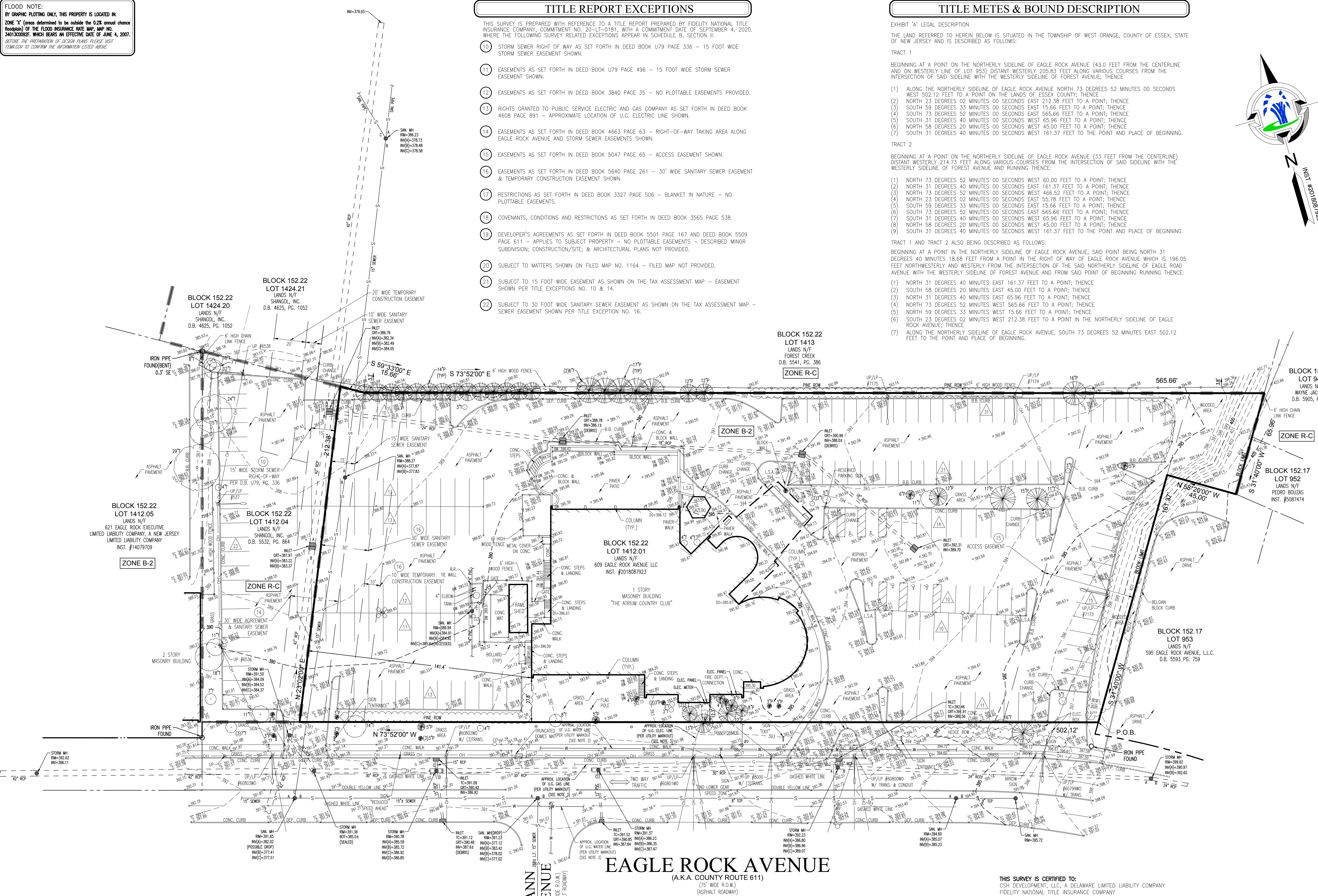


FLOOD NOTE:
BY GRAPHIC PLATING ONLY, THIS PROPERTY IS LOCATED IN
ZONE "X" (area determined to be outside the 0.2% annual chance
floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO.
34013C0092F, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2007.
BEFORE THE PREPARATION OF THESE PLANS PLEASE VISIT
FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.



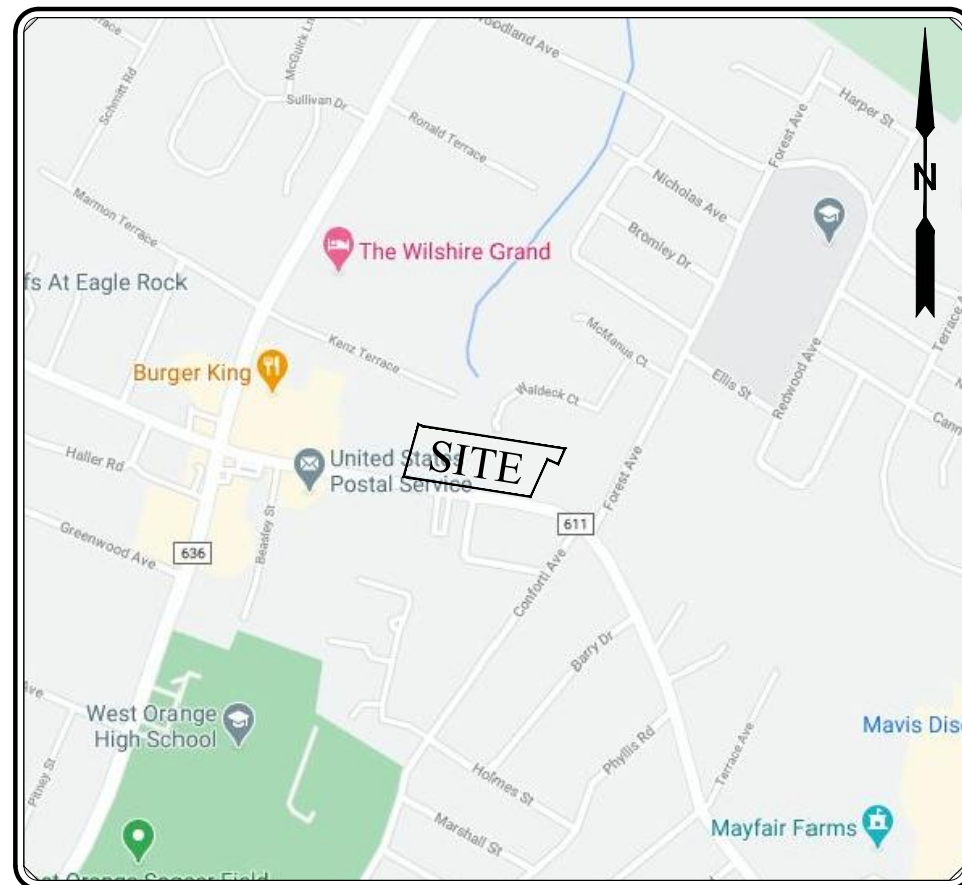
TITLE REPORT EXCEPTIONS

- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20-11-0181, WITH A COMMITMENT DATE OF SEPTEMBER 4, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
- STORM SEWER RIGHT OF WAY AS SET FORTH IN DEED BOOK U79 PAGE 336 - 15 FOOT WIDE STORM SEWER EASEMENT SHOWN.
 - EASEMENTS AS SET FORTH IN DEED BOOK U79 PAGE 496 - 15 FOOT WIDE STORM SEWER EASEMENT SHOWN.
 - EASEMENTS AS SET FORTH IN DEED BOOK 3840 PAGE 35 - NO PLOTTABLE EASEMENTS PROVIDED.
 - RIGHTS GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 4608 PAGE 891 - APPROXIMATE LOCATION OF U.G. ELECTRIC LINE SHOWN.
 - EASEMENTS AS SET FORTH IN DEED BOOK 4663 PAGE 63 - RIGHT-OF-WAY TAKING AREA ALONG EAGLE ROCK AVENUE AND STORM SEWER EASEMENTS SHOWN.
 - EASEMENTS AS SET FORTH IN DEED BOOK 5047 PAGE 65 - ACCESS EASEMENT SHOWN.
 - EASEMENTS AS SET FORTH IN DEED BOOK 5640 PAGE 261 - 30' WIDE SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT SHOWN.
 - RESTRICTIONS AS SET FORTH IN DEED BOOK 3327 PAGE 506 - BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 3565 PAGE 538.
 - DEVELOPER'S AGREEMENTS AS SET FORTH IN DEED BOOK 5501 PAGE 167 AND DEED BOOK 5509 PAGE 611 - APPLIES TO SUBJECT PROPERTY - NO PLOTTABLE EASEMENTS - DESCRIBED MINOR SUBDIVISION; CONSTRUCTION/SITE; & ARCHITECTURAL PLANS NOT PROVIDED.
 - SUBJECT TO MATTERS SHOWN ON FILED MAP NO. 1164 - FILED MAP NOT PROVIDED.
 - SUBJECT TO 15 FOOT WIDE EASEMENT AS SHOWN ON THE TAX ASSESSMENT MAP - EASEMENT SHOWN PER TITLE EXCEPTIONS NO. 10 & 14.
 - SUBJECT TO 30 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE TAX ASSESSMENT MAP - SEWER EASEMENT SHOWN PER TITLE EXCEPTION NO. 16.

TITLE METES & BOUND DESCRIPTION

- EXHIBIT "A" LEGAL DESCRIPTION
- THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:
- TRACT 1
- BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF EAGLE ROCK AVENUE (43.0 FEET FROM THE CENTERLINE AND ON WESTERLY LINE OF LOT 953) DISTANT WESTERLY 209.83 FEET ALONG VARIOUS COURSES FROM THE INTERSECTION OF SAID SIDELINE WITH THE WESTERLY SIDELINE OF FOREST AVENUE; THENCE
- ALONG THE NORTHERLY SIDELINE OF EAGLE ROCK AVENUE NORTH 73 DEGREES 52 MINUTES 00 SECONDS WEST 502.12 FEET TO A POINT ON THE LANDS OF ESSEX COUNTY; THENCE
 - NORTH 23 DEGREES 02 MINUTES 00 SECONDS EAST 212.38 FEET TO A POINT; THENCE
 - SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 15.66 FEET TO A POINT; THENCE
 - SOUTH 73 DEGREES 52 MINUTES 00 SECONDS EAST 565.66 FEET TO A POINT; THENCE
 - SOUTH 31 DEGREES 40 MINUTES 00 SECONDS WEST 65.96 FEET TO A POINT; THENCE
 - NORTH 58 DEGREES 20 MINUTES 00 SECONDS WEST 45.00 FEET TO A POINT; THENCE
 - SOUTH 31 DEGREES 40 MINUTES 00 SECONDS WEST 161.37 FEET TO THE POINT AND PLACE OF BEGINNING.
- TRACT 2
- BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF EAGLE ROCK AVENUE (33 FEET FROM THE CENTERLINE) DISTANT WESTERLY 214.73 FEET ALONG VARIOUS COURSES FROM THE INTERSECTION OF SAID SIDELINE WITH THE WESTERLY SIDELINE OF FOREST AVENUE AND RUNNING THENCE:
- NORTH 73 DEGREES 52 MINUTES 00 SECONDS WEST 60.00 FEET TO A POINT; THENCE
 - NORTH 31 DEGREES 40 MINUTES 00 SECONDS EAST 161.37 FEET TO A POINT; THENCE
 - NORTH 73 DEGREES 52 MINUTES 00 SECONDS WEST 466.52 FEET TO A POINT; THENCE
 - NORTH 23 DEGREES 02 MINUTES 00 SECONDS EAST 55.78 FEET TO A POINT; THENCE
 - SOUTH 59 DEGREES 33 MINUTES 00 SECONDS EAST 15.66 FEET TO A POINT; THENCE
 - SOUTH 73 DEGREES 52 MINUTES 00 SECONDS EAST 565.66 FEET TO A POINT; THENCE
 - SOUTH 31 DEGREES 40 MINUTES 00 SECONDS WEST 65.96 FEET TO A POINT; THENCE
 - NORTH 58 DEGREES 20 MINUTES 00 SECONDS WEST 45.00 FEET TO A POINT; THENCE
 - SOUTH 31 DEGREES 40 MINUTES 00 SECONDS WEST 161.37 FEET TO THE POINT AND PLACE OF BEGINNING.
- TRACT 1 AND TRACT 2 ALSO BEING DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT IN THE NORTHERLY SIDELINE OF EAGLE ROCK AVENUE, SAID POINT BEING NORTH 31 DEGREES 40 MINUTES 18.68 FEET FROM A POINT IN THE RIGHT OF WAY OF EAGLE ROCK AVENUE WHICH IS 196.05 FEET NORTHWESTERLY AND WESTERLY FROM THE INTERSECTION OF THE SAID NORTHERLY SIDELINE OF EAGLE ROCK AVENUE WITH THE WESTERLY SIDELINE OF FOREST AVENUE AND FROM SAID POINT OF BEGINNING RUNNING THENCE:
- NORTH 31 DEGREES 40 MINUTES EAST 161.37 FEET TO A POINT; THENCE
 - SOUTH 58 DEGREES 20 MINUTES EAST 45.00 FEET TO A POINT; THENCE
 - NORTH 31 DEGREES 40 MINUTES EAST 65.96 FEET TO A POINT; THENCE
 - NORTH 73 DEGREES 52 MINUTES WEST 565.66 FEET TO A POINT; THENCE
 - NORTH 59 DEGREES 33 MINUTES WEST 15.66 FEET TO A POINT; THENCE
 - SOUTH 31 DEGREES 40 MINUTES WEST 212.38 FEET TO A POINT IN THE NORTHERLY SIDELINE OF EAGLE ROCK AVENUE; THENCE
 - ALONG THE NORTHERLY SIDELINE OF EAGLE ROCK AVENUE, SOUTH 73 DEGREES 52 MINUTES EAST 502.12 FEET TO THE POINT AND PLACE OF BEGINNING.

VICINITY MAP



NOT TO SCALE

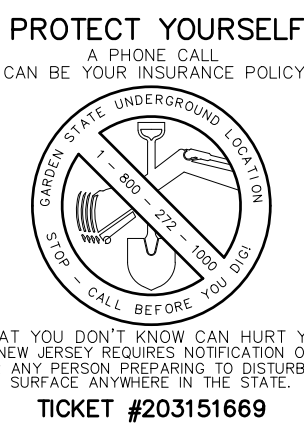
NOTES

- PROPERTY KNOWN AS LOT 1412.01, BLOCK 152.22 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY.
- AREA = 110,003 S.F. OR 2.525 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPINGS OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- CORNER MARKER WAIVER OBTAINED FROM THE ULTIMATE USER AS PROVIDED BY THE REGULATION (N.J.A.C. 13:40-5.2 OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS).

REFERENCES

- MAPS #76 & #81 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PANEL 92 OF 200, MAP NUMBER 34013C0092F, EFFECTIVE DATE: JUNE 4, 2007.
- MAP ENTITLED "PRELIMINARY & FINAL MAJOR SITE PLANS FOR OAKLEIGH DEVELOPMENT GROUP, PROPOSED ASSISTED LIVING FACILITY, 609-611, 619 EAGLE ROCK AVENUE, 35 & 37 KENZ TERRACE, BLOCK 152.22, LOTS 1412.01, 1412.04, 1413.01, 1424.20, 1424.21, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY BOHLER ENGINEERING, DATED SEPTEMBER 19, 2019, SHEETS 1-19 OF 19.

EAGLE ROCK AVENUE
(A.K.A. COUNTY ROUTE 611)
(75' WIDE R.O.W.)
(ASPHALT ROADWAY)



GRAPHIC SCALE

SCALE: 1" = 30'

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 8, 9, 10, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 16, 2020.

JOSEPH J. WRIGHT
NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-348850
CERTIFICATE OF AUTHORIZATION #2405348850

DATE: 12-8-2020
SCALE: 1" = 30'
FIELD Bk. NO.: 20-10
PROJECT NO.: 20-B-399
DRAWN BY: S.N.W.
REVIEWED BY: T.D.M./J.J.W.
REV-1:
REV-2:
REV-3:
REV-4:
REV-5:

ALTA/NSPS LAND TITLE SURVEY

CSH DEVELOPMENT, LLC

#609-611 EAGLE ROCK AVENUE
LOT 1412.01, BLOCK 152.22
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY
STATE OF NEW JERSEY

BLUE MARSH ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS



551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-278-4053 (MAIN)
215-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
TOWNE RIVER, NJ 08753
732-552-3641 (MAIN)
732-929-8915 (FAX)

www.BlueMarshAssociates.com

SHEET:
1 OF 1