SURVEYOR'S DESCRIPTION - LOTS 2 & 5, BLOCK 42

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

BEGINNING AT A POINT. SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 10 (120 FEET WIDE), WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF LOT 5 AND LOT 107, BLOCK 42, SAID POINT HAVING COORDINATES N: 738,106.07, E: 466,171.22 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM; THENCE

1. ALONG SAID NORTHERLY LINE OF N.J.S.H. ROUTE 10, SOUTH 70 DEGREES 15 MINUTES 38 SECONDS WEST, 224.85 FEET TO A POINT; THENCE
2. ALONG THE DIVIDING LINE OF LOT 2 AND LOT 110, BLOCK 42, NORTH 67 DEGREES 25 MINUTES 02 SECONDS WEST, 200.00 FEET TO A POINT; THENCE
3. ALONG THE SAME, SOUTH 70 DEGREES 15 MINUTES 38 SECONDS WEST, 100.00 FEET TO A POINT; THENCE
4. ALONG THE SAME, BLOCK 42, SOUTH 67 DEGREES 25 MINUTES 02 SECONDS EAST, 200.00 FEET TO A POINT LOCATED ON THE AFOREMENTIONED NORTHERLY LINE OF N.J.S.H. ROUTE 10; THENCE
5. ALONG SAID NORTHERLY LINE OF N.J.S.H. ROUTE 10, SOUTH 70 DEGREES 15 MINUTES 38 SECONDS WEST, 1,168.96 FEET TO A POINT; THENCE
6. ALONG THE DIVIDING LINE OF LOT 2 AND LOTS 111, 112 AND 114, BLOCK 42, NORTH 66 DEGREES 51 MINUTES 59 SECONDS WEST, 1,575.40 FEET TO A POINT; THENCE
7. ALONG THE DIVIDING LINE OF LOT 2 AND LOT 1, BLOCK 42, NORTH 23 DEGREES 26 MINUTES 31 SECONDS EAST, 939.15 FEET TO A POINT; THENCE
8. ALONG THE DIVIDING LINE OF LOT 2 AND LOTS 3.07, 3.06 AND 3.05, BLOCK 42, SOUTH 67 DEGREES 30 MINUTES 03 SECONDS EAST, 955.41 FEET TO A POINT; THENCE
9. ALONG THE DIVIDING LINE OF LOT 5 AND LOT 3.05, BLOCK 42, NORTH 25 DEGREES 29 MINUTES 57 SECONDS EAST, 387.92 FEET TO A POINT; THENCE
10. ALONG THE DIVIDING LINE OF LOT 5 AND LOT 3.04, BLOCK 42, SOUTH 67 DEGREES 30 MINUTES 13 SECONDS EAST, 300.00 FEET TO A POINT; THENCE
11. ALONG THE SAME, NORTH 25 DEGREES 29 MINUTES 57 SECONDS EAST, 437.08 FEET TO A POINT; THENCE
12. ALONG THE DIVIDING LINE OF LOT 5 AND LOTS 63.48, 63.47, 63.32, BLOCK 42, AND THE SOUTHERLY TERMINUS OF TRADE WINDS DRIVE (50 FEET WIDE), SOUTH 66 DEGREES 38 MINUTES 33 SECONDS EAST, 530.69 FEET TO A POINT; THENCE
13. ALONG THE DIVIDING LINE OF LOT 5 AND LOT 97.01, BLOCK 42, SOUTH 09 DEGREES 18 MINUTES 53 SECONDS EAST, 519.48 FEET TO A POINT; THENCE
14. ALONG THE DIVIDING LINE OF LOT 5 AND LOT 97, BLOCK 42, SOUTH 70 DEGREES 04 MINUTES 23 SECONDS EAST, 262.05 FEET TO A POINT; THENCE
15. ALONG THE DIVIDING LINE OF LOT 5 AND LOT 109, BLOCK 42, SOUTH 19 DEGREES 55 MINUTES 17 SECONDS WEST, 245.47 FEET TO A POINT; THENCE
16. ALONG THE SAME, SOUTH 70 DEGREES 04 MINUTES 23 SECONDS EAST, 100.00 FEET TO A POINT; THENCE
17. ALONG THE SAME, NORTH 70 DEGREES 17 MINUTES 17 SECONDS EAST, 75.01 FEET TO A POINT; THENCE
18. ALONG THE DIVIDING LINE OF LOT 5 AND LOT 107, BLOCK 42, SOUTH 19 DEGREES 42 MINUTES 43 SECONDS EAST, 200.11 FEET TO THE POINT AND PLACE OF BEGINNING.

