

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 60 SUNSET ROAD (FROM RECORD DOCUMENTS).
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JUNE OF 2022 AND SUPPLEMENTED DURING JULY OF 2022, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
3. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. THE PROPERTY CURRENTLY HAS ACCESS TO SUNSET ROAD AND ROOME AVENUE.
8. BENCHMARK = MAG NAIL = 190.52' (NAVD88).
BENCHMARK = MAG NAIL = 189.72' (NAVD88).
9. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT ON THE NORTHERLY LINE OF SUNSET ROAD (50 FEET WIDE), SAID POINT BEING DISTANT 30 FEET WESTERLY FROM A POINT OF INTERSECTION BETWEEN THE SAID LINE OF SUNSET ROAD AND THE WESTERLY LINE OF ROOME AVENUE (50 FEET WIDE), BOTH EXTENDED, SAID BEGINNING POINT HAVING COORDINATES N 77°36'04" E 546.32621 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - NAD83 AND RUNNING, THENCE:
1. ALONG SAID LINE OF SUNSET ROAD, S 82°56'48" W, A DISTANCE OF 411.79 FEET TO A POINT IN SAME, THENCE;
 2. ALONG THE SAME, S 83°15'38" W, A DISTANCE OF 12.07 FEET TO A POINT, THENCE;
 3. ALONG A COMMON LINE BETWEEN LOTS 21, 22.01 AND 27, BLOCK 2104, N 14°04'52" W, A DISTANCE OF 339.72 FEET TO A POINT, THENCE;
 4. ALONG THE DIVISION LINE BETWEEN LOTS 21 AND 20, BLOCK 2104, N 73°40'28" E A DISTANCE OF 470.52 FEET TO A POINT ON THE AFORESAID LINE OF ROOME AVENUE, THENCE;
 5. ALONG SAID LINE, S 11°21'12" E, A DISTANCE OF 384.21 FEET TO A POINT OF CURVATURE, THENCE;
 6. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 27.83 FEET, AN ARC LENGTH OF 45.80 FEET, A DELTA ANGLE OF 94°18'00", BEARING A CHORD OF S 35°47'48" W AND HAVING A CHORD DISTANCE OF 40.81 FEET TO A POINT OF TANGENCY AND THE POINT AND PLACE OF BEGINNING.

CONTAINING: 173,411 S.F. OR 3.981 ACRES

BEING KNOWN AS TAX MAP LOT 21, BLOCK 2104.

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN PEQUANNOCK TOWNSHIP, COUNTY OF MORRIS, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF SUNSET ROAD WHICH POINT IS 190 FEET WESTERLY FROM THE INTERSECTION OF THE NORTHERLY SIDE OF SUNSET ROAD WITH THE WESTERLY SIDE OF ROOME AVENUE IF BOTH SIDE LINES WERE PRODUCED TO A POINT AND FROM SAID POINT OF BEGINNING RUNNING

- (1) ALONG THE NORTHERLY SIDE OF SUNSET ROAD ON A COURSE NORTH 85 DEGREES 11 MINUTES 10 SECONDS WEST 251.79 FEET TO AN ANGLE IN SAID SIDE OF SUNSET ROAD, THENCE
- (2) NORTH 84 DEGREES 52 MINUTES 20 SECONDS WEST 12.08 FEET STILL ALONG SAID LINE, OF SUNSET ROAD TO A POINT IN THE SAME BEING THE SOUTHWESTERLY CORNER OF SAID PROPERTY OWNED BY THE PARTY OF THE FIRST PART HEREIN, THENCE
- (3) NORTH 2 DEGREES 12 MINUTES 50 SECONDS WEST 339.72 FEET ALONG THE WESTERLY OUTSIDE LINE OF SAID WHOLE TO A POINT THEREIN, THENCE
- (4) N 85 DEGREES 32 MINUTES 30 SECONDS 230.52 FEET TO S POINT ON THE NORTHERLY OUTSIDE LINE OF THE WHOLE TRACT, THENCE
- (5) IN A GENERALLY SOUTHERLY DIRECTION ON A STRAIGHT LINE TO THE POINT OR PLACE OF BEGINNING.

TRACT 2

BEGINNING AT A POINT IN THE WESTERLY SIDE LINE OF ROOME AVENUE, A 50 FOOT STREET, AS SHOWN ON A MAP OF "GARDEN ESTATES," FILED IN THE MORRIS COUNTY CLERK'S OFFICE AS MAP F1294-F, SAID POINT BEING DISTANT 205.00 FEET ON A COURSE OF SOUTH 0 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE SAID SIDE LINE OF ROOME AVENUE FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF LOT 20 IN BLOCK 123, AS SHOWN ON SAID MAP, SAID LAST MENTIONED POINT BEING THE NORTHEASTERLY CORNER OF PROPERTY OWNED BY THE PARTY OF THE FIRST PART HEREOF AND FROM SAID BEGINNING POINT RUNNING:

- (1) SOUTH 0 DEGREES 30 MINUTES 50 SECONDS WEST 384.21 FEET ALONG THE WESTERLY SIDE LINE OF ROOME AVENUE TO A POINT OF CURVATURE IN THE SAME, THENCE
- (2) ON A CURVE TO THE RIGHT WITH A RADIUS OF 27.83 FEET FOR A DISTANCE OF 45.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE IN THE NORTHERLY SIDE LINE OF SUNSET ROAD, ANOTHER 50 FEET STREET, THENCE
- (3) NORTH 85 DEGREES 11 MINUTES 10" WEST 160 FEET ALONG THE SAID NORTHERLY SIDE LINE OF SUNSET ROAD TO A POINT IN SAME, THENCE
- (4) IN A GENERALLY NORTHERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE NORTHERLY OUTSIDE LINE OF THE WHOLE TRACT WHICH POINT IS 240 FEET ALONG SAID NORTHERLY OUTSIDE LINE FROM THE POINT OF BEGINNING, THENCE
- (5) NORTH 85 DEGREES 32 MINUTES 30 SECONDS EAST 240 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTE FOR INFORMATION:

BEING KNOWN AS 60 SUNSET ROAD, PEQUANNOCK TOWNSHIP, MORRIS COUNTY, STATE OF NEW JERSEY, BLOCK 2104, LOT 21 ON THE TAX MAP OF PEQUANNOCK TOWNSHIP.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY: AMERICAN LAND TITLE ASSOCIATION, ISSUING AGENT: TOBIAS TITLE AGENCY, LLC, ISSUING OFFICE FILE NUMBER: 117-194380, COMMITMENT DATE: MARCH 1, 2022.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE X (SHADED, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 3453110003C, WHICH BEARS AN EFFECTIVE DATE OF: MAY 21, 1971 AND A REVISED DATE OF: SEPTEMBER 17, 1992.

SURVEY REFERENCES

1. DEED BETWEEN PRESBYTERY OF THE HIGHLANDS OF NEW JERSEY AND PASCACK LEARNING CENTER, DATED: 4/11/2022 AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 24430 AT PAGE 717 ON 6/15/2022.
2. TAX MAP OF PEQUANNOCK TOWNSHIP, MORRIS COUNTY, NEW JERSEY, SHEET#21.
3. A MAP ENTITLED "HIGHVIEW ACRES, PROPERTY OF S-B BUILDERS, INC., PEQUANNOCK TOWNSHIP, MORRIS COUNTY, NJ", DATED: FEBRUARY 10, 1956 AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON 5/10/1957 AS CASE#1804G.
4. A MAP ENTITLED "FINAL PLAT - DEVILDE DRIVE, LOT 6 IN BLOCK 129, TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY", DATED: 6/25/2022 AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON 10/31/2022 AS FILED MAP#15721.
5. A MAP ENTITLED "MAP OF GARDEN ESTATES, PROPERTY OF D.M.V. INC., PEQUANNOCK TOWNSHIP, MORRIS COUNTY, NJ", DATED: 10/22/1951 AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON 1/30/1952 AS FILED MAP#1294.

EXISTING STRIPED PARKING

REGULAR = 57 SPACES

HANDICAP = 0 SPACES

TOTAL = 57 SPACES

SCHEDULE B - PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION, ISSUING AGENT: TOBIAS TITLE AGENCY, LLC, ISSUING OFFICE FILE NUMBER: 117-194380, COMMITMENT DATE: MARCH 1, 2022.

