

PROPOSED LOT 4.01 BLOCK 111
 AREA: 1,461,656 SQ. FT. or 33.5550 ACRES +/-
 TO THE CENTERLINE OF BIRCH SWAMP BROOK

FORMERLY LOT 4 BLOCK 111
 AREA: 1,072,656 SQ. FT. or 24.6248 ACRES +/-
 TO THE CENTERLINE OF BIRCH SWAMP BROOK

FORMERLY LOT 10 BLOCK 111
 AREA: 172,871 SQ. FT. or 3.9686 ACRES +/-
 TO THE CENTERLINE OF BIRCH SWAMP BROOK

FORMERLY LOT 11 BLOCK 111
 AREA: 133,069 SQ. FT. or 3.0548 ACRES +/-
 TO THE CENTERLINE OF BIRCH SWAMP BROOK

FORMERLY LOT 12 BLOCK 111
 AREA: 32,956 SQ. FT. or 0.7566 ACRES +/-
 LOT LINE TO BE REMOVED

FORMERLY LOT 13 BLOCK 111
 AREA: 50,104 SQ. FT. or 1.1502 ACRES
 LOT LINE TO BE REMOVED (TYP)

TITLE REFERENCES:
LOT 4
 THE PROPERTY IS PREPARED IN ACCORDANCE WITH INFORMATION INCLUDED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE SERVICES, INC. AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED MAY 27, 2019 FILE NO. 091859 AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 EXCEPTION 11 - AFFECTS LOT 4 ONLY. DEED BOOK 5348 PG. 135 ROAD WIDENING ALONG TEXAS ROAD AS SHOWN HEREON AND ALSO AS SHOWN PER MAP REFERENCE NO. 2.
 EXCEPTION 12 - AFFECTS LOT 4 ONLY. RIGHTS OF OTHERS IN AND TO THE BIRCH SWAMP BROOK WHICH FORMS A PORTION OF THE EASTERLY LINE OF LOT 4 BLOCK 111 AS SHOWN HEREON.
 EXCEPTION 14 - AFFECTS LOTS 12 & 13 ONLY. AGREEMENT AS SET FORTH IN DEED BOOK 2864 PG. 327 AND DEED BK. 3547 PG. 281. FOR THE RIGHT OF WAY ALONG MACKEYS LANE AS NOTED HEREON. DEEDS CONTAIN THE SAME DESCRIPTION AS THE RIGHT OF WAY NOTED IN VESTING DEED FOR LOTS 12 AND 13. (DEED BK. 8721 PG. 7488).
 EXCEPTION 15 - AFFECTS LOTS 12 & 13 ONLY. RIGHT OF WAY AND EASEMENT AS SET FORTH IN DEED BOOK 3959 PG. 651, DEED BK. 3959 PG. 654, DEED BOOK 4048 PG. 334 AND DEED BK. 4126 PG. 841. DEEDS DESCRIBE THE SAME LANDS AS NOTED IN EXCEPTION 14 ABOVE.

MAP REFERENCES:
 1. TOWNSHIP OF MARLBORO TAX MAP SHEETS 2, 3, AND 4 REVISED THROUGH NOVEMBER 14, 2011.
 2. GENERAL PROPERTY PARCEL MAP - RECONSTRUCTION OF TEXAS ROAD - MAP OF PARCEL TO BE ACQUIRED LOT 4 BLOCK 111, MARLBORO TOWNSHIP, MONMOUTH COUNTY, N.J. DATED NOVEMBER 9, 1993 AND REVISED ON MARCH 1, 1995, PREPARED BY T & M ASSOCIATES, MIDDLETOWN, N.J. MAP REFERRED TO IN REFERENCED VESTING DEED BOOK 9157 PG. 590. OTHER PROPERTY PARCEL MAPS CREATED FOR THIS PROJECT WERE UTILIZED TO DEPICT PORTIONS OF TEXAS ROAD. THOSE MAPS WERE ENTITLED "MAP OF PARCEL TO BE ACQUIRED LOT 8 BLOCK 111, DATED NOVEMBER 9, 1993" AND "MAP OF PARCEL TO BE ACQUIRED LOT 7 BLOCK 111 DATED 1993" OBTAINED FROM T & M ASSOCIATES.