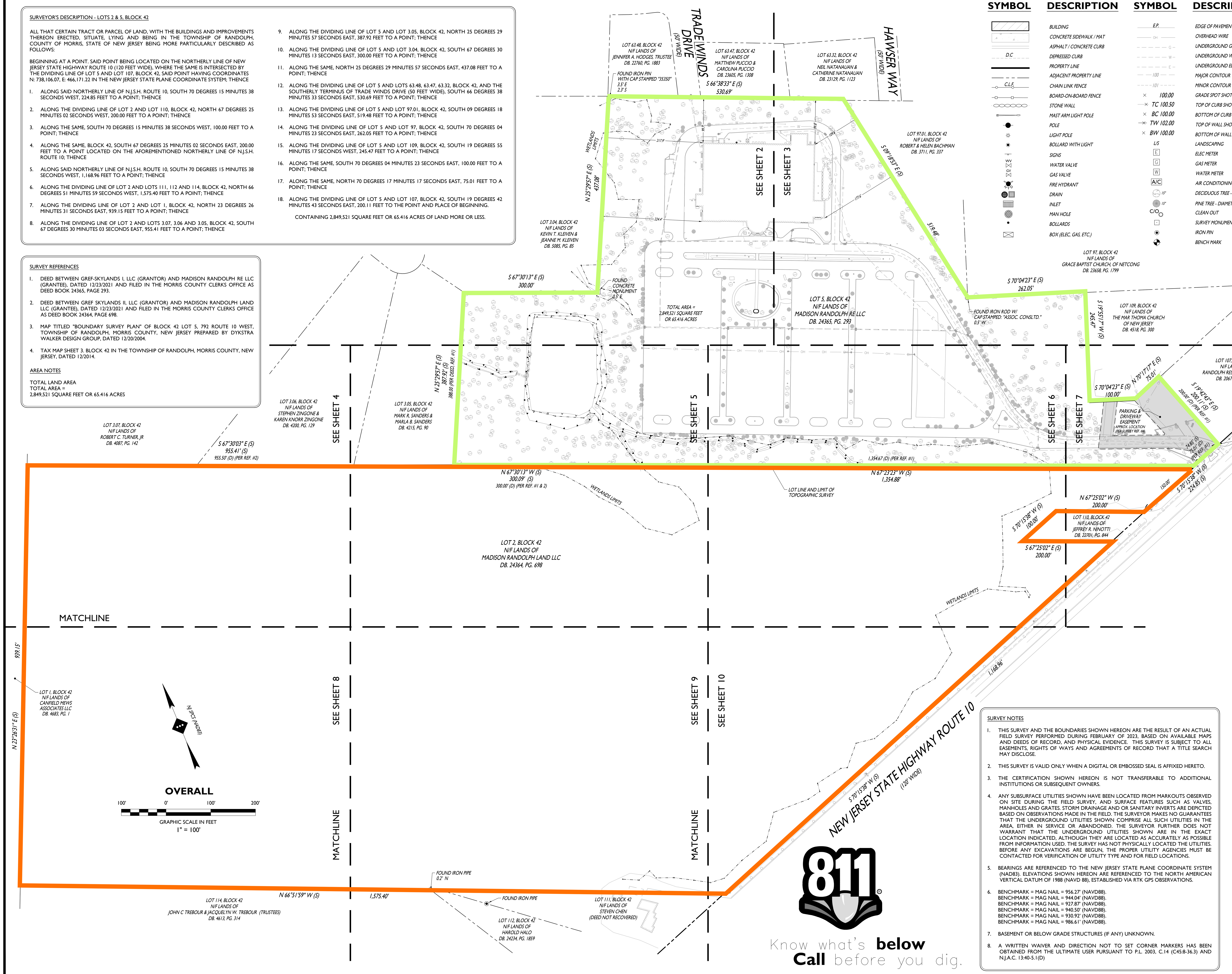
CONTAINING 2,849,521 SQUARE FEET OR 65.416 ACRES OF LAND MORE OR LESS.

