

CME ASSOCIATES
Consulting and Municipal Engineers

July 15, 2013
File No. P-MI-00003-18
Lots 2 & 3.02, Block 90.01
Milltown Borough

DESCRIPTION OF PROPERTY
Lots 2 & 3.02, Block 90.01,
Lands N/F Ann Lee Schwendeman, Owner ID#
Borough of Milltown
Middlesex County, New Jersey

Commencing at a point, said point being the intersection of the northeasterly right-of-way line of Brook Drive (50-foot Wide Right-of-Way), if projected northwesterly, with the southeasterly right-of-way line of Kuhlthau Avenue (50-foot Wide Right-of-Way), if projected southwesterly; thence, Along said southeasterly right-of-way line of Kuhlthau Avenue the following two (2) courses; North 34° 25' 58" East, a distance of 81.56 feet to a point, thence; North 38° 57' 02" West, a distance of 7.70 feet to the point of beginning for the herein described lands, said beginning point having NJPCS values of N. 586,323.990 feet; E. 509,849,858 feet, and from said beginning point and in the North American Datum of 1983, U.S. Survey Foot, New Jersey State Plane Coordinate bearing system, running, thence:

Along the southeasterly and easterly Right-of-Way lines of Kuhlthau Avenue, the following three (3) courses:

- 1) In a general northerly direction on the arc of a curve to the left having a radius of 525.00 feet and an arc length of 126.57 feet, chord bearing and distance of North 20° 52' 45" East 126.26 feet, to a point of tangency, thence
- 2) North 13° 58' 22" East, a distance of 84.02 feet to a point of curvature, thence
- 3) In a general northerly direction on the arc of a curve to the right having a radius of 475.00 feet and an arc length of 86.10 feet, chord bearing and distance of North 19° 09' 58" East 85.99 feet, to a point in the southwesterly line of Lot 1, Block 90.01, said point being witnessed by a railroad rail, on end, 2.3-feet northwest by 2.3-feet southwest of the herein described point, thence
- 4) Along said southwesterly line of Lot 1, Block 90.01, South 38° 57' 02" East, a distance of 461.74 feet to a point in the common line with Lot 25, Block 90.01, said point being witnessed by a one-half inch capped iron bar set, thence
- 5) Along said common line with Lot 25, Block 90.01, South 16° 55' 48" West, a distance of 301.02 feet to a point, thence
- 6) North 38° 57' 02" West, a distance of 471.06 feet to the point and place of beginning.

Said description of Lots 2 and 3.02, Block 90.01, containing 115,547 Square Feet or 2.653 Acres, more or less.

Block 90.01, Lot 2, Milltown Borough, Middlesex County, 1.848 Acres, more or less.
Block 90.01, Lot 3.02, Milltown Borough, Middlesex County, 0.805 Acre, more or less.

Subject to and reserving from NJDEP Green Acres funding, participation and encumbrance, the following area of future public right-of-way dedication, if required, (Kuhlthau Avenue):

Commencing at a point, said point being the intersection of the northeasterly right-of-way line of Brook Drive (50-foot Wide Right-of-Way), if projected northwesterly, with the southeasterly right-of-way line of Kuhlthau Avenue (50-foot Wide Right-of-Way), if projected southwesterly; thence, Along said southeasterly right-of-way line of Kuhlthau Avenue the following two (2) courses; North 34° 25' 58" East, a distance of 81.56 feet to a point, thence; North 38° 57' 02" West, a distance of 2.28 feet to the point of beginning for the herein described lands, said beginning point having NJPCS values of N. 586,319,761 feet, E. 509,853,277 feet, and from said beginning point and in the North American Datum of 1983, U.S. Survey Foot, New Jersey State Plane Coordinate bearing system, running, thence:

- 1) North 38° 57' 02" West, a distance of 5.44 feet to a point on the aforementioned southeasterly right-of-way line of Kuhlthau Avenue, thence

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Along the southeasterly and easterly Right-of-Way lines of Kuhlthau Avenue, the following three (3) courses:

- 2) In a general northerly direction on the arc of a curve to the left having a radius of 525.00 feet and an arc length of 126.57 feet, chord bearing and distance of North 20° 52' 45" East 126.26 feet, to a point of tangency, thence
- 3) North 13° 58' 22" East, a distance of 84.02 feet to a point of curvature, thence
- 4) In a general northerly direction on the arc of a curve to the right having a radius of 475.00 feet and an arc length of 86.10 feet, chord bearing and distance of North 19° 09' 58" East 85.99 feet, to a point in the southwesterly line of Lot 1, Block 90.01, said point being witnessed by a railroad rail on end 2.3-feet northwest by 2.3-feet southwest of the herein described point, thence
- 5) Along said southwesterly line of Lot 1, Block 90.01, South 38° 57' 02" East, a distance of 5.60 feet to a point, said point being witnessed by a concrete marker set, thence

Through Lot 2, Block 90.01, parallel with and concentric to, five (5) feet east of as measured at right angles and radial to, courses 1, 2, and 3, hereinabove described, the following three (3) courses:

- 6) In a general southerly direction on the arc of a curve to the left having a radius of 470.00 feet and an arc length of 82.88 feet, chord bearing and distance of South 19° 00' 45" West 82.58 feet, to a point of tangency, thence
- 7) South 13° 58' 22" West, a distance of 84.02 feet to a point of curvature, thence
- 8) In a general southerly direction on the arc of a curve to the right having a radius of 530.00 feet and an arc length of 129.92 feet, chord bearing and distance of South 20° 59' 43" West 129.59 feet, to the point and place of beginning, said point being witnessed by a concrete marker set.

Said description of a portion of Lot 2, Block 90.01, reserved for future right-of-way purposes – Kuhlthau Avenue, if required, containing 1,483 Square Feet or 0.034 Acre, more or less.

Subject to and reserving from NJDEP Green Acres funding, participation and encumbrance, the following area of encroachment along the northeasterly lines of Lots 31 through 33, Block 90.01:

Beginning at a point, said point being the terminus of course number five (5) hereinabove described, said beginning point having NJPCS values of N. 585,957.651 feet, E. 509,945.990 feet, and from said beginning point and in the North American Datum of 1983, U.S. Survey Foot, New Jersey State Plane Coordinate bearing system, running, thence:

- 1) Along the northeasterly lines of Lots 31 through 33, Block 90.01, North 38° 57' 02" West, a distance of 235.75 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence

Through Lots 2 and 3.02, Block 90.01, the following three (3) courses:

- 2) North 49° 52' 24" East, a distance of 2.03 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 3) South 40° 07' 36" East, a distance of 164.69 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 4) South 63° 10' 54" East, a distance of 56.70 feet to a point in the westerly line of Lot 25, Block 90.01, said point being witnessed by a one-half inch capped iron bar set, thence
- 5) Along said westerly line of Lot 25, Block 90.01, South 16° 55' 48" West, a distance of 34.65 feet to the point and place of beginning.

Said description of a portion of Lots 2 and 3.01, Block 90.01, encroachment area by Lots 31 through 33, Block 90.01, containing 1,773 Square Feet or 0.041 Acre, more or less.

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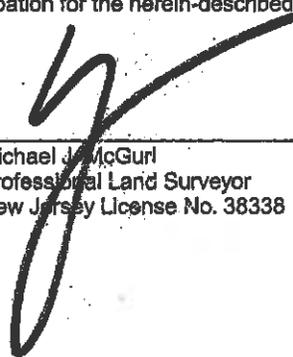
Said area is the area of NJDEP Green Acres Funding/Participation. Said described lands being known as Lots 2 and 3.02 in Block 90.01 as shown on the official Tax Map of the Borough of Milltown.

This survey was performed in accordance with a title search provided by the client. Search prepared by East Coast Title Agency, File No. 01251386 dated September 14, 2012.

The property-in-question may be subject to such state of facts and conditions, which would be disclosed, in a search of the public record beyond that which was obtained for the issuance of the title binder.

The above description was written pursuant to a survey of property designated as Block 90.01, Lots 2 & 3.02, on the municipal Tax Map of the Borough of Milltown, County of Middlesex, State of New Jersey. Map entitled "Survey of Green Acres Participation in Lots 2 and 3.02 in Block 90.01, N/F Schwendeman, prepared for the Borough of Milltown, Situated in the Borough of Milltown, Middlesex County, New Jersey". Said survey having been prepared by Michael J. McGurl, Professional Land Surveyor, of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey, as per NJDEP, Green Acres Program, specifications, and is marked by CME Associates as File No. P-MI-00003-16, Drawing No. 02, dated April 26, 2013 and revised through July 15, 2013. A reduced copy of said plan is attached hereto and made a part hereof.

The total area of NJDEP Green Acres Funding participation for the herein-described lands is 2.578 Acres, more or less.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Schwendeman GA Conveyance.doc

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Consulting and Municipal Engineers

July 24, 2013
File No. P-MI-00509-02
Lot 5.06, Block 60
Milltown Borough, Middlesex County
N/F Middlesex County Improvement Authority

DESCRIPTION OF PROPERTY
Lot 5.06, Block 60
Lands N/F Middlesex County Improvement Authority, Owner ID#
Washington Avenue
Borough of Milltown, Middlesex County, New Jersey

All that certain tract or parcel of land located at Washington Avenue in the Borough of Milltown, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the southwesterly line of Lot 1, Block 36, N/F Raritan River Railroad, with the northwesterly right-of-way line of Washington Avenue, 20-Foot wide Half-Width, said beginning point having NJPCS values of N. 590,080.074 feet, E. 510,503.488 feet, and from said beginning point and in the North American Datum of 1983, U.S. Survey Foot, New Jersey State Plane Coordinate bearing system, running, thence:

Along the northwesterly right-of-way line of Washington Avenue, the following four (4) courses:

- 1) South 58° 25' 48" West, a distance of 130.07 feet to a point, thence
- 2) South 54° 20' 18" West, a distance of 154.36 feet to a point of curvature, thence
- 3) In a general southwesterly direction on the arc of a curve to the left having a radius of 150.00 feet and an arc length of 71.30 feet, chord bearing and distance of South 40° 43' 18" West 70.63 feet, to a point of tangency, thence
- 4) South 27° 06' 18" West, a distance of 6.37 feet to a point in the northeasterly line of Lot 5.05, Block 60, N/F Borough of Milltown, Deed Book 3955, Page 70, said point being witnessed by a capped iron bar found 0.2-feet south of the herein described point, thence
- 5) Along said northeasterly line of Lot 5.05, Block 60, North 68° 09' 42" West, a distance of 241.18 feet to a point in the southeasterly line of Lot 6, Block 60, N/F Milltown Community Swimming Pool, Inc., Deed Book 1907, Page 576, said point being witnessed by a capped iron bar found 0.1-foot south of the herein described point, thence

Along the southeasterly, northeasterly and northerly lines of Lot 6, Block 60, the following three (3) courses:

- 6) North 26° 46' 18" East, a distance of 172.62 feet to a point, thence
- 7) North 54° 37' 42" West, a distance of 280.07 feet to a point, said point being witnessed by a pinched pipe found 0.3-feet north and 0.2-foot east of the herein described point, thence
- 8) South 76° 50' 18" West, a distance of 151.62 feet to a point on the northeasterly bank of the Lawrence Brook as established October 17, 2001, thence
- 9) Northwesterly, northerly, northeasterly, and southeasterly, along the northeasterly, easterly, southeasterly and southerly bank of Lawrence Brook, the various courses thereof, a distance of 2,015 feet, more or less, to a point in the westerly line of Lot 1, Block 36, said point being 941.33 feet on a bearing of North 04° 58' 26" East from the terminus of the prior course, thence

Along the westerly and southerly lines of Lot 1, Block 36, the following five (5) courses:

- 10) Parallel with and 75.00 feet west of, as measured at right angles to, the physical centerline of the single railroad track, South 12° 57' 30" East, a distance of 157.61 feet to a point of curvature, thence
- 11) Concentric with and 75.00 feet west of, as measured radial to, the physical centerline of the single railroad track, in a general southerly direction on the arc of a curve to the left having a radius of 1,507.39 feet and an arc length of 389.37 feet, chord bearing and distance of South 20° 21' 30" East 388.29 feet, to a point, thence
- 12) Along a radial line, North 62° 14' 30" East, a distance of 42.00 feet to a point, thence

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N/F Middlesex County Improvement Authority

- 13) Concentric with and 33.00 feet west of, as measured radial to, the physical centerline of the single railroad track, in a general southeasterly direction on the arc of a curve to the left having a radius of 1,465.39 feet and an arc length of 495.77 feet, chord bearing and distance of South 37° 27' 43" East 493.41 feet, to a point of tangency, thence
- 14) Parallel with and 33.00 feet west of, as measured at right angles to, the physical centerline of the single railroad track, South 47° 09' 14" East, a distance of 297.37 feet to the point and place of beginning.

Said description of Lot 5.06 in Block 60 containing 616,593 Square Feet or 14.155 Acres, more or less. Said area being a summation of the following lot areas:

Block 60

Lot 5.06, Borough of Milltown, Middlesex County, 14.155 Acres, more or less.

Subject to and diverting from NJDEP Green Acres participation and encumbrance, the following area of Lot 5.06, Block 60, (Proposed Lot 5.062) to be conveyed to the Borough of Milltown:

Beginning at a point, said point being the terminus of course number four (4) hereinabove described, said beginning point having NJPCS values of N. 589,862.787 feet, E. 510,218.277 feet, and from said beginning point and in the North American Datum of 1983, U.S. Survey Foot, New Jersey State Plane Coordinate bearing system, running, thence:

- 1) Along the aforementioned northeasterly line of Lot 5.05, Block 60, North 68° 09' 42" West, a distance of 241.18 feet to a point in the southeasterly line of Lot 6, Block 60, N/F Milltown Community Swimming Pool, Inc., Deed Book 1907, Page 576, said point being witnessed by a capped iron bar found 0.1-foot south of the herein described point, thence
- 2) Along the southeasterly line of Lot 6, Block 60, North 26° 46' 18" East, a distance of 172.62 feet to a point, said point being witnessed by a concrete marker set, thence

Through Lot 5.06, Block 60, the following two (2) courses:

- 3) North 49° 34' 43" East, a distance of 113.93 feet to a point, said point being witnessed by a concrete marker set, thence
- 4) South 40° 28' 10" East, a distance of 274.17 feet to a point in the aforementioned northwesterly right-of-way line of Washington Avenue, said point being witnessed by a concrete marker set, thence

Along the northwesterly right-of-way line of Washington Avenue, the following three (3) courses:

- 5) South 54° 20' 18" West, a distance of 85.65 feet to a point of curvature, thence
- 6) In a general southwesterly direction on the arc of a curve to the left having a radius of 150.00 feet and an arc length of 71.30 feet, chord bearing and distance of South 40° 43' 18" West 70.63 feet, to a point of tangency, thence
- 7) South 27° 06' 18" West, a distance of 6.37 feet to the point and place of beginning, said point being witnessed by a capped iron bar found 0.2-feet south of the herein described point.

Said description of a portion of Lot 5.06, Block 60, (Proposed Lot 5.062) to be conveyed to the Borough of Milltown, containing 57,698 Square Feet or 1.325 Acre, more or less. .

Said area is the area of remaining NJDEP Green Acres Participation in Lot 5.06, Block 60. Said described lands being known as all of Lot 5.06 in Block 60 as shown on the official Tax Map of the Borough of Milltown.

Subject to the following easements through the Property-in-Question: easements granted to Milltown Community Swimming Pool, Inc. (R.O.W.) as per Deed Book 1907, Page 576, Public

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Lot 5.06, Block 60
Milltown Borough, Middlesex County
N/F Middlesex County Improvement Authority

Service Gas Co. (Gas Line Easement) as per Deed Book 697, Page 322, Borough of Milltown (Utility Easement) as per Deed Book 2460, Page 463, City of New Brunswick (Flooding Rights) as per Deed Book 938, Page 309, unrecorded 30-Foot Wide Storm Sewer easement.

This survey was performed without the benefit of a current title search. The property-in-question may be subject to such state of facts and conditions, which would be disclosed, in a search of the public record.

The above description was written pursuant to a survey of property designated as Block 60, Lot 5.06, on the municipal Tax Map of the Borough of Milltown, County of Middlesex, State of New Jersey. Map entitled "Survey of a Portion of Lot 5.06, Block 60, to be Diverted from Green Acres Participation/Inventory, N/F Middlesex County Improvement Authority, prepared for the Borough of Milltown, Situated in the Borough of Milltown, Middlesex County, New Jersey, Sheet 1 of 1". Said survey having been prepared by Michael J. McGurl, Professional Land Surveyor, of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey, as per NJDEP, Green Acres Program, specifications, and is marked by CME Associates as File No. P-MI-00509-01, Drawing No. 01-T, dated July 24, 2013. A reduced copy of said plan is attached hereto and made a part hereof.

The total area of remaining NJDEP Green Acres participation for the herein-described lands is 12.830 Acres, more or less.

Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

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