DEED REFERENCES:
 1. LOT 4 BLOCK 111 - TEXAS ROAD ENTERPRISES, INC. ERRONEOUSLY DEED AS TEXAS ROAD, LLC A NEW JERSEY LIMITED LIABILITY CORPORATION TO TEXAS ROAD ENTERPRISES, INC. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 17, 2016 IN DEED BOOK OR-8157 PG. 590. INSTRUMENT #2116024704.
 2. LOT 12 & 13 BLOCK 111 - JOHN ALTABELLI TO TEXAS ROAD ENTERPRISES, INC. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MAY 13, 2008 IN DEED BOOK OR-8721 PG. 7488. INSTRUMENT #200805405.
 3. LOT 10 BLOCK 111 - LUCILLE DEMARZO, EXECUTRIX OF THE ESTATE OF ROSE DEMARZO TO LUCILLE DEMARZO, TRACEY ANN DEMARZO AND JOHN ALFRED DEMARZO, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JULY 14, 2020 IN DEED BOOK 8381 PAGE 7699.
 4. LOT 11 BLOCK 111 - SEBASTIAN CORCIONE, JR. TO SEBASTIAN CORCIONE, JR. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 5, 1982 IN DEED BOOK 4335 PAGE 837.

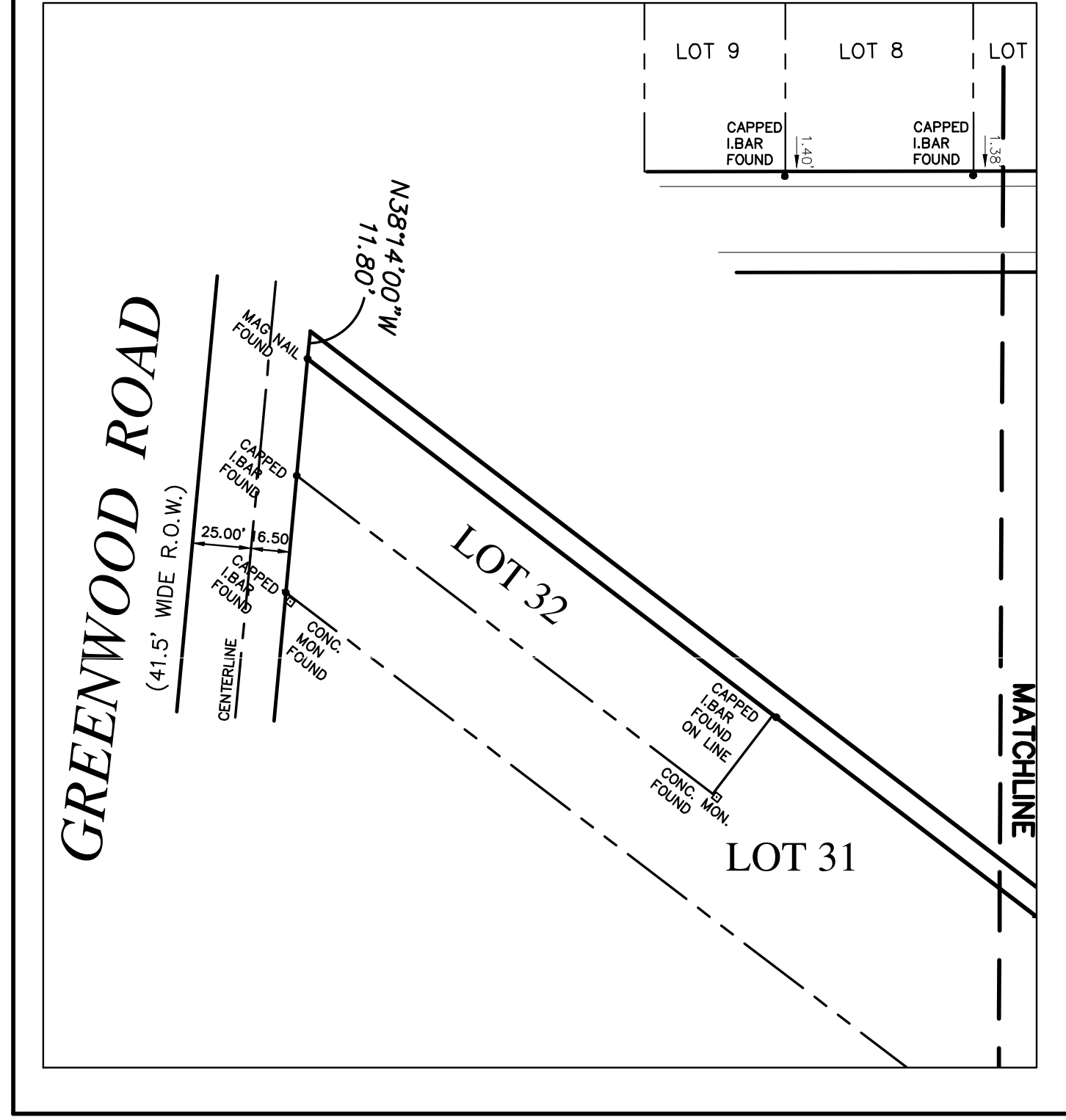
NOTES:
 1. THIS SURVEY IS SUBJECT TO EASEMENTS AND/OR RESTRICTIONS WHICH ARE NOT SHOWN BY PUBLIC RECORD OR INCLUDED IN THE REFERENCED TITLE REPORT.
 2. THIS SURVEY WAS PREPARED WITHOUT AN UNDERGROUND UTILITY MARKOUT. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND A UTILITY MARKOUT SHOULD BE OBTAINED BEFORE ANY DIGGING OR CONSTRUCTION ONSITE.
 3. SOME PLANIMETRIC FEATURES SHOWN HEREON WERE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION PLAN - TEXAS ROAD LOTS 4, 12 & 13 BLOCK 111 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ" PREPARED BY HARBOR CONSULTANTS, INC. DATED MAY 5, 2017 AND REVISED ON MARCH 22, 2018.
 4. WETLAND FLAGS SHOWN ON LOTS 10 & 11 BLOCK 111 ARE PER A DELINEATION PERFORMED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES AND FIELD LOCATED JUNE 2020 SUBJECT TO REVIEW AND APPROVAL BY NJDEP.
 5. THE LOCATION OF THE WETLANDS BOUNDARY LINE SHOWN ON ADJOINING LOT 4 BLOCK 111 IS TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION PLAN - TEXAS ROAD LOTS 4, 12 & 13 BLOCK 111 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ" PREPARED BY HARBOR CONSULTANTS, INC. DATED MAY 5, 2017 AND REVISED ON MARCH 22, 2018. DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES ON APRIL 2017 AND AS VERIFIED BY NJDEP IN LOI #1328-17-0007.1 FWM70001 AN APRIL 10, 2018.
 6. BOUNDARY LINES SHOWN ARE IN ACCORDANCE WITH THE FOLLOWING MAPS:
 * SURVEY OF LOT 4 BLOCK 111, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC, DATED AUGUST 28, 2019.
 * SURVEY OF LOTS 10 & 11 BLOCK 111, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC, DATED JULY 14, 2020, REVISED NOVEMBER 24, 2020.
 * SURVEY OF LOTS 12 & 13 BLOCK 111, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, N.J., PREPARED BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC, DATED AUGUST 28, 2019.
 7. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED FROM AERIAL PHOTOGRAPHY BY GEMAPRS INTERNATIONAL AND IS BASED ON A FLIGHT PHOTO DATED IN 2018. UNDER GEMAPRS JOB #20-190. THE TOPOGRAPHY ALONG TEXAS ROAD WAS SUPPLEMENTED WITH FIELD SHOTS BY CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC.

LOT 10 & 11
 THIS SURVEY WAS PREPARED USING INFORMATION CONTAINED IN A TITLE REPORT PREPARED BY FIRST JERSEY TITLE SERVICES, INC. AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED FEBRUARY 12, 2020 FILE NO. 091745 AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 SCHEDULE B - SECTION 2:
 EXCEPTION 10 & 11 - DEED BOOK OR-8709 PG. 7789 - LICENSE AGREEMENT FOR THE USE OF THE ACCESS ROAD TO THE SURVEYED PROPERTY BY SPECIFIC PARTIES ALONG WITH A RIGHT TO FIRST REFUSAL TO PURCHASE THE SURVEYED PROPERTY.
 EXCEPTION 12 - DEED BOOK 5604 PG. 435 - RIGHT OF WAY AGREEMENT TO ERECT CENTRAL POWER & LIGHT CO. AND NEW JERSEY BELL TELEPHONE CO. FOR A SERVICE LINE RUNNING FROM TEXAS ROAD TO THE TRAILER SITUATED ON LOT 10 BLOCK 111. (15' WIDE) NOT PLOTTABLE.
 EXCEPTION 14 - DEED BOOK 2172 PG. 217 - EASEMENT TO THE JERSEY CENTRAL POWER & LIGHT CO. EASEMENT (75 FT. WIDE) ALONG THE WESTERLY LINE OF LOT 33 BLOCK 111 AS SHOWN HEREON.
 DEED BOOK 2548 PAGE 33 - REFERS TO THE ABOVE NOTED JCP&L EASEMENT.
 DEED BOOK 2864 PAGE 327 - COPY IS POOR BUT APPEARS TO DESCRIBE A 10 FT STRIP OF LAND WHICH RUNS FROM THE SURVEYED PROPERTY TO GREENWOOD ROAD.
 THE FOLLOWING DEEDS ARE NOT INCLUDED IN THE TITLE REPORT BUT AFFECT THE AREA NOTED AS MACKEYS LANE. FOR LOTS 12 & 13 ONLY - AGREEMENT AS SET FORTH IN DEED BOOK 2864 PG. 327 AND DEED BK. 3547 PG. 281. FOR THE RIGHT OF WAY ALONG MACKEYS LANE AS NOTED HEREON. DEEDS CONTAIN THE SAME DESCRIPTION AS THE RIGHT OF WAY NOTED IN VESTING DEED FOR LOTS 12 AND 13. (DEED BK. 8721 PG. 7488).
 THE FOLLOWING ALSO AFFECT LOTS 12 & 13 RIGHT OF WAY AND EASEMENT AS SET FORTH IN DEED BOOK 3959 PG. 651, DEED BK. 3959 PG. 654, DEED BOOK 4048 PG. 334 AND DEED BK. 4126 PG. 841. DEEDS DESCRIBE THE SAME LANDS AS NOTED IN DEED BOOK 8721 PAGE 7488 NOTED ABOVE.