SURVEY REFERENCES

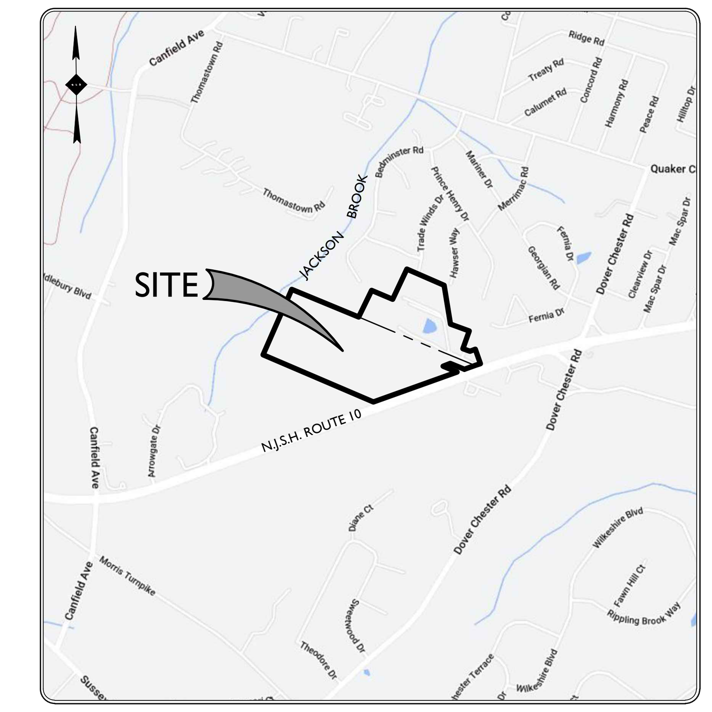
1. DEED BETWEEN GREF-SKYLANDS I, LLC (GRANTOR) AND MADISON RANDOLPH RE LLC (GRANTEE), DATED 12/23/2021 AND FILED IN THE MORRIS COUNTY CLERKS OFFICE AS DEED BOOK 24365, PAGE 293.
2. DEED BETWEEN GREF SKYLANDS II, LLC (GRANTOR) AND MADISON RANDOLPH LAND LLC (GRANTEE), DATED 12/23/2021 AND FILED IN THE MORRIS COUNTY CLERKS OFFICE AS DEED BOOK 24364, PAGE 698.
3. MAP TITLED "BOUNDARY SURVEY PLAN" OF BLOCK 42 LOT 5, 792 ROUTE 10 WEST, TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 12/20/2004.
4. TAX MAP SHEET 3. BLOCK 42 IN THE TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY, DATED 12/2014.

AREA NOTES

TOTAL LAND AREA
TOTAL AREA =
2,849,521 SQUARE FEET OR 65.416 ACRES



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	BUILDING	E.P.	EDGE OF PAVEMENT
	CONCRETE SIDEWALK / MAT	OH	OVERHEAD WIRE
	ASPHALT / CONCRETE CURB	G	UNDERGROUND GAS LINE
D.C	DEPRESSED CURB	W	UNDERGROUND WATER LINE
	PROPERTY LINE	E	UNDERGROUND ELEC LINE
	ADJACENT PROPERTY LINE	100	MAJOR CONTOUR
C.L.F.	CHAIN LINK FENCE	101	MINOR CONTOUR
	BOARD-ON-BOARD FENCE	× 100.00	GRADE SPOT SHOT
	STONE WALL	TC 100.50	TOP OF CURB SHOT
	MAST ARM LIGHT POLE	BC 100.00	BOTTOM OF CURB SHOT
	POLE	TW 102.00	TOP OF WALL SHOT
	LIGHT POLE	BW 100.00	BOTTOM OF WALL SHOT
	BOLLARD WITH LIGHT	L/S	LANDSCAPING
	SIGNS	E	ELEC METER
WV	WATER VALVE	G	GAS METER
GV	GAS VALVE	W	WATER METER
HYD	FIRE HYDRANT	A/C	AIR CONDITIONING UNIT
	DRAIN	15"	DECIDUOUS TREE - DIAMETER NOTED
	INLET	15"	PINE TREE - DIAMETER NOTED
	MAN HOLE	C/O	CLEAN OUT
	BOLLARDS		SURVEY MONUMENT
	BOX (ELEC, GAS, ETC.)		IRON PIN
			BENCH MARK



SOURCE: GOOGLE MAPS

VICINITY MAP
NOT TO SCALE

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C (AREAS OF MINIMAL FLOODING (NO SHADING) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 340358 0005C WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 18, 1979. - NO DIGITAL DATA AVAILABLE FOR AREA.

SURVEY NOTES

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING FEBRUARY OF 2023, 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.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
3. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. 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.
5. 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.
6. BENCHMARK = MAG NAIL = 956.27' (NAVD88).
   BENCHMARK = MAG NAIL = 944.04' (NAVD88).
   BENCHMARK = MAG NAIL = 927.87' (NAVD88).
   BENCHMARK = MAG NAIL = 940.50' (NAVD88).
   BENCHMARK = MAG NAIL = 930.92' (NAVD88).
   BENCHMARK = MAG NAIL = 986.61' (NAVD88).
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D)

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BOUNDARY & TOPOGRAPHIC SURVEY

MAP OF SURVEY OF:

LOTS 2 & 5, BLOCK 42
792 NEW JERSEY STATE HIGHWAY ROUTE 10 WEST
TOWNSHIP OF RANDOLPH
COUNTY OF MORRIS, STATE OF NEW JERSEY

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
1	3/20/2023	DJS	AG	3/2/2023	AW / JN	FOR ISSUE

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: AS SHOWN	PROJECT ID: RUT-220349	SHEET: 1 OF 11

Z:\RUTHERFORD\RUT\WORKING\SURVEY\RUTHERFORD\RUT\2022\RUT-220349 MCFA GLOBAL - 791 ROUTE 10 WEST, RANDOLPH, NJ\SURVEYING\CADD\RUT-220349 - V1.DWG