

LEGAL DESCRIPTION LOT 1 & LOT 1.09

All that certain lot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the Town of Alpha, in the County of Warren, State of New Jersey.

BEGINNING at a point located on the westerly right of way line of Edge Road, said point described as being south 20 degrees 47 minutes 42 seconds east a distance of 200.82 feet from a concrete monument found with designates the southwest intersection of Edge Road and New Brunswick Avenue, alternate Route Number 22;

- thence the following four courses along the westerly side of Edge Road;
- 1) South 20 degrees 47 minutes 42 seconds east, a distance of 240.71 feet to a point; thence
  - 2) South 40 degrees 45 minutes 12 seconds east, a distance of 386.57 feet to a point; thence
  - 3) South 36 degrees 40 minutes 12 seconds east, a distance of 284.50 feet to a point; thence
  - 4) South 43 degrees 40 minutes 12 seconds east a distance of 68.45 feet to a point; thence the following two courses along lands now or formerly of Charles L. and Teresa Reed, Tax Block 100, Lot 1.05
  - 5) South 52 degrees 42 minutes 00 seconds west a distance of 125.00 feet to an iron pipe found; thence South 47 degrees 16 minutes 00 seconds east a distance of 125.00 feet to an iron pipe found in file of lands

now or formerly of Jacob A. Greene, Inc., Tax block 100, Lot 3; thence

- 6) Southwester along lands of Jacob A. Greene, Tax Block 100, Lot 3, south 52 degrees 42 minutes 00 seconds west a distance of 411.97 feet to a point; thence
- 7) Northerly along lands now or formerly of Alexander Patullo, Tax Block 100, Lot 2, and lands of John

Schubert, Tax Block 100, Lot 1.01, north 8 degrees 31 minutes 00 seconds west a distance of 456.17 feet to a point; thence continuing along lands of John Schubert, Tax Block 100, Lot 1.01 the following two courses;

- 8) North 25 degrees 57 minutes 00 seconds west a distance of 342.25 feet to a point; thence
- 9) South 81 degrees 29 minutes 00 seconds west, a distance of 288.31 feet to a point on the westerly side of Industrial Drive, thence the following five courses along the easterly side of Industrial Drive
- 10) North 25 degrees 37 minutes 00 seconds west a distance of 12.59 feet to a point; thence
- 11) North 40 degrees 04 minutes 00 seconds west a distance of 438.34 feet to a point; thence 13) North 49 degrees 19 minutes 00 seconds west, a distance of 244.98 feet to a point; thence
- 12) North 40 degrees 41 minutes 00 seconds east a distance of 10.00 feet to a point; thence
- 13) North 49 degrees 41 minutes 00 seconds west, a distance of 152.98 feet to a point, the southeast intersection of Industrial Drive and New Brunswick Avenue, thence the following two courses along the southerly side of New Brunswick Avenue;

- 14) Along a curve to the left and concave to the north with a radius of 988.37 feet, an arc length of 184.62 feet a chord direction of north 88 degrees 25 minutes 29 seconds east a chord length of 184.35 feet to a point; thence
- 15) North 83 degree 54 minutes 25 seconds east, a distance of 121.0 feet to a point; thence the following four courses along a newly created lot 1.07, Block 100, land of Ernest and Blanche Vargo, lands which were subdivided from this described tract
- 16) South 6 degrees 55 minutes 35 seconds east, a distance of 171.20 feet to a point; thence
- 17) South 62 degrees 30 minutes 00 seconds east, a distance of 270.22 feet to a point; thence
- 18) North 81 degrees 29 minutes 00 seconds east a distance of 124.61 feet to a point; thence
- 19) North 7 degrees 33 minutes 44 seconds west, a distance of 123.56 feet to a point; thence
- 20) Easterly along a newly created lot 1.06, Block 100, lands of Julius Vargo, lands which were subdivided from this described tract, north 82 degrees 25 minutes 16 seconds east a distance of 179.51 feet to a point in the westerly right of way line of Edge Road, the place of BEGINNING.

BEGINNING at a point on the southerly right of way line of New Brunswick Avenue, alternate Route 22 said point described as being south 83 degrees 04 minutes 25 seconds west a distance of 210.85 feet from a concrete monument found which designates the southwest intersection of New Brunswick Avenue and Edge Road,

- thence the following two courses along a newly created lot 1.08, block 100, lands of Julius Vargo, and along the center, more or less, of an existing paved driveway
- 1) South 21 degrees 20 minutes 54 seconds east a distance of 88.55 feet to a PK nail set; thence
  - 2) South 34 degrees 14 minutes 34 seconds east a distance of 125.16 feet to a point; thence the following four courses along other lands of Vargo Brothers from which this described tract is being subdivided from, Tax Block 100, Lot 1
  - 3) South 7 degrees 33 minutes 44 seconds east a distance of 123.56 feet to a point; thence
  - 4) South 81 degrees 29 minutes 00 seconds west a distance of 124.61 feet to a point; thence
  - 5) North 62 degrees 30 minutes 00 seconds west, a distance of 270.22 feet to a point; thence
  - 6) North 06 degrees 55 minutes 35 seconds west a distance of 171.20 feet to a point in the southerly right of way line of New Brunswick Avenue; thence
  - 7) Easterly along the southerly side of New Brunswick Avenue, north 83 degrees 04 minutes 25 seconds east, a distance of 266.60 feet to a point, the place of BEGINNING.

Being the same tract of land described in a Title Report provided by Chicago Title Insurance Company Commitment No. 575180-C-NJ-CP-SG, Dated March 19 2021

SCHEDULE B EXCEPTIONS LOT 1 & LOT 1.09

Chicago Title Insurance Company Commitment No. 575180-C-NJ-CP-SG, Dated March 19 2021

- 10) Utility right of way as set forth in Deed Book 337, Page 608. RIGHT TO INSTALL ELECTRIC LINE ALONG STREET OR HIGHWAY. RIGHT TO TRIM WITHIN 10' OF WIRES PLOTTED ON SURVEY. RIGHT OF ENTRY BLANKET IN NATURE TO THE SUBJECT PROPERTY
- 11) Utility right of way as set forth in Deed Book 428, Page 158. - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- 12) Utility right of way as set forth in Deed Book 428, Page 160. - PLOTTED ON SURVEY -
- 13) Utility right of way as set forth in Deed Book 451, Page 602. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- 14) Gas pipeline easement as set forth in Deed Book 457, Page 5. - PLOTTED ON SURVEY. WIDTH OF PERMANENT EASEMENT IS UNCLEAR IN THE DOCUMENT. IT MAY BE 5 FEET OR IT MAY BE 20 FEET WIDE. 20 FEET WIDE IS SHOWN.-
- 15) Utility right of way as set forth in Deed Book 461, Page 38. - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT. WIDTH CANNOT BE DETERMINED FROM RECORD DOCUMENT. NEW JERSEY POWER AND LIGHT COMPANY DRAWING NO. L-45544 NOT PROVIDED.
- 16) Utility right of way as set forth in Deed Book 461, Page 40. - PLOTTED ON SURVEY -
- 17) Agreement as set forth in Deed Book 971, Page 319.- PLOTTED ON SURVEY - re-recorded as set forth in Deed [Book 991, Page 214]. - PLOTTED ON SURVEY -
- 18) Easements as set forth and recited in Deed Book 1212, Page 21. - PLOTTED ON SURVEY -
- 19) Easements as set forth and recited in Deed Book 1212, Page 25 - PLOTTED ON SURVEY - and Deed Book 1422, Page 240. - 15' WATERLINE EASEMENT PLOTTED ON SURVEY. LOCATION OF UNRECORDED GASOLINE EASEMENT CANNOT BE DETERMINED FROM DOCUMENT
- 20) Easements as set forth and recited in Deed Book 1212, Page 29. - PLOTTED ON SURVEY -
- 21) Driveway and Waterline Easement Agreement as set forth in Deed Book 1212, Page 33. - PLOTTED ON SURVEY -
- 22) Easements and reservations as set forth and recited in Deed Book 1290, Page 167. - DRIVEWAY AND WATERLINE EASEMENT PLOTTED ON SURVEY. ACCESS RESERVED TO GRANTORS AND JULIUS J. VARGO IS BLANKET IN NATURE OVER LOT 1.09 -
- 23) Easements, setback lines, conditions and other matter as set forth or shown on Filed Map No. 75. - DRIVEWAY AND WATERLINE EASEMENT PLOTTED ON SURVEY -

LEGAL DESCRIPTION LOT 1.08

The Land is described as follows:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Alpha, in the County of Warren, State of New Jersey

BEGINNING at a concrete monument found at the southwest intersection of New Brunswick Avenue, Alternate Route Number 22 and Edge Road, and running; thence

1. Southeasterly along the westerly side of Edge Road, South 20 degrees 47 minutes 42 seconds East, a distance of 200.82 feet to a point; thence
2. Westerly along other lands of the Vargo Brothers, lands from which this described tract was subdivided from, South 82 degrees 26 minutes 16 seconds West, a distance of 179.51 feet to a point; thence the following two courses along Lot 1.09, Block 100, lands of Ernest and Blanche Vargo, and along the center line, more or less, of an existing paved driveway
3. North 34 degrees 14 minutes 34 seconds West, a distance of 125.16 feet to a pk nail set; thence
4. North 21 degrees 20 minutes 54 seconds West, a distance of 88.55 feet to a point in the southerly right of way line of New Brunswick Avenue; thence
5. Easterly along the southerly side of New Brunswick Avenue, North 83 degrees 04 minutes 25 seconds East, a distance of 179.51 feet to a concrete monument found and the point and place of BEGINNING.

Being the same tract of land described in a Title Report provided by Chicago Title Insurance Company Commitment No. 559164-C-NJ-CP-SG, Dated November 2 2020

SCHEDULE B EXCEPTIONS LOT 1.08

Chicago Title Insurance Company Commitment No. 559164-C-NJ-CP-SG, Dated November 2 2020

- 10) Rights of Way and Reservations as set forth in Book 333, Page 205 and Book 550, Page 104. -THE SUBJECT PROPERTY IS A PORTION TRACT NO. 1. LOCATION OF FORMER VULCANITE PORTLAND CEMENT COMPANY CANNOT BE DETERMINED FROM RECORD DOCUMENT. CINDER ROAD IS NOT ON AND DOES NOT TOUCH LOT 1.08, CINDER ROAD IS NEAR THE PRESENT DAY LOCATION OF INDUSTRIAL DRIVE. LOCATION OF WATER TANK AND PIPE CANNOT BE DETERMINED FROM RECORD DOCUMENT. THE LOCATION OF THE ROAD RUNNING EAST OF THE BARN ALONG NEW BRUNSWICK TURNPIKE CANNOT BE DETERMINED FROM RECORD DOCUMENT. NO EVIDENCE OF PRIVATE RAILROAD CROSSING OBSERVED AT TIME OF SURVEY.-
- 11) Right of Way Grants to Jersey Central Power & Light Company as set forth in Book 337, Page 608. - RIGHT TO INSTALL ELECTRIC LINE ALONG EDGE ROAD. RIGHT TO TRIM WITHIN 10' OF WIRES PLOTTED ON SURVEY. RIGHT OF ENTRY BLANKET IN NATURE TO THE SUBJECT PROPERTY. - Book 428, Page 158. - LOCATION OF POLE AP-16 UNKNOWN. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT. - Book 428, Page 160. -RIGHT TO TRIM WITHIN 15 OF WIRES PLOTTED ON SURVEY. RIGHT OF ENTRY BLANKET IN NATURE TO THE SUBJECT PROPERTY.- Book 451, Page 602 -LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.- Book 461 Page 36 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT. WIDTH CANNOT BE DETERMINED FROM RECORD DOCUMENT. NEW JERSEY POWER AND LIGHT COMPANY DRAWING NO. L-45544 NOT PROVIDED. - Book 461 Page 40 -PLOTTED ON SURVEY- Book 462 Page 918 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT-
- 12) \*\*OMIT - 4-28-21\*\* Right of Way Grant to City Gas Company of Phillipsburg, N.J. as set forth in Book 457, Page 5. - IS NOT ON AND DOES NOT TOUCH LOT 1.08. IT IS LOCATED ON LOT 1.
- 13) \*\*OMIT - 4-28-21\*\* Agreement as set forth in Book 971, Page 319 and as re-recorded in Book 991, Page 214. - IS NOT ON AND DOES NOT TOUCH LOT 1.08. IT IS LOCATED ON LOT 1.
- 14) Driveway and Water Line Easements as set forth in a Deed recorded in Book 1212, Page 21 and Driveway and Water Line Easement Agreement recorded in Book 1212, Page 33. -PLOTTED ON SURVEY.-

ZONING

The surveyor was not provided with zoning information by the insurer pursuant to Table A item 6 (a)(b).

