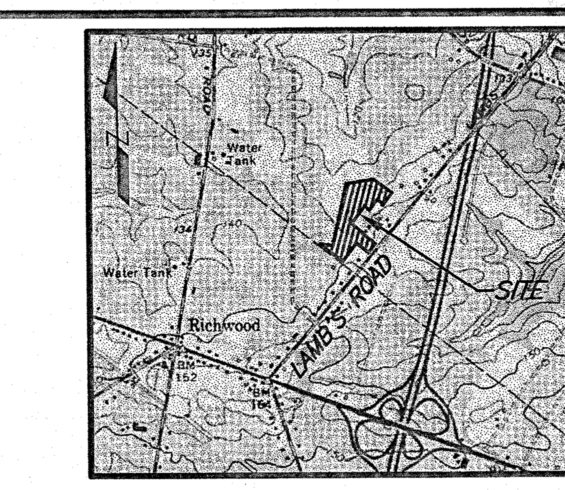

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

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Haddon Heights, New Jersey 08035
Tel: 856-546-8611
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SEALS:

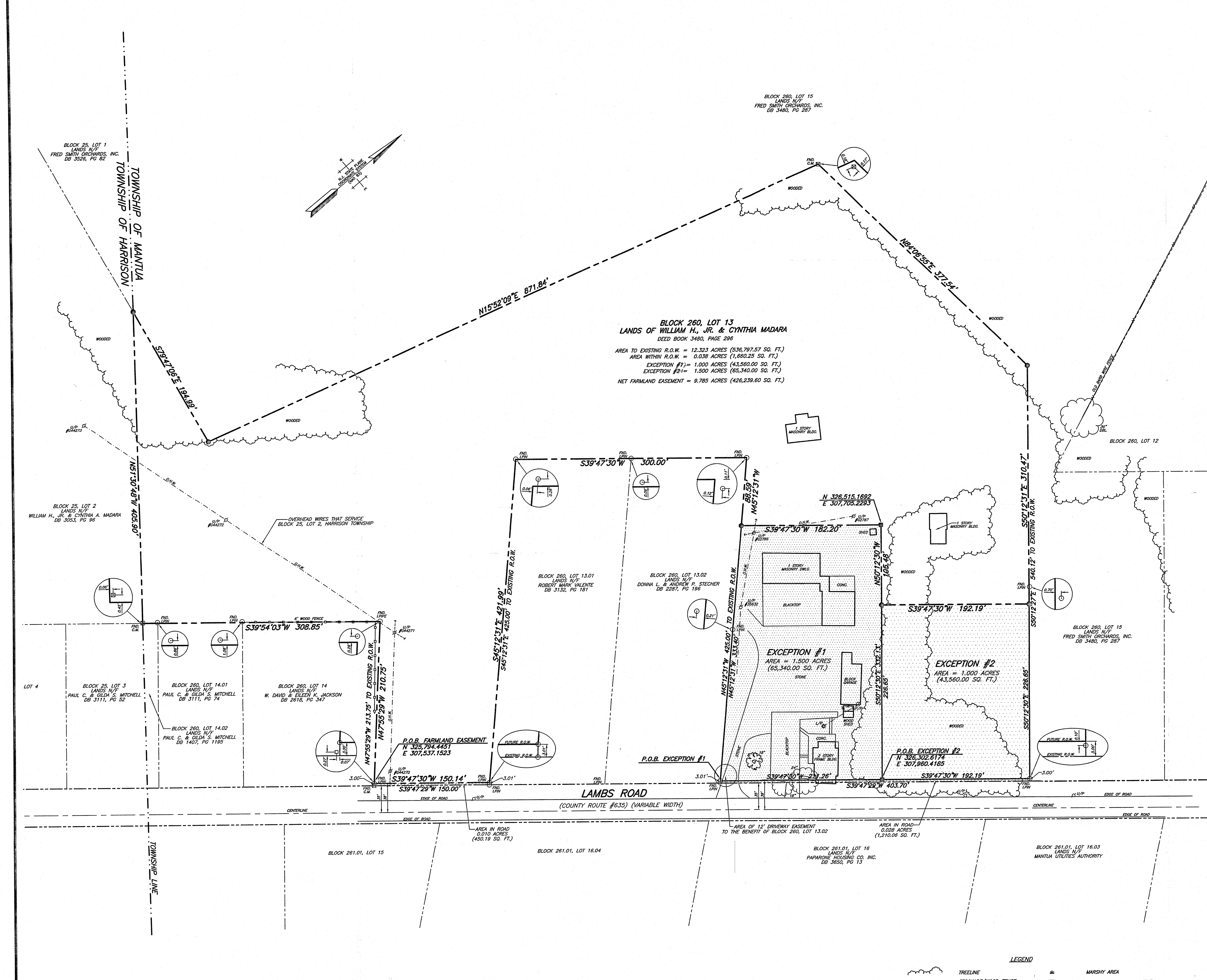
3/14/06
JAMES A. CONWAY JR. PLS
N.J. PROFESSIONAL LAND SURVEYOR No. GS 43235

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT:

