

MONUMENTATION LEGEND

1.38" DIA. B.M. PAUL 13710

4" B.M. PAUL 13710

ALL MONUMENTS FOUND ALONG THE COMMON BOUNDARY OF TAX LOT 1 - BLOCK 13 AND TAX LOT 102 - BLOCK 13, SUSSEX COUNTY, N.J. ARE TO BE IDENTIFIED BY THIS SURVEYOR'S IDENTIFICATION DISC.

"CAUTION"

Underground utility lines exist near the Cinder Block Shed located at the easterly portion of this Tract. Owners in this Site, this Survey or were not contacted to locate Underground Utilities. Contact "DIG SAFE" - Utility Companies, www.digsafe.com, etc. to accurately locate Underground Utilities.

SEE DETAIL - RIGHT

Point of Beginning

(SHADED AREA - SEE NOTE 1)
DEED OVERLAP AREA
0.004 ACRES (177 S.F.)
COURSE SCHEDULE

O.V.P. 1 - S 31°40'02" E 36.29'
O.V.P. 2 - CURVED TO THE LEFT WITH RADIUS OF 150.00' CENTRAL ANGLE 122°15'33" E 12.15'
O.V.P. 3 - CURVED TO THE LEFT WITH CHORD BEARING & DISTANCE OF N 22°15'33" E 12.15'

LEGEND

--- Multiplex Zone Line +/-
--- Constituent Tract Lines (see Note 5)
--- Lot 1 - Block 13 Boundary Line
--- Adjacent Lot Boundary Line
--- Road Right of Way Line
--- Gravel Road or Farm Lane
--- Overhead Utility Wires
--- Wire Fence
--- Cross Drain
--- Paved Road
--- Stone Row

CERTIFICATION

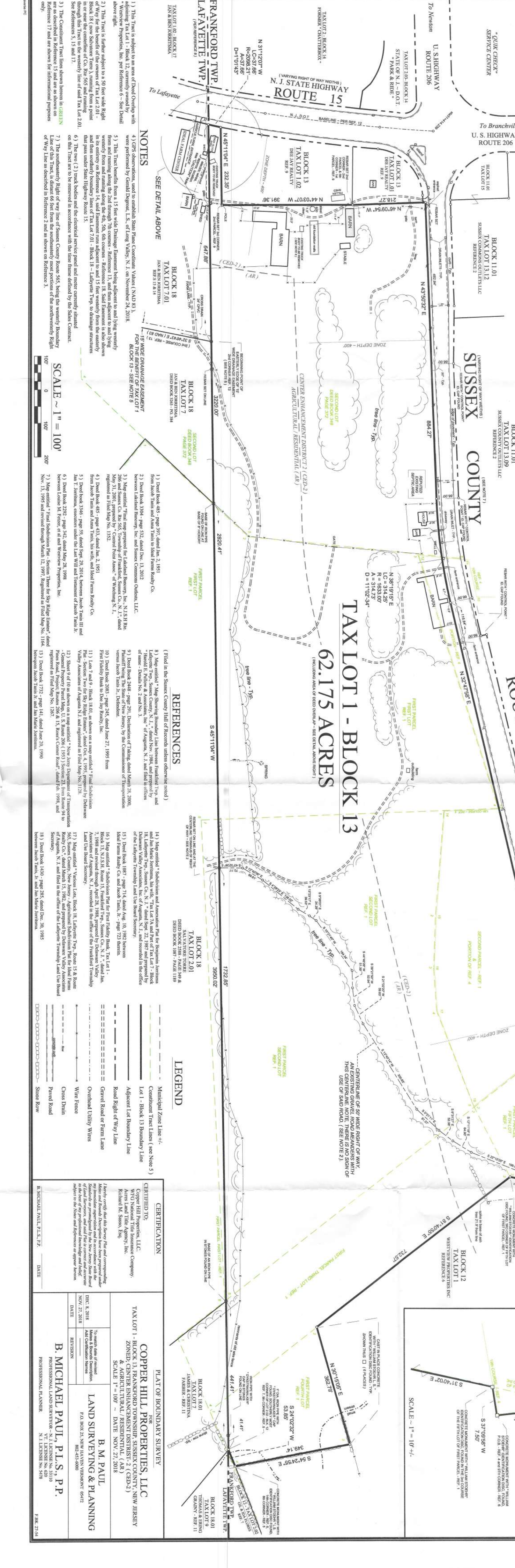
CERTIFIED TO:
Copper Hill Properties, LLC
Tax Lot 1 - Block 13, FRANKFORD TOWNSHIP, SUSSEX COUNTY, NEW JERSEY
ZONING: AGRICULTURAL RESIDENTIAL (AR)
SCALE: 1" = 100' - DATE: NOV. 27, 2018

PLAT OF BOUNDARY SURVEY

COPPER HILL PROPERTIES, LLC
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 5310
P.O. BOX 25, NEW HAVEN YERKONET 06472
860-593-8000

B. M. PAUL
LAND SURVEYING & PLANNING
PROFESSIONAL PLANNER
N.J. LICENSE NO. 5496
P.O. BOX 25, NEW HAVEN YERKONET 06472
860-593-8000

B. MICHAEL PAUL, P.L.S., P.P.
PROFESSIONAL PLANNER
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860-593-8000



FRANKFORD TWP. LAFAYETTE TWP.

TAX LOT 102 - BLOCK 12
JAN & BEN JORRITSM A

TAX LOT 101 - BLOCK 11
JAN & BEN JORRITSM A

TAX LOT 100 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 99 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 98 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 97 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 96 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 95 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 94 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 93 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 92 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 91 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 90 - BLOCK 11
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TAX LOT 89 - BLOCK 11
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TAX LOT 79 - BLOCK 11
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TAX LOT 76 - BLOCK 11
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TAX LOT 75 - BLOCK 11
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TAX LOT 74 - BLOCK 11
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TAX LOT 68 - BLOCK 11
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TAX LOT 64 - BLOCK 11
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TAX LOT 63 - BLOCK 11
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TAX LOT 18 - BLOCK 11
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TAX LOT 17 - BLOCK 11
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TAX LOT 16 - BLOCK 11
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TAX LOT 15 - BLOCK 11
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TAX LOT 14 - BLOCK 11
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TAX LOT 13 - BLOCK 11
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TAX LOT 12 - BLOCK 11
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TAX LOT 10 - BLOCK 11
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TAX LOT 9 - BLOCK 11
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TAX LOT 6 - BLOCK 11
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TAX LOT 5 - BLOCK 11
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TAX LOT 4 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 3 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 2 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 1 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

TAX LOT 0 - BLOCK 11
SUSSEX COMMONS OUTLETS, LLC

NOTES

1) This Tract is subject to an area of Deed Overlap with adjoining Tax Lot 1 - Block 12, currently owned by FRANKFORD TWP. LAFAYETTE TWP. (see Reference 9 - See Detail above right).

2) This Tract is further subject to a 50 foot wide Right of Way for the benefit of the owners of Tax Lot 2.01 - Block 13, currently owned by FRANKFORD TWP. LAFAYETTE TWP. (see Reference 9 - See Detail above right).

3) The Centerline Tract Lines shown herein in GREEN are as shown on the plat of the Centerline Tract Lines for this Tract to the westerly line of said Tax Lot 2.01 - Block 13, as shown on Reference 9 - See Detail above right.

4) GPS observations, used to establish State Plane Coordinate Values (NAD 83), were performed by Grand Impact, L.L.C., of Long Valley, N.J., on November 28, 2018.

5) This Tract benefits from a 15 foot wide Drainage Easement being adjacent to and lying westerly from and running along the 4th, 5th, 6th courses - Reference 13, and then adjacent to and lying westerly from and running along the 4th, 5th, 6th courses - Reference 18. Said Easement is also shown in its entirety on Reference 14, said Easement runs adjacent to and 15 feet westerly from the easterly line of said Tax Lot 2.01 - Block 18 - Lafayette Twp. to drainage structures that pass under State Highway Route 15.

6) The two (2) track beds and the electrical service panel and meter currently situated on this Tract are to be removed in accordance with the items herein ordered by the States Contract.

7) The southerly Right of Way line of Sussex County Route 565, being the westerly Boundary Line of this Tract, is distant 66 feet from the southerly most portion of the northwesterly Right of Way Line as described in Reference 2 and as shown on Reference 3.

REFERENCES

1) Deed Book 485 - page 397, dated Jan. 2, 1951 from Jacob Trains and Aman Trains to Head Farms Realty Co.

2) Deed Book 304 - page 532, dated Dec. 13, 2012 between Lakeland Property, Inc. and Sussex Commons Outlets, LLC.

3) Map entitled "Final map prepared for Lakeland Property, Inc. N.J.S.H. Route 565 and Sussex Co. Res. 565, Township of Frankford, Sussex Co., N.J.", dated 1/27/2012, registered as Filed Map No. 1352.

4) Deed Book 485 - page 433, dated Jan. 2, 1951 from Jacob Trains and Aman Trains to Head Farms Realty Co.

5) Deed Book 346 - page 99, dated Sept. 20, 2014, between Jacob Trains II and Jan T. Jorritsma, executors under the Last Will and Testament of Jacob Trains Jr. registered as Filed Map No. 1352.

6) Deed Book 2392 - page 342, dated May 28, 1998 from Louise M. Fester, et al. and Western Properties, Inc. registered as Filed Map No. 1352.

7) Map entitled "Final Subdivision Plat, Section 17 for Six Ridge Estates", dated Nov. 13, 1995 and revised through March 12, 1997, Registered as Filed Map No. 1164 between Jacob Trains Jr. and Jan Marie Jorritsma.

8) Map entitled "Map Showing Boundary Line between Frankford Twp. and Head Farms Realty Co. and Associates, Inc. of Augusta, N.J. and filed in office of same - Deed Book 2 and No. 3.

9) Deed Book 346 - page 201, Delineation of Lining, dated March 20, 2006, Plaintiff being the State of New Jersey, by the Commissioner of Transportation versus Jacob Trains Jr., Defendant.

10) Deed Book 2083 - page 245, dated June 27, 1995 from First Fidelity Bank to The Ivy Realty, Inc.

11) Lot 7 and 9 - Block 18.01, as shown on a map entitled "Final Subdivision Plat of 10.00 Acres on a map entitled 'New Jersey Department of Transportation Valley Association of Augusta N.J.' and registered as Filed Map No. 1276.

12) Sheet 9 of 10 as shown on a map entitled "New Jersey Department of Transportation Valley Association of Augusta N.J." and registered as Filed Map No. 1276.

13) Deed Book 1732 - page 141, dated June 20, 1990 between Jacob Trains Jr. and Jan Marie Jorritsma.

14) Map entitled "Subdivision and Associates Plat for Lakeland Property, Inc. and Sussex Commons Outlets, LLC, Tax Lot 7 - Block 13, Lafayette Twp., Sussex Co., N.J.", dated Sept. 22, 1987 and prepared by Delaware Valley Associates, Inc. of Augusta, N.J. and recorded in the office of the Lafayette Township Land Use Board Secretary.

15) Deed Book 1087 - page 714, dated Aug. 10, 1982 between Head Farms Realty Co. and Jacob Trains, Jr. - page 723 therein.

16) Map entitled "Subdivision Plat for First Fidelity Bank, Tax Lot 1 - Block 13, N.J.S.H. Route 15, Frankford Twp., Sussex Co., N.J.", dated Jan. 7, 1988 and revised through April 28, 1988, prepared by Delaware Valley Associates, Inc. of Augusta, N.J., recorded in the office of the Frankford Township Land Use Board Secretary.

17) Map entitled "Various Lots, Block 18, Lafayette Twp., Sussex Co. and Block 13, N.J.S.H. Route 15, Frankford Twp., Sussex Co., N.J.", dated Jan. 7, 1988 and revised through April 28, 1988, prepared by Delaware Valley Associates of Augusta, N.J. and filed in the office of the Lafayette Township Land Use Board Secretary.

18) Deed Book 1430 - page 285, dated Dec. 30, 1985 between Jacob Trains, Jr. and Jan Marie Jorritsma.

CERTIFICATION

CERTIFIED TO:
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