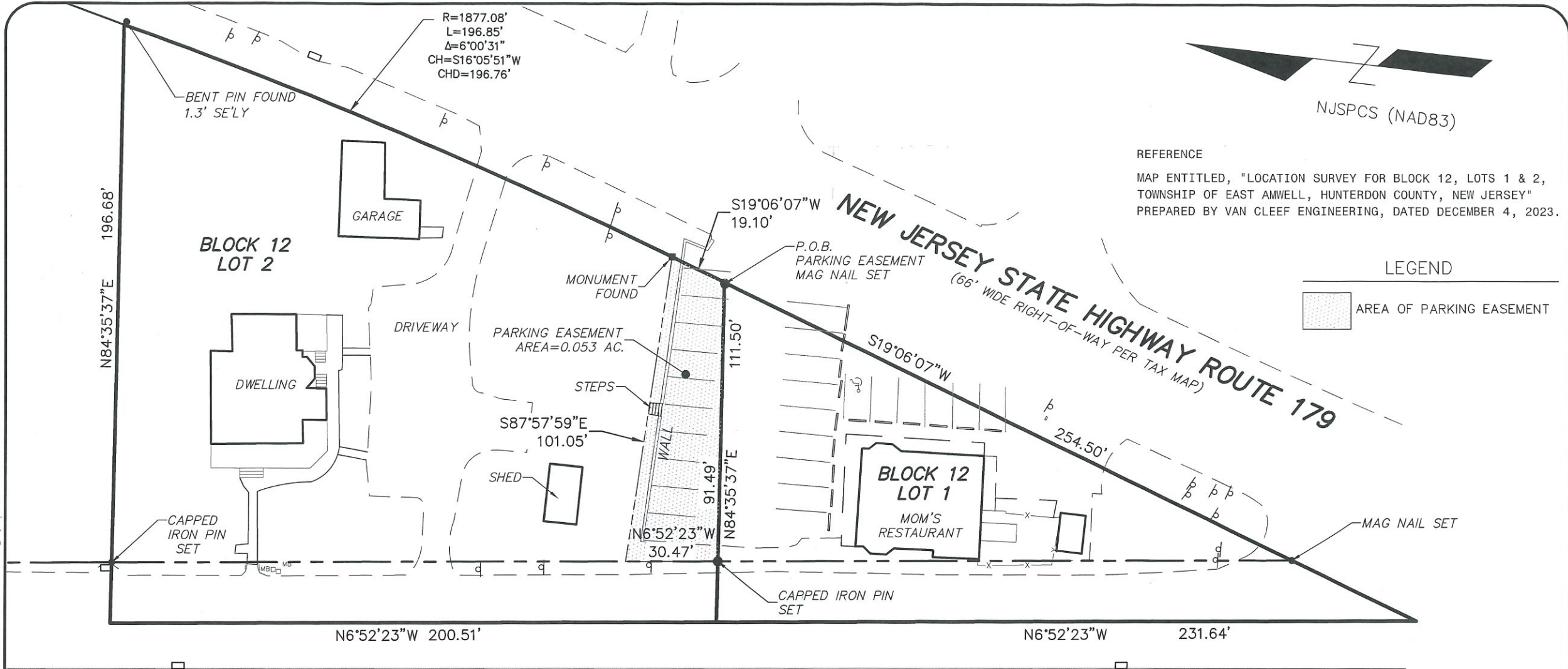


F:\Jobfile\2301EA - Michael Fedun\SUR\DWG\2301EA.dwg pmathews 12/6/2023 10:00:37 AM



Pamela Mathews

PAMELA MATHEWS
NEW JERSEY PROFESSIONAL ENGINEER & LAND SURVEYOR LICENSE NUMBER 41181

DATE:	DECEMBER 4, 2023
SCALE:	1"=40'
DESIGNED BY:	-
DRAWN BY:	MJB
CHECKED BY:	PM
JOB NO.	2301EA

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SINGER & FEDUN, L.L.C.