SURVEY OF FARMLAND PRESERVATION EASEMENT
BLOCK 260, LOT 13

816 LAMBS ROAD
TAX MAP SHEET 47
TOWNSHIP OF MANTUA
GLOUCESTER COUNTY, NEW JERSEY



NOTES:

1. BEARINGS ARE NJSPC (NAD 83) GRID BEARINGS. COMBINED AVERAGE SCALE FACTOR: 0.9999373550
2. SUBJECT TO EASEMENTS AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. GCLP20 AS FOLLOWS:
   - A) EASEMENT AS CONTAINED IN DEED BOOK 431, PAGE 324, TO ATLANTIC CITY ELECTRIC COMPANY. (BLANKET EASEMENT)
   - B) EASEMENT AS CONTAINED IN DEED BOOK 466, PAGE 474, TO ATLANTIC CITY ELECTRIC COMPANY. (BLANKET EASEMENT)
   - C) EASEMENT AS CONTAINED IN DEED BOOK 1101, PAGE 47, TO ATLANTIC CITY ELECTRIC COMPANY. (BLANKET EASEMENT)
   - D) ROAD EASEMENT AS CONTAINED IN DEED BOOK 1291, PAGE 389, (R.O.W. FROM 24.75' TO 35')
   - E) DRAINAGE EASEMENT AS CONTAINED IN DEED BOOK 1597, PAGE 1, (LOTS 16 & 17, ACROSS THE STREET)
   - F) DRIVEWAY RESTRICTION AND EASEMENT AS CONTAINED IN DEED BOOK 2247, PAGE 68. (12' WIDE DRIVEWAY EASEMENT TO THE BENEFIT OF LOT 13.02) (NOT PLOTTABLE)
   - G) RESERVATION OF DRIVEWAY EASEMENT AS CONTAINED IN DEED BOOK 2247, PAGE 68. (12' WIDE DRIVEWAY EASEMENT TO THE BENEFIT OF LOT 13.02) (NOT PLOTTABLE)
   - H) ROAD EASEMENT AS CONTAINED IN DEED BOOK 2250, PAGE 258, (R.O.W. FROM 24.75' TO 35')

LEGEND OF ACQUISITION

PURPORTED OWNER: WILLIAM H., JR. & CYNTHIA MADARA
STREET ADDRESS: 816 LAMBS ROAD, MULLICA HILL, N.J. 08062
PROJECT NAME ______ ADMIN. AUTH. NO. ______
SURVEY REFERENCE NO. ______

BLOCK 260 LOT 13 INTEREST 80%
ACRES 9.785

SUBJECT TO:
ACRES IN ROAD 0.038 ACRES OF NJ CLAIM N/A ACRES OF OVERLAP N/A
ACRES WATER N/A ACRES CLOUDED N/A
MUNICIPALITY TOWNSHIP OF MANTUA COUNTY GLOUCESTER

AREA SUMMARY

TOTAL AREA ACQUIRING	N/A	ACRES
TOTAL EASEMENT AREA TO BE OBTAINED	9.785	ACRES
TOTAL AREA IN ROAD	0.038	ACRES
TOTAL AREA NJ CLAIM	N/A	ACRES
TOTAL AREA OVERLAP	N/A	ACRES
TOTAL AREA UNDER WATER (OUTSIDE NJ CLAIM)	N/A	ACRES
TOTAL AREA CLOUDED TITLE	N/A	ACRES

CERTIFICATION OF SURVEYOR

TO: GLOUCESTER COUNTY BOARD OF CHOSEN FREEHOLDERS
GLOUCESTER COUNTY AGRICULTURE DEVELOPMENT BOARD
NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE
TITLE AMERICA AGENCY CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY
WILLIAM H., JR. & CYNTHIA MADARA

DATE OF FIELD WORK: NOVEMBER, 2005

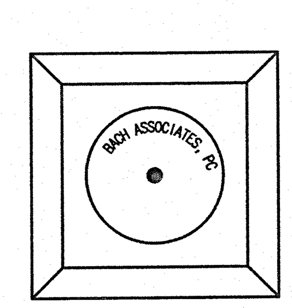
TITLE COMMITMENT DATE: OCTOBER 21, 2005
COMMITMENT NO. GCLP20

I HEREBY CERTIFY TO THE STATE OF NEW JERSEY AND ON THEIR BEHALF TO THEIR TITLE INSURER THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY IMMEDIATE SUPERVISION AND THAT THIS SURVEY MEETS OR EXCEEDS THE FEDERAL REQUIREMENT FOR THIRD ORDER, CLASS I ACCURACY. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING ON THE SITE AS OF NOVEMBER, 2005, SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

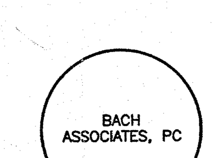
3/14/06
JAMES A. CONWAY JR., PLS
N.J. LAND SURVEYOR LICENSE NO. GS 43235
DATE

LEGEND

TREELINE	MARSHY AREA
STOCKADE/WOOD FENCE	FND. CONCRETE MONUMENT
CHAIN LINK FENCE	FND. STONE
WIRE FENCE	FND. IRON PIN
INTERIOR LOT LINE	SET IRