.02 - 62 GRAVEL HILL ROAD

FARMLAND PRESERVATION EASEMENT
SURVEY
FOR
BLOCK 89 - LOTS 8 & 8.02
IN
TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

James K. Walz
JAMES K. WALZ, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 246503402400

2/15/12

DATE

File	FILE_NAME
Book	BK_NO
Page	PG_NO
Job	255814
No.	1
Scale	1"=50'
B/O	Total
B/O	Total

Drawing No.