WILLIAM S. SINGER
WSinger@SingerFedun.com

MICHAEL FEDUN
MFedun@SingerFedun.com

Attorneys at Law
MONTGOMERY PROFESSIONAL BUILDING
2230 US HIGHWAY 206
P.O. BOX 134
BELLE MEAD, NEW JERSEY 08502

908-359-7873

Fax: 908-359-0128

www.SingerFedun.com

May 16, 2024

Christine Cobb
75 Kingwood Avenue
Frenchtown, NJ 08825

Re: Parking Easement for Mom's Kitchen
Our File No. 475

Dear Chrissy,

Enclosed please find the following original documents from Van Cleef Engineering regarding to the parking easement for Mom's Kitchen for your records:

1. Meets and bound description of the easement;
2. Survey; and
3. Exhibit Sketch for the parking easement.

Also enclosed is my final bill for services rendered for this matter. The receipt of these documents was the final open item for this matter. Therefore, I am now closing my file.

It was a pleasure working with you on this matter.

Very Truly Yours,

SINGER & FEDUN, L.L.C.



Michael Fedun

MF/lat
Enclosures

December 4, 2023

Metes and Bounds Description
Parking Easement for the Benefit of Block 12, Lot 1
within
Block 12, Lot 2
Township of East Amwell, Hunterdon County, New Jersey

Beginning at a mag nail set in the westerly line of New Jersey State Highway Route 179 (66' wide right-of-way), said nail marking the intersection formed by said westerly line and the common line of Lots 1 and 2 in Block 12; and running thence,

- 1) Along said Lot 1, South 84 degrees 35 minutes 37 seconds West 91.49 feet to a capped iron pin set in the easterly line of John Ringo Road (40' wide right-of-way); thence,
- 2) Along said John Ringo Road, North 06 degrees 52 minutes 23 seconds West 30.47 feet to a point; thence,
- 3) Across Lot 2, South 87 degrees 57 minutes 59 seconds East 101.05 feet to monument found in the aforementioned westerly line of New Jersey State Highway Route 179; thence,
- 4) Along said Route 179, South 19 degrees 06 minutes 07 seconds West 19.10 feet to the point and place of beginning.

Containing 0.053 acres of land.

The above description written pursuant to a plan entitled "Exhibit Sketch - Parking Easement, Block 12, Lot 2, Township of East Amwell, Hunterdon County, New Jersey" prepared by Van Cleef Engineering Associates, LLC, dated December 4, 2023.



Pamela Mathews, PE, LS
NJ License #41181

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

HUNTERDON COUNTY FULL TAX REPORT

GENERAL INFORMATION

Property Mailing Address: 36 John Ringo Road Ringoes, NJ 08551
Property Phone:
Owner Name: Cobb, Christine M
Owner's Address: 75 Kingwood Ave, Frenchtown, NJ 08825
Additional Lots:
Building Descripton: F1S
Acres: 0.50000
Lotsize: .5000
Year Built: 0

Mail Carrier Route: R004
Block/Block Suffix: 00012/0000
Lot/Lot Suffix: 00001/0000
Qualifier Code:
Tax Parcel Id: 1908-00012-0000-00001-0000-

TAX INFORMATION

Tax Year: 2025
Tax District (Township): 8
Tax Zone: LB
Tax Special Zone: F01
Building Class: 10
Property Class: 4A
Land Assessment: 137,500
Improvement Assessment: 81,100
Total Taxable Assessment: 218,600

Total Tax: 5,819.14
Tax Map Page: 3.01
Deed Book: 02015
Deed Page: 00010
Sale Price: \$225,000.00
Sale Date: 07/23/2001
Recorded Date: 07/30/2001
Tax Rate: 2.621
Tax Ratio: 65.55
Calculated Tax Amount: 5,819.13

SALES INFORMATION

Current Sale Price: \$225,000.00
Current Sale Date: 07/23/2001
Recorded Date: 07/30/2001

Previous Sale Price:
Previous Sale Date:

