

GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 56.
2. HORIZONTAL DATUM - BASED ON DEED BOOK 9211, PAGE 2825.
3. VERTICAL DATUM - NAVD 88 (GEOID 12M), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 5, 2023, UTILIZING THE LEICA RTK CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 5, 2023 THROUGH SEPTEMBER 11, 2023 AND SUPPLEMENTED ON MARCH 18, 2024.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEE THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
7. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
8. THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE NUMBER: RAU-43597, EFFECTIVE COMMITMENT DATE: MARCH 2, 2021.
9. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NUMBER: 340220135F, COMMUNITY NAME: TOWNSHIP OF MARLBORO, EFFECTIVE DATE: 9/25/2009).
10. WETLANDS INFORMATION SHOWN HEREON WAS FIELD DELINEATED BY DUBOIS & ASSOCIATES ON 9/7/2023.
11. TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE: RAU-43597 FOUND SUBJECT PROPERTY TO BE "UNCLAIMED," TIDELANDS MAP NUMBER N/A.
12. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
13. SUBJECT PROPERTY HAS DIRECT ACCESS TO AMBOY ROAD, A PUBLIC RIGHT OF WAY.
14. THERE IS NO DELINEATED PARKING ON SITE.
15. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, PRESENT OR FUTURE, ARE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
16. PER CONTRACTUAL AGREEMENT (S) TREE PLOT AREAS INCLUDING TREES OF SIZE 4" AND GREATER ARE SHOWN HEREON.
17. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING AGENCY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

MAP REFERENCES

1. A PLAN ENTITLED "AMENDED FINAL MAJOR SUBDIVISION PLAN OF BLOCK 172, LOTS 40 & 44, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY KURTZ, DATED 8/23/1991 AND REVISED THROUGH 1/28/1998, FILED IN THE MONMOUTH COUNTY CLERKS' OFFICE ON 1/27/1999 AS MAP #271-4.
2. A PLAN ENTITLED "FINAL PLAT, 631 ASSOCIATES, LLC, PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN OF BLOCK 172, LOTS 40 & 44, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY CONCEPT ENGINEERING CONSULTANTS, DATED 8/15/2012 AND REVISED THROUGH 8/24/2016, FILED IN THE MONMOUTH COUNTY CLERKS' OFFICE ON 1/27/1999 AS MAP #271-4.
3. A PLAN ENTITLED "LOT 30, BLOCK 172, LOT 30, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, FOREST GREEN PARK CEMETERY," PREPARED BY OWEN ENGINEERING, INC., DATED 6/27/1993 AND REVISED THROUGH 3/3/1994.
4. A PLAN ENTITLED "ROADWAY SKETCH, MILL ROAD, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED 05/04/1993 AND REVISED THROUGH 07/02/1993.

DEED REFERENCES

1. DEED BOOK 9211, PAGE 2825 - LOT 33

SCHEDULE B - SECTION 2 EXCEPTIONS

THERE ARE NO SURVEY RELATED EXCEPTIONS.

POSSIBLE ENCROACHMENTS

- A MAP REFERENCE NO. 4 SHOWS THE EXISTENCE OF MILL ROAD (33" RIGHT OF WAY PER TAX MAP).
- B CEMETERY HEADSTONES FROM FOREST GREEN CEMETERY ENCROACH OVER THE NORTHERLY LINE AS SHOWN.

CERTIFICATION

TO: 142 AMBOY ROAD LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 4, 5, 9, 10, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 18, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 25, 2023, LAST REVISED APRIL 10, 2024.