SIGNIFICANT OBSERVATIONS

- (A) CROSS ACCESS WITHOUT BENEFIT OF EASEMENT (SHEET 4)
- (B) FENCE CROSSES BOUNDARY BY 7.1 FEET. (SHEET 6)

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340576 0292 E, MAP 34041C0292E WHICH HAS AN EFFECTIVE DATE OF SEPTEMBER 29 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THE ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DATUM OF FIRM = NAVD 88

UTILITY NOTES

ONE CALL TICKET NUMBER 210782653 CALL DATE MARCH 19 2021

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

ALPHA BOROUGH  
ADDRESS: 1001 EAST BOULEVARD, ALPHA, NEW JERSEY  
PHONE: 908 454 0088

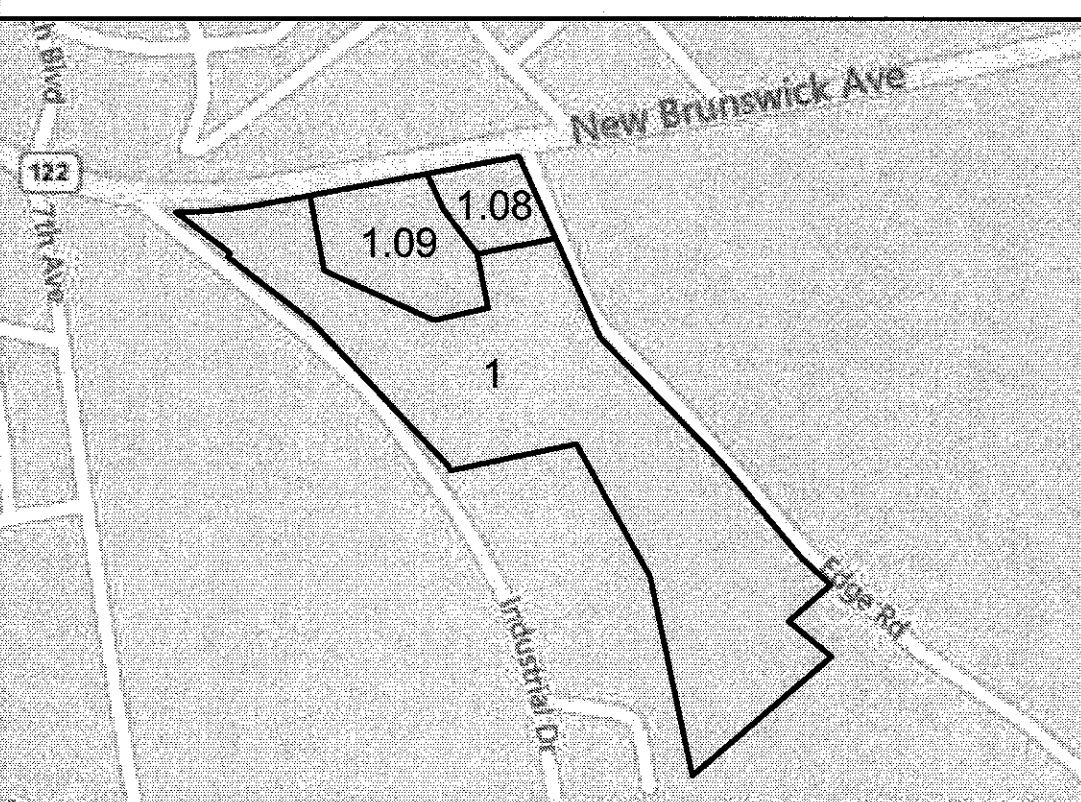
AQUA NEW JERSEY INC  
ADDRESS:10 BLACK FOREST ROAD, HAMILTON, NEW JERSEY  
PHONE: 609 587-5406

ELIZABETHTOWN GAS  
PO Box 5412, Carol Stream, IL 60197-5412  
EMERGENCY 800 492-4009 NON-EMERGENCY 800-242-5830

JERSEY CENTRAL POWER & LIGHT  
PHONE: 1888 544 4877  
ADDRESS:P.O. BOX 3687 AKRON, OHIO 44309-6387

SERVICE ELECTRIC CABLE TV  
ADDRESS: 2260 AVE. A, BETHLEHEM, PA 18017  
PHONE: NON-EMERGENCY 610-865-9100, EMERGENCY 570-825-8508

VICINITY MAP NOT TO SCALE



SITE DATA

1. PROPERTY IS KNOWN AS LOT 1, 1.09 AND 1.08, BLOCK 100.02 IN THE BOROUGH OF ALPHA, WARREN COUNTY, NEW JERSEY.
2. LOT AREA =  
LOT 1 = 488,829 S.F. OR 11.222 AC  
LOT 1.09 = 85,917 S.F. OR 1.9724 AC  
LOT 1.08 = 39,543 S.F., OR 0.9078 Acres
3. VERTICAL DATUM = NAVD 88.  
BENCHMARK (SHOWN ON SHEET 4)  
MAG NAIL IN PAVEMENT ALONG EAST SIDE OF EDGE ROAD NEAR ITS INTERSECTION WITH NEW BRUNSWICK AVENUE, ABOUT 3 FEET SOUTH OF THE SOUTH EDGE OF AN INLET AND 3.5 FEET WEST OF A STOP SIGN.  
MAG NAIL ELEV=288.93  
HORIZONTAL DATUM = NAD 83/2011 SPC, NJ  
DATUM OBTAINED WITH TRIMBLE R6 GPS UNIT UTILIZING KEYNET VRS NETWORK.
4. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. 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 LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
7. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. COPYRIGHT ©2021, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.

FLOOD NOTE

TO: Woodhill Alpha, LLC and Spyglass Title Group, LLC, AND CHICAGO TITLE INSURANCE COMPANY:

This is to certify that this map or plot 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 1, 2, 3, 4, 5, 7a, 8, 11, 13 of Table A thereof.

Surveyor's Signature

Jack W. Sheemaker  
Professional Land Surveyor GS 035878  
In the State of New Jersey  
Date of Survey: April 19 2021  
Date of Last Revision: June 1 2021

Survey Performed By  
**Valley Land Services, LLC**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jahoemaker@firstorderllc.net  
Project No. V210074

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFRONT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

TYPE OF SURVEY: ALTA/NSPS SURVEY

**VALLEY LAND SERVICES, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958  
NJ Certificate of Authorization: 24CA28154900

SITE ADDRESS: 910 NEW BRUNSWICK AVENUE  
BOROUGH OF ALPHA  
COUNTY OF WARREN, NEW JERSEY

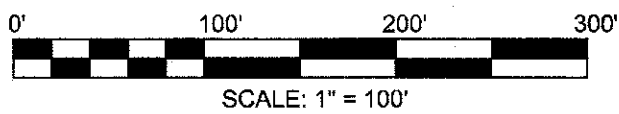
CLIENT: COLLIER'S

JOB NO: V21-0074 DRAWN BY: HMD APPROVED BY: GCN

DATE: APRIL 16 2021

REVISIONS:

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
1	04/20/2021	CONTOURS ADDED	7	05/25/2021	CLIENT COMMENTS
2	04/27/2021	CLIENT COMMENTS	8	06/01/2021	CLIENT COMMENTS
3	04/30/2021	BEARINGS AND DISTANCES ADDED			
4	05/10/2021	CLIENT COMMENTS			
5	05/20/2021	UTILITY MARKOUT ADDED			
6	05/20/2021	UTILITY MARKOUT ADDED			

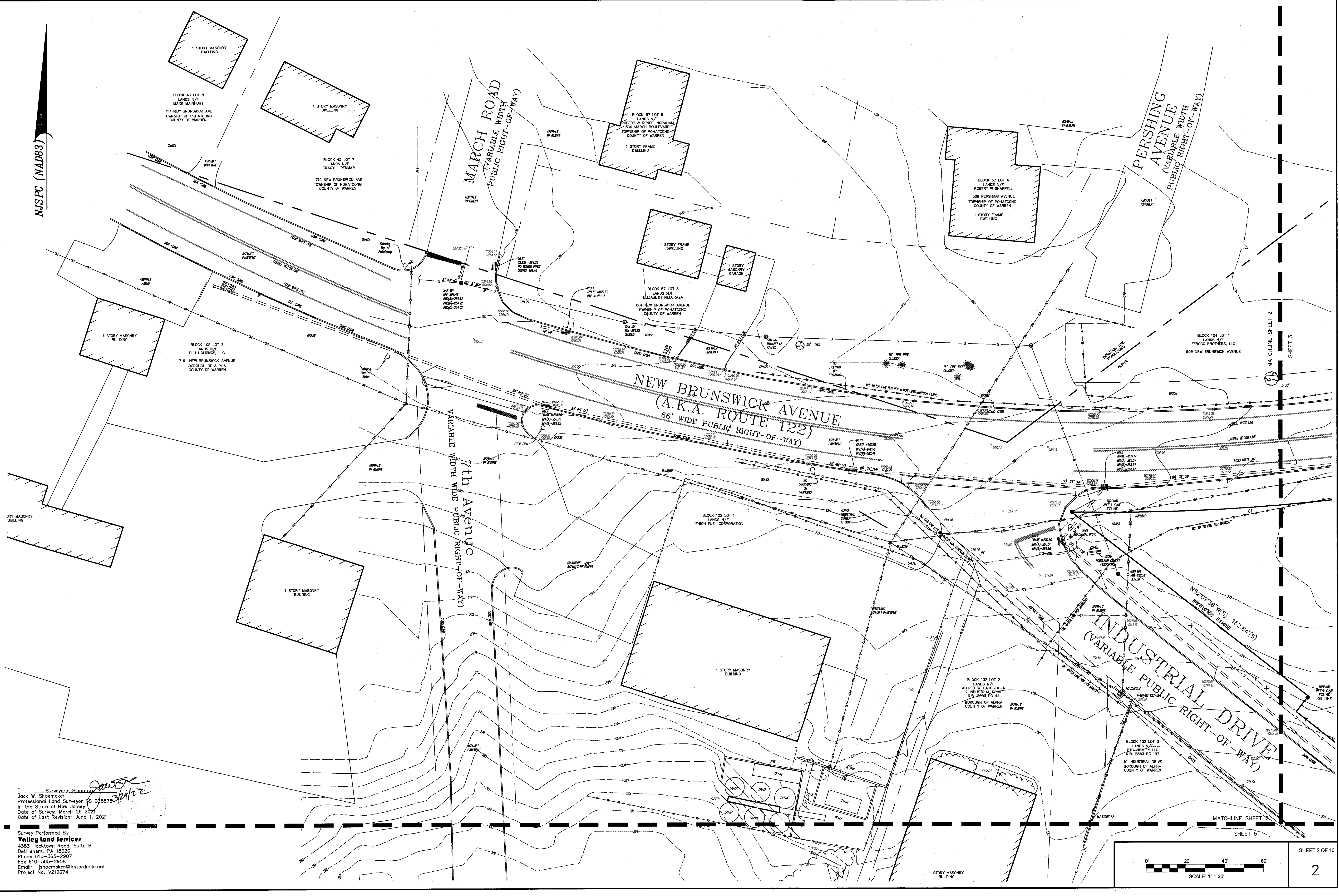


SHEET 2 OF

1



NJSPC (NAD83)

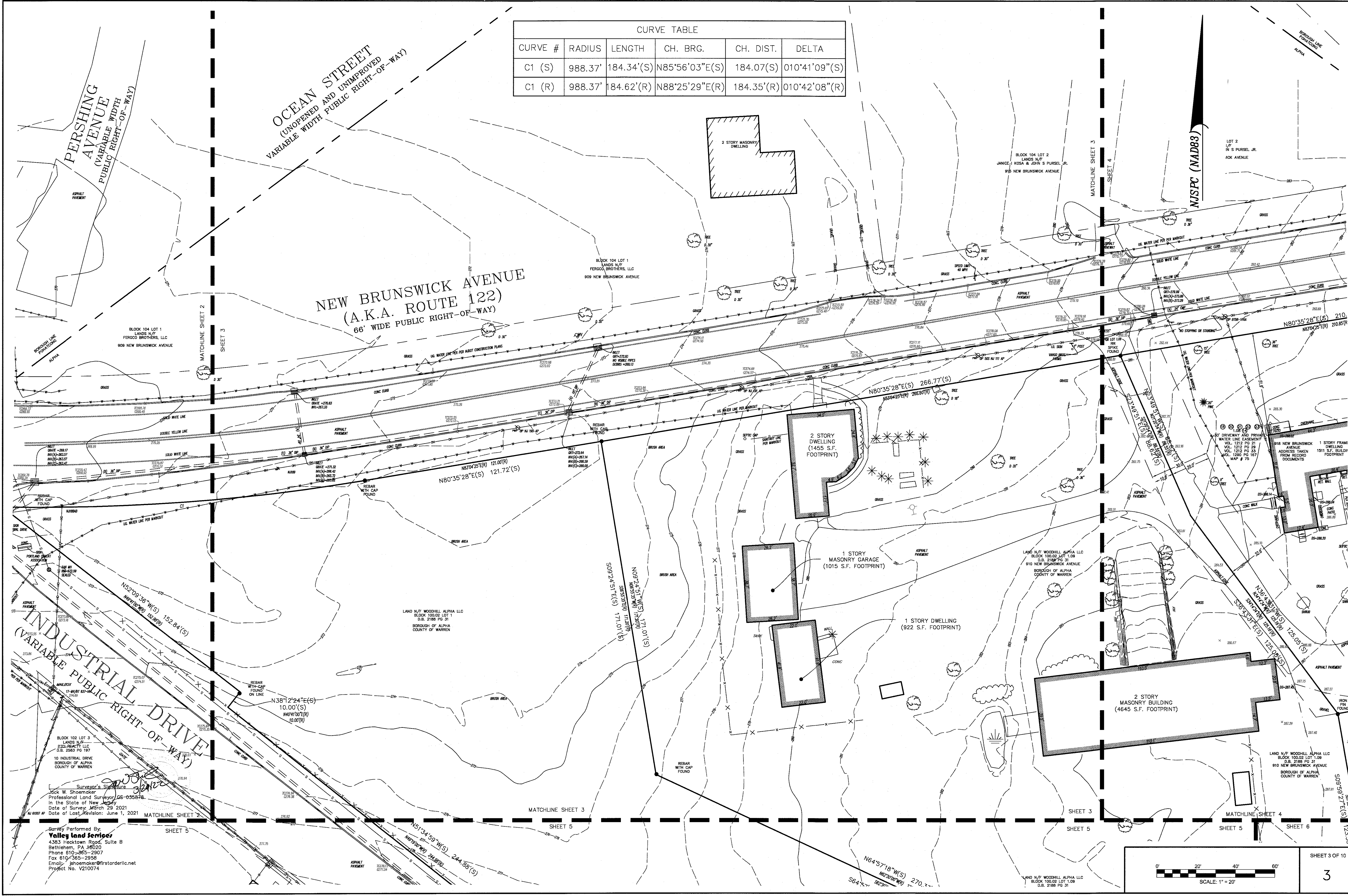


Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor (S 035878)  
in the State of New Jersey  
Date of Survey: March 29, 2021  
Date of Last Revision: June 1, 2021

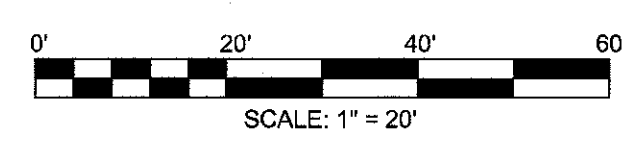
Survey Performed By:  
**Valley Land Services**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. V210074



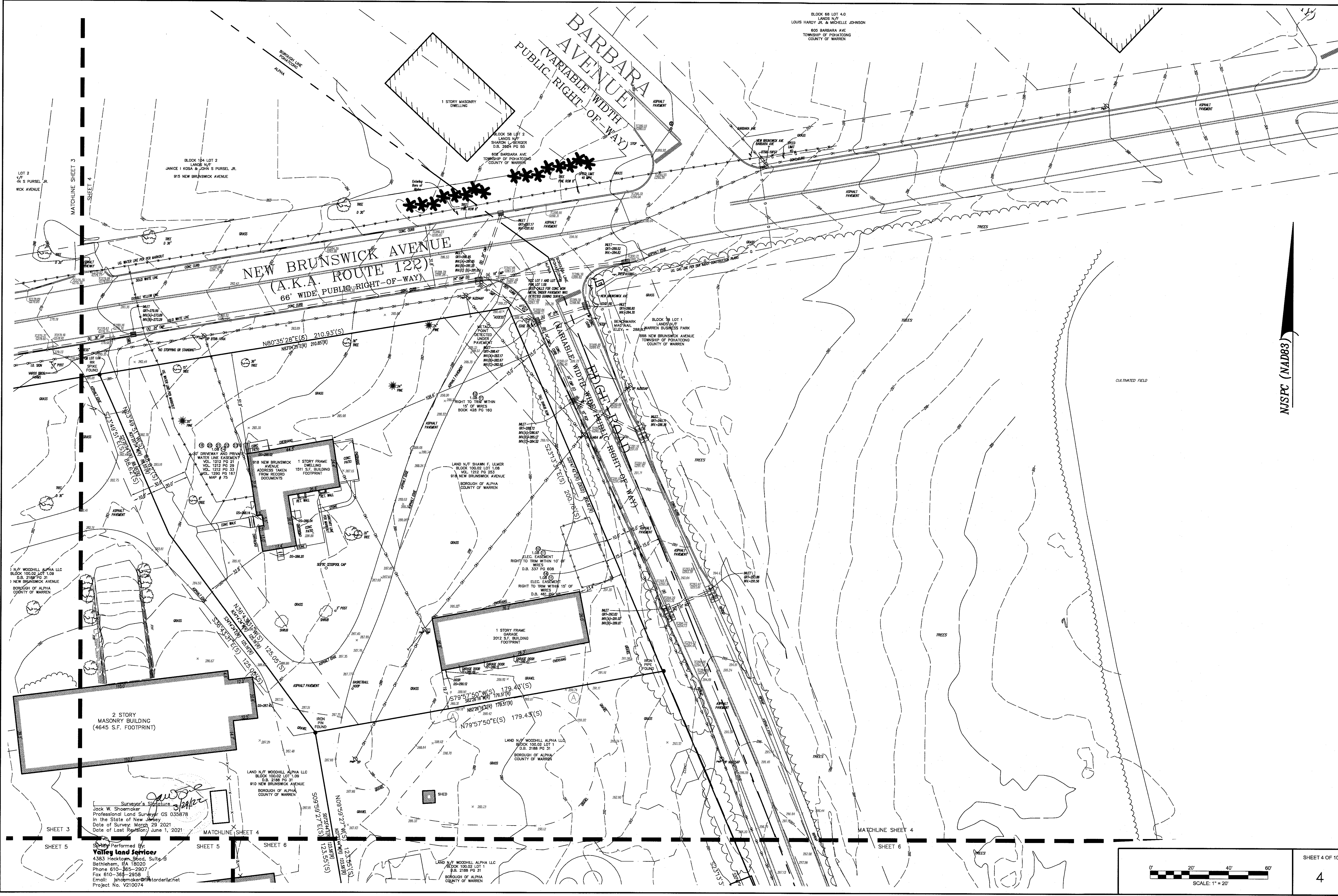
CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1 (S)	988.37'	184.34'(S)	N85°56'03"E(S)	184.07(S)	010°41'09"(S)
C1 (R)	988.37'	184.62'(R)	N88°25'29"E(R)	184.35'(R)	010°42'08"(R)



Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor, GS-035578  
In the State of New Jersey  
Date of Survey: March 29, 2021  
Date of Last Revision: June 1, 2021  
Survey Performed By:  
**Valley Land Services**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jshoemaker@firstorderinc.net  
Project No. V210074



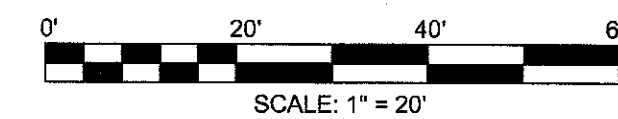




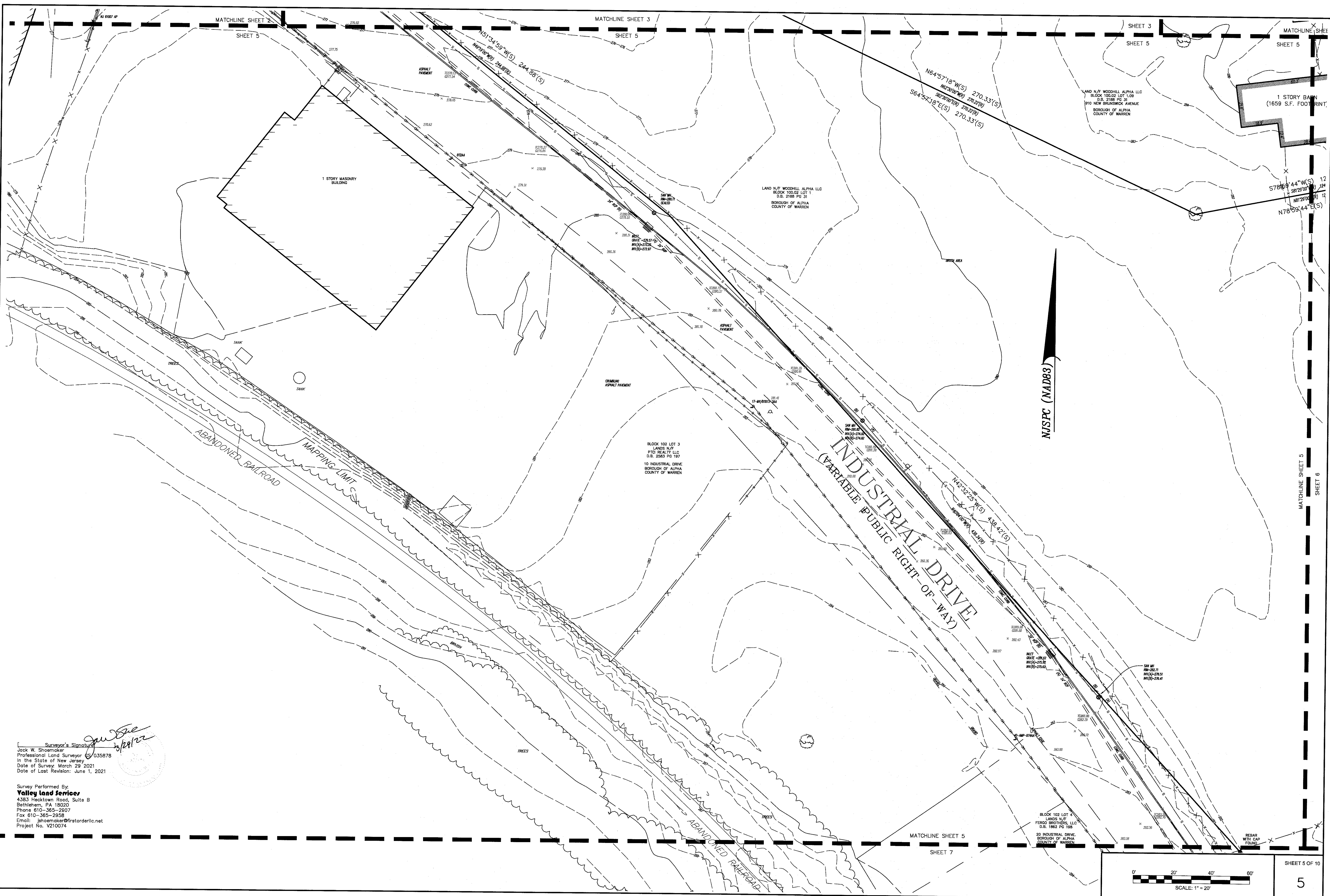
NJSPC (NAD83)

Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor GS 035878  
in the State of New Jersey  
Date of Survey: March 29, 2021  
Date of Last Revision: June 1, 2021

Survey Performed By:  
Valley Land Services  
4383 Hecktown Road, Suite 6  
Bethlehem, PA 18020  
Phone: 610-665-2907  
Fax: 610-365-2958  
Email: jshoemaker@valleyland.net  
Project No. V210074

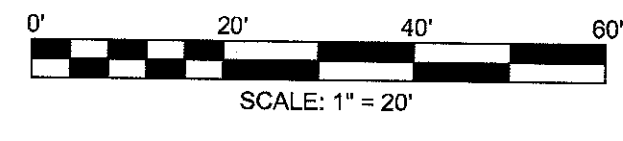






Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor 65-035878  
In the State of New Jersey  
Date of Survey: March 29, 2021  
Date of Last Revision: June 1, 2021

Survey Performed By:  
**Valley Land Services**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2607  
Fax 610-365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. V210074









LAND N/F WOODHILL ALPHA  
BLOCK 100.02 LOT 1  
D.B. 2188 RG 31  
BOROUGH OF ALPHA  
COUNTY OF WARREN

~~NISPC (NAD83)~~

1 STORY MASONRY  
BUILDING[illegible]

GRAVEL  
PARKING  
AREA

1 STORY MASONRY

GRAVEL  
PARKING  
AREA

\_\_\_\_\_  
 Jack W. Shoemaker  
 Professional Land Surveyor GS 035878  
 In the State of New Jersey  
 Date of Survey: March 29 2021  
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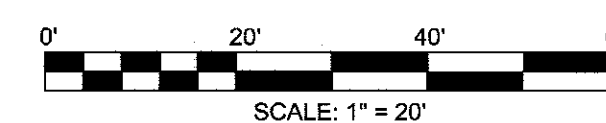
Survey Performed By:  
**Valley Land Services**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: [jshoemaker@firstorderllc.net](mailto:jshoemaker@firstorderllc.net)  
Project No. V210074

BLOCK 100 LOT 4  
LANDS N/F  
FERGO BROTHERS, LLC  
D.B. 1862 PG 198  
20 INDUSTRIAL DRIVE.  
BOROUGH OF ALPHA  
COUNTY OF WARREN

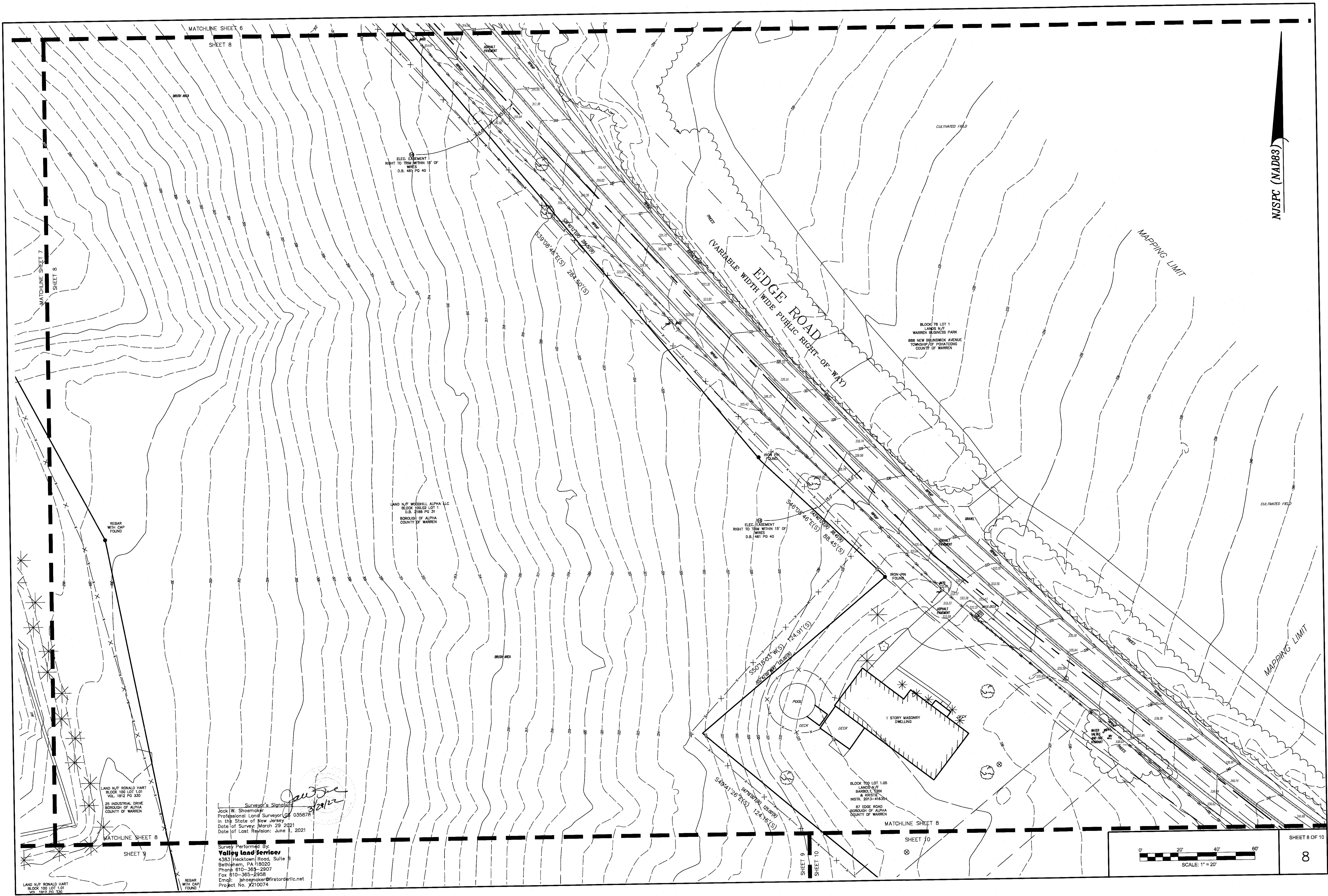
MATCHLINE SHEET 7

SHEET 9

MATCHLINE SHEET







NJSPC (NAD83)

MATCHLINE SHEET 6  
SHEET 8

MATCHLINE SHEET 7  
SHEET 6

MAPPING LIMIT

MAPPING LIMIT

BLOCK 75 LOT 1  
LANDS N/E  
WARREN BUSINESS PARK  
888 NEW BRUNSWICK AVENUE  
TOWNSHIP OF POMARCONG  
COUNTY OF WARREN

LAND N/E WOODHILL ALPHA LLC  
BLOCK 100 LOT 1  
D.B. 0188 PG 31  
BOROUGH OF ALPHA  
COUNTY OF WARREN

ELEC. EASEMENT  
RIGHT TO TRIM WITHIN 15' OF  
WIRES  
D.B. 461 PG 40

BLOCK 100 LOT 1.05  
LANDS N/E  
BARBOLY, ERIC  
& JOSEPH  
INSTR. 2013-416354  
87 EDGE ROAD  
BOROUGH OF ALPHA  
COUNTY OF WARREN

LAND N/E RONALD HART  
BLOCK 100 LOT 1.01  
VOL. 1812 PG 330  
25 INDUSTRIAL DRIVE  
BOROUGH OF ALPHA  
COUNTY OF WARREN

Surveyor's Signature  
Jack W. Sheen  
Professional Land Surveyor, No. 035876  
In the State of New Jersey  
Date of Survey: March 29, 2021  
Date of Last Revision: June 1, 2021

Survey Performed By:  
**Valley Land Services**  
4383 Hecktown Road, Suite 3  
Bethlehem, PA 18020  
Phone: 610-365-2907  
Fax: 610-365-2958  
Email: jshoenaker@firstorderllc.net  
Project No. V210074

0' 20' 40' 60'  
SCALE: 1" = 20'

SHEET 8 OF 10

8

LAND N/E RONALD HART  
BLOCK 100 LOT 1.01  
VOL. 1812 PG 330

REBAR  
WITH CAP  
FOUND

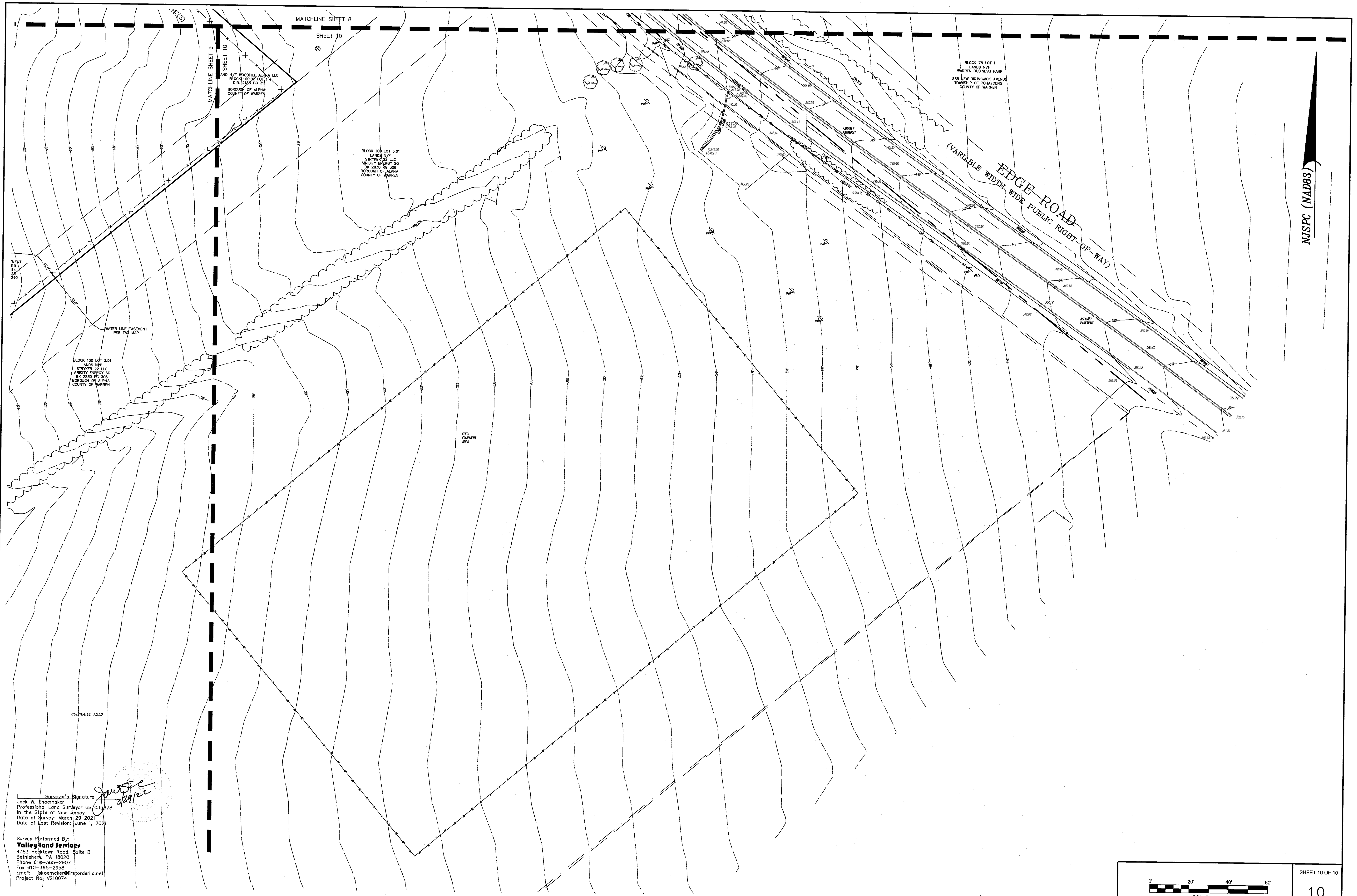
SHEET 9  
SHEET 10

MATCHLINE SHEET 8  
SHEET 10









Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor GS 038878  
In the State of New Jersey  
Date of Survey: March 29, 2021  
Date of Last Revision: June 1, 2021

Survey Performed By:  
**Valley Land Services**  
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Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jshoemaker@valorderic.net  
Project No: V210074

0' 20' 40' 60'  
SCALE: 1" = 20'