LOT 12 & 13
 THE PROPERTY IS PREPARED IN ACCORDANCE WITH INFORMATION INCLUDED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE SERVICES, INC. AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED MAY 27, 2019 FILE NO. 091859 AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
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 LISOWSKY PARTNERSHIP, LLC.

AREA SUMMARY:

EXISTING LOT 4 BLOCK 111 =	1,072,656 SQ. FT. or 24.6248 ACRES±
EXISTING LOT 10 BLOCK 111 =	172,871 SQ. FT. or 3.9686 ACRES±
EXISTING LOT 11 BLOCK 111 =	133,069 SQ. FT. or 3.0548 ACRES±
EXISTING LOT 12 BLOCK 111 =	32,956 SQ. FT. or 0.7566 ACRES
EXISTING LOT 13 BLOCK 111 =	50,104 SQ. FT. or 1.1502 ACRES
PROPOSED LOT 4.01 BLOCK 111 =	1,461,656 SQ. FT. or 33.5550 ACRES±



WETLANDS LEGEND
 WETLAND BOUNDARY LINE
 WETLAND FLAG LOCATION
 LINE SECTIONS

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

WETLANDS LEGEND
 W-1 -#
 LS -#

DATE	REVISIONS
11-30-20	DEED INFO LOT 11 BLOCK 111

LOT CONSOLIDATION MAP
PROPOSED LOT 4.01 BLOCK 111
 (FORMERLY LOTS 4, 10, 11, 12 & 13 BLOCK 111)
 TOWNSHIP OF MARLBORO
 MONMOUTH COUNTY, NEW JERSEY
CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC
 95 MATAWAN ROAD | SECOND FLOOR
 MATAWAN, NJ 07747
 P. 732-566-0297 | www.cplpartnership.com
 CERTIFICATES OF AUTHORIZATION | BOARD OF ENGINEERS & LAND SURVEYORS: 24628150000 | BOARD OF ARCHITECTS: 214020699000

FILE NO. 17014
DATE: SEPT 21, 2020
SCALE: 1"= 60'
DRAWN BY: KRK
CHECKED BY: RGR
DRAWING: LOTCONS17014
SHEET NO. 1 OF 1

planning architecture engineering surveying

RICHARD G. RUCHALSKI
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 4972

ROBERT S. LARSEN
 REGISTERED ARCHITECT
 PROFESSIONAL PLANNER
JOSEPH M. DELICIA
 REGISTERED ARCHITECT

GREGORY PLOUSSAS
 PROFESSIONAL ENGINEER
 PROFESSIONAL PLANNER
MICHAEL PUCCI
 PROFESSIONAL ENGINEER
 PROFESSIONAL PLANNER
RICHARD G. RUCHALSKI
 PROFESSIONAL LAND SURVEYOR
 PROFESSIONAL PLANNER