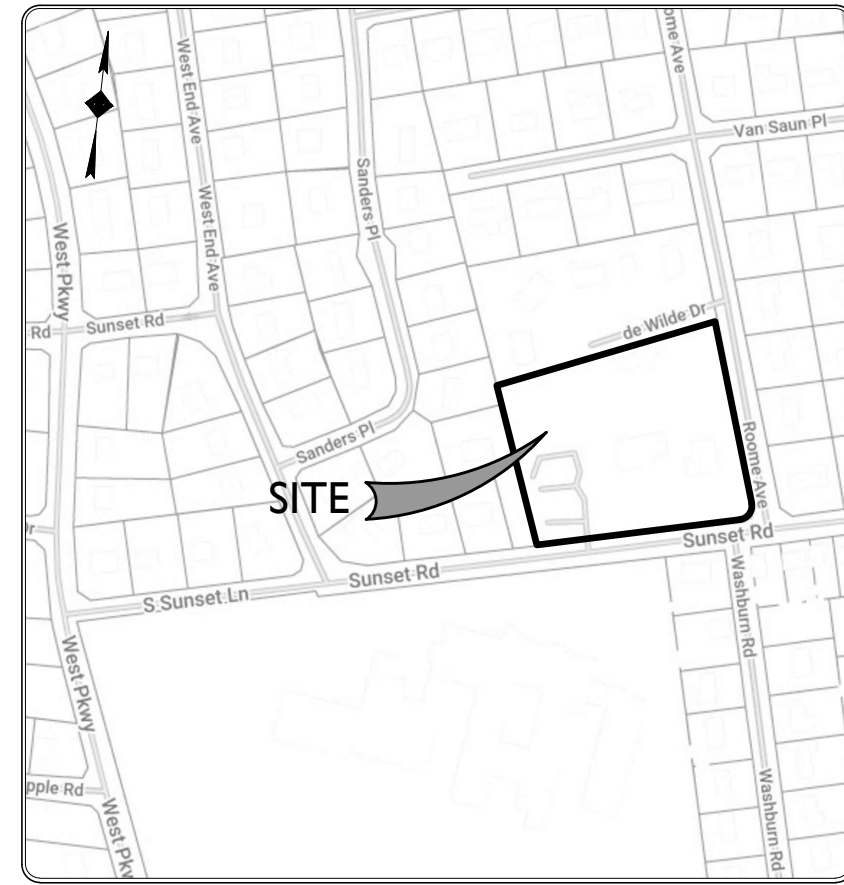
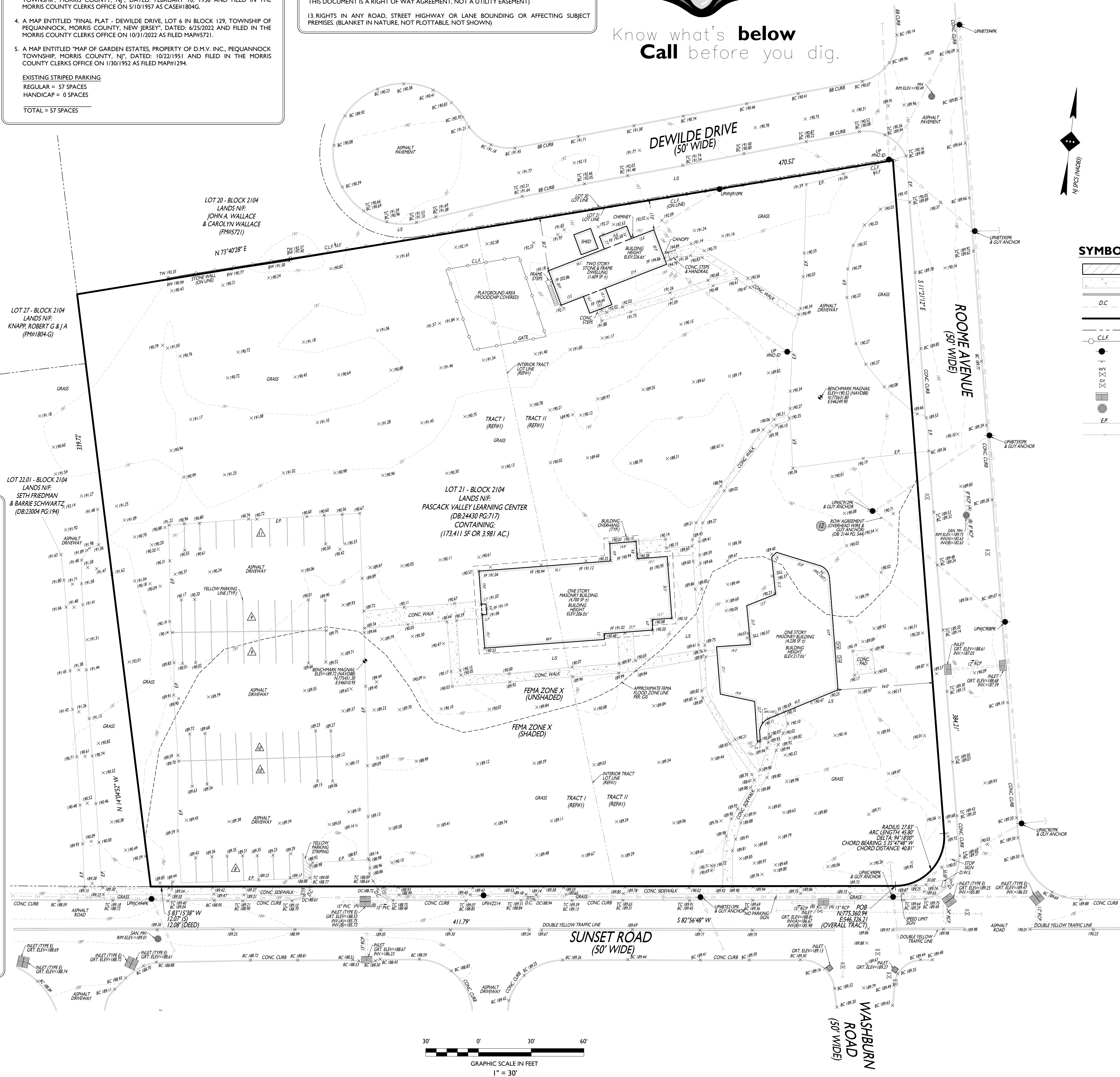
11. RIGHTS OF UTILITY COMPANIES TO SERVICE AND MAINTAIN FACILITIES CROSSING, BOUNDING OR OTHERWISE LOCATED ON OR NEAR THE PREMISES. (BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN)