CRAIG BLACK
PROFESSIONAL ENGINEER AND LAND SURVEYOR
N.J. LICENSE NO. 246280257400

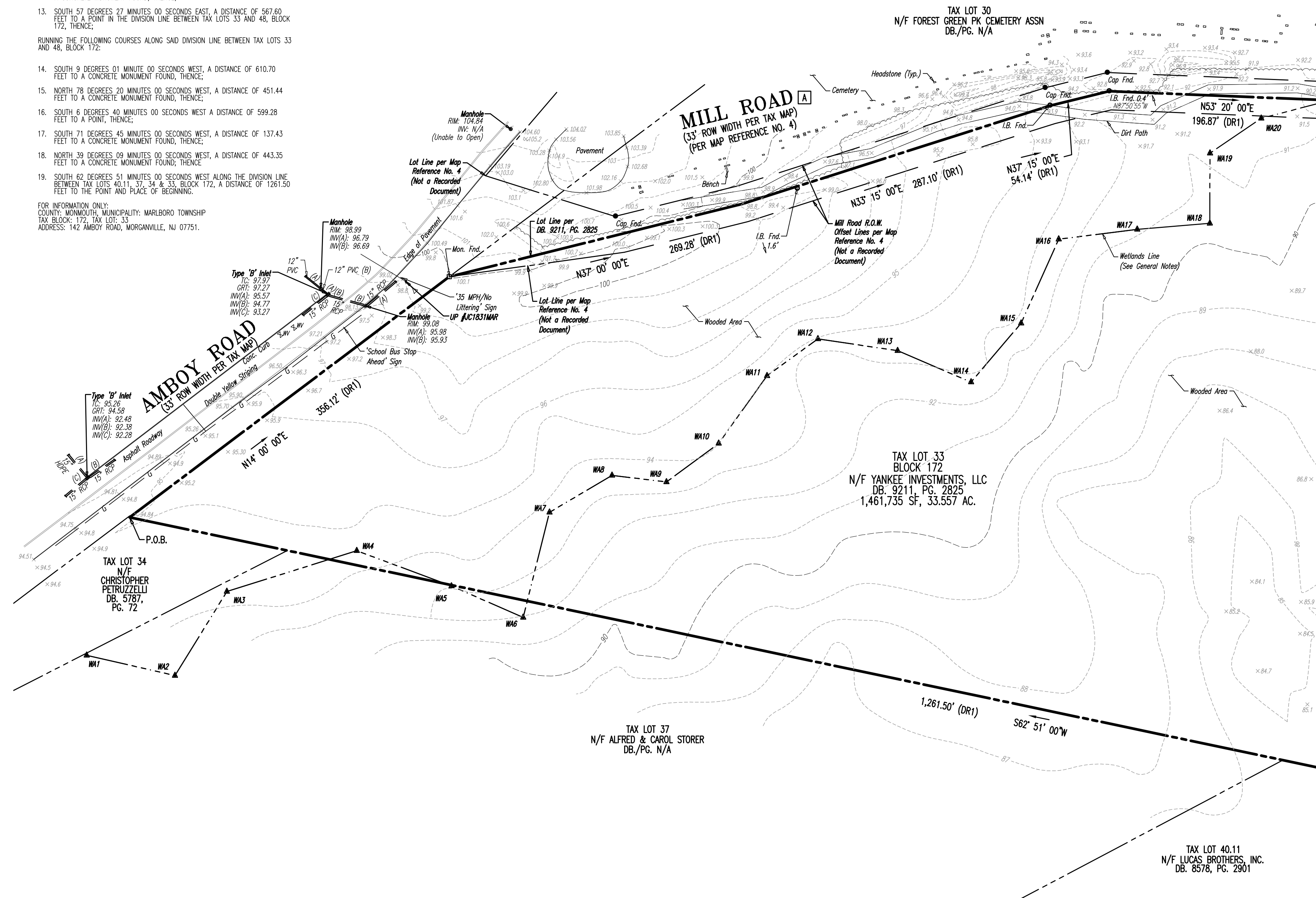
SURVEY LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY SIDE OF AMBOY ROAD, SAID POINT BEING AT THE DIVISION LINE BETWEEN TAX LOTS 33 AND 34, BLOCK 172:

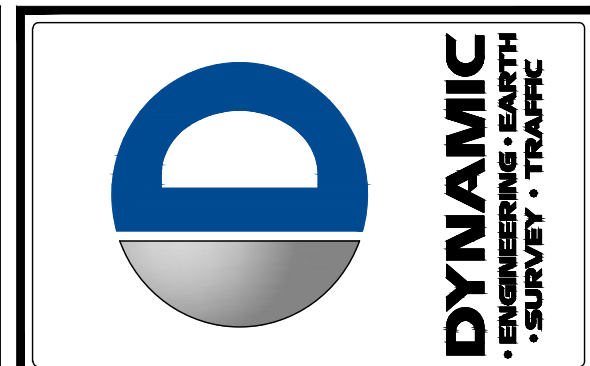
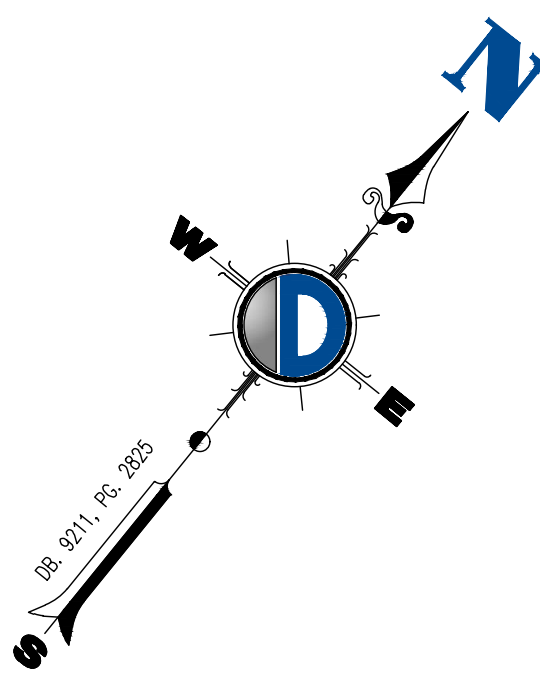
1. NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY SIDE OF AMBOY ROAD, A DISTANCE OF 356.12 FEET TO A CONCRETE MONUMENT FOUND AT THE DIVISION LINE BETWEEN TAX LOTS 30 AND 33, BLOCK 172, THENCE;
2. NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 269.28 FEET TO AN IRON BAR FOUND, THENCE;
3. NORTH 33 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 287.10 FEET TO AN IRON BAR FOUND, THENCE;
4. NORTH 37 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.14 FEET TO AN IRON BAR FOUND, THENCE;
5. NORTH 53 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 196.87 FEET TO AN IRON BAR FOUND, THENCE;
6. NORTH 73 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 330.00 FEET TO AN IRON BAR FOUND, THENCE;
7. NORTH 56 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 155.76 FEET, THENCE;
8. NORTH 47 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 214.50 FEET, THENCE;
9. NORTH 39 DEGREES 15 MINUTES 00 SECONDS EAST, 93.72 FEET, THENCE;
10. NORTH 47 DEGREES 10 MINUTES 00 SECONDS EAST, 167.45 FEET TO AN IRON PIN (SET), THENCE;
11. SOUTH 56 DEGREES 45 MINUTES 00 SECONDS EAST, 62.57 FEET TO A CONCRETE MONUMENT (SET) AND THE NORTHERLY LINE OF LANDS FORMERLY OF MARLATE, THENCE;
12. ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LOTS, NORTH 42 DEGREES 57 MINUTES 00 SECONDS EAST, 335.56 FEET, THENCE;
13. SOUTH 57 DEGREES 27 MINUTES 00 SECONDS EAST, 567.60 FEET TO LANDS NOW OR FORMERLY OF WICKET, THENCE THE FOLLOWING THREE COURSES AND DISTANCES:
14. SOUTH 9 DEGREES 01 MINUTE 00 SECONDS WEST, 610.70 FEET TO A CONCRETE MONUMENT (SET), THENCE;
15. NORTH 78 DEGREES 20 MINUTES 00 SECONDS WEST, 451.44 FEET TO A CONCRETE MONUMENT (SET), THENCE;
16. SOUTH 6 DEGREES 40 MINUTES 00 SECONDS WEST 599.28 FEET TO A CONCRETE MONUMENT (SET), THENCE;
17. SOUTH 71 DEGREES 45 MINUTES 00 SECONDS WEST, 137.43 FEET TO A CONCRETE MONUMENT (SET) AND LANDS FORMERLY OF ARMSTRONGS, NOW OR FORMERLY OF PREST, THENCE;
18. ALONG SAID LANDS AND CONTINUING ALONG LANDS NOW OR FORMERLY OF WALKING AND HOMES, NORTH 39 DEGREES 00 MINUTES 00 SECONDS WEST, 443.35 FEET, THENCE;
19. SOUTH 62 DEGREES 51 MINUTES 00 SECONDS WEST, 1261.50 FEET TO THE EASTERLY SIDE OF AMBOY ROAD, TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION ONLY:
COUNTY: MONMOUTH, MUNICIPALITY: MARLBORO TOWNSHIP
TAX BLOCK: 172, TAX LOTS: 33
ADDRESS: 142 AMBOY ROAD, MORGANVILLE, NJ 07751
THE ABOVE TAX LOT AND BLOCK DESIGNATION AND THE STREET ADDRESS BETWEEN TAX LOTS 40, 11, 37, 34 & 33, BLOCK 172, A DISTANCE OF 1261.50 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION ONLY:
COUNTY: MONMOUTH, MUNICIPALITY: MARLBORO TOWNSHIP
TAX BLOCK: 172, TAX LOTS: 33
ADDRESS: 142 AMBOY ROAD, MORGANVILLE, NJ 07751.



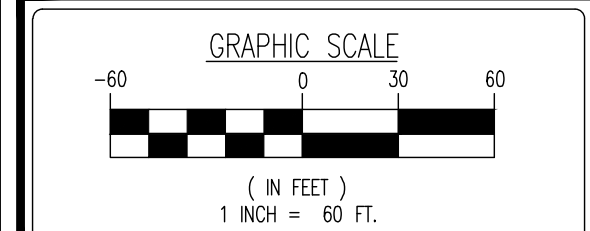
MATCHLINE - SEE SHEET 2



| REV. | DATE | COMMENTS |
|------|------------|------------------------------------|
| 1 | 09/25/2023 | REVISED PER ADDITIONAL FIELD VISIT |
| 2 | 04/10/24 | REVISED PER DUBOIS MARKUP |

SURVEY LEGEND:

- (MR) MFP REFERENCE
- (DR) DEED REFERENCE
- (S) SURVEY
- (BOS) BOTTOM OF STRUCTURE
- (TOS) TOP OF STRUCTURE
- (AMA) ALSO KNOWN AS
- (FKA) FORMERLY KNOWN AS
- (C/L) CENTERLINE
- LSA LANDSCAPE AREA
- SPOT ELEVATIONS
- CUTTER ELEV.
- TOP OF CURB ELEV.
- FINISH FLOOR ELEV.
- GARAGE FLOOR ELEV.
- BOTTOM OF WALL ELEV.
- TOP OF WALL ELEV.
- WATER SURFACE ELEV.
- BENCHMARK
- CONC. MONUMENT FND
- CONC. MONUMENT SET
- LP / LIB. SET
- STAKE FND
- PK. NAIL FND
- DRILL HOLE FND
- DRILL HOLE SET
- QUARRY STONE FND
- SURVEY CAP FND
- CROSS CUT FOUND
- CROSS CUT SET
- P.O.B. POINT OF BEGINNING



DYNAMIC SURVEY LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

1904 Main Street, Lake Como, NJ 07719
T: 732.974.0198 | F: 732.974.3521

Offices conveniently located at:
Cherry Hill, NJ • 732.983.8100
Horseshoe Bend, NJ • 732.983.8100
Iron Horse, NJ • 732.983.8100
North Branch, NJ • 732.983.8100
Parsippany, NJ • 973.261.0000
Rahway, NJ • 732.983.8100
Trenton, NJ • 732.983.8100
Westfield, NJ • 732.983.8100
Zionsville, IN • 732.983.8100

New Jersey Certificate of Authorization No. 24GCA28228800
www.dynamiccc.com

PROJECT: STERLING EDUCATION GROUP
BLOCK 172, LOT 33
142 AMBOY ROAD
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

CRAIG BLACK
PRELIMINARY
PROFESSIONAL ENGINEER &
LAND SURVEYOR
NEW JERSEY LICENSE NO. 246280257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and in no event to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE: ALTA/NSPS LAND TITLE SURVEY

PROJECT NO: 3342-99-003S SCALE: 1"=60' DATE: 09/25/2023
DRAWN BY: RAU FIELD BY: CFK/TJP/GJS CHECKED BY: BVT

SHEET NO: 1 OF 2 Rev. # 2

LEGEND

| | | | |
|--|--------------------|----------------------|---------------------|
| PROPERTY LINES | UTILITY POLE | TRANSFORMER | GRESS/ANGRESS |
| OFF-SITE PROPERTY LINES | GY WIRE | MONITORING WELL | WETLAND FLAG |
| EXISTING MAJOR CONTOUR & ELEVATION | SIGN | AIR PUMP | BORING LOCATION |
| EXISTING MINOR CONTOUR & ELEVATION | SIGN DOUBLE POST | FIRE HYDRANT | TEST PIT LOCATION |
| APPROX. LOC. EXIST. UNDERGROUND ELECTRIC LINES | INLET | WATER VALVE | MAIL BOX |
| APPROX. LOC. EXIST. UNDERGROUND FIBER OPTIC LINES | INLET | WATER METER | BOLLARD |
| APPROX. LOC. EXIST. UNDERGROUND GAS LINES | INLET | WATER VALVE | LIGHTED BOLLARD |
| APPROX. LOC. EXIST. UNDERGROUND SANITARY SEWER LINES | INLET | GAS VALVE | LIGHT POLE |
| APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES | INLET | GAS METER | BUILDING LIGHT |
| APPROX. LOC. EXIST. UNDERGROUND WATER LINES | INLET | ELECTRIC METER | SHED BOX LIGHT |
| EXISTING BARRIAGE FENCE | ROUND INLET | ELECTRIC BOX | COBRA LIGHT POLE |
| EXISTING BOARD ON BOARD FENCE | CLEAN OUT | WELL | TRAFFIC LIGHT |
| EXISTING CHAIN LINK FENCE | TURNED END SECTION | WATER SHUT OFF VALVE | EXCEPTION |
| EXISTING POST AND RAIL FENCE | TURNED END SECTION | DOWN SPOUT | PARKING STALL COUNT |
| EXISTING STOCKADE FENCE | WELLS | TELEPHONE BOX | |
| EXISTING WIRE FENCE | EVERGREEN TREE | VALVE UNKNOWN | |
| EXISTING WETLANDS LINES | SHRUB | | |
| EXISTING SANITARY SEWER | | | |
| EXISTING STORM SEWER | | | |

Plotted: 04/10/24 - 4:59 PM, Br. Thompson
File: V:\SURVEY PROJECTS\3342 - Sterling Education Group LLC\99-003S Marlboro Dwg\3342-99-003S.DWG, ---> Alta Survey 001