12. UTILITY EASEMENT AS CONTAINED IN DEED BOOK 2144, PAGE 544, (SHOWN) (SURVEYOR'S NOTE: THIS DOCUMENT IS A RIGHT OF WAY AGREEMENT, NOT A UTILITY EASEMENT)

13. RIGHTS IN ANY ROAD, STREET, HIGHWAY OR LANE BOUNDING OR AFFECTING SUBJECT PREMISES. (BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN)

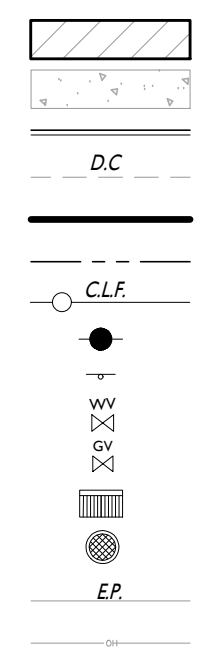


Know what's below
Call before you dig.



SOURCE: GOOGLE MAPS VICINITY MAP NOT TO SCALE

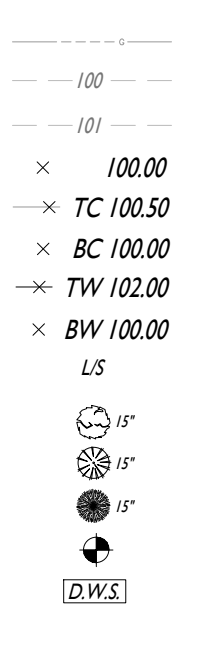
SYMBOL



DESCRIPTION

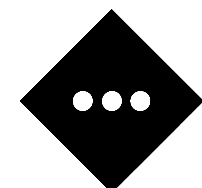
BUILDING
CONCRETE SIDEWALK / MAT
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
POLE
SIGNS
WATER VALVE
GAS VALVE
INLET
MAN HOLE
EDGE OF PAVEMENT
OVERHEAD WIRE

SYMBOL



DESCRIPTION

UNDERGROUND GAS LINE
MAJOR CONTOUR
MINOR CONTOUR
GRADE SPOT SHOT
TOP OF CURB SHOT
BOTTOM OF CURB SHOT
TOP OF WALL SHOT
BOTTOM OF WALL SHOT
LANDSCAPING
DECIDUOUS TREE - DIAMETER NOTED
CONIFEROUS TREE - DIAMETER NOTED
PINE TREE - DIAMETER NOTED
BENCH MARK
DETECTABLE WARNING STRIP



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ALTA/NSPS LAND TITLE SURVEY

MAP OF SURVEY OF:

TAX MAP LOT 21, BLOCK 2104
60 SUNSET ROAD
TOWNSHIP OF PEQUANNOCK
COUNTY OF MORRIS, STATE OF NEW JERSEY

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	7/26/2022	TR	TM	7/15/2022	JD	ALTA UPGRADE & UP NUMBERS
1	7/08/2022	MVZ	TR	6/15/2022	JD	FOR ISSUE

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b), 8, 9 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 15, 2022.

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24G503626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=30' PROJECT ID: RUT-220209 SHEET: 1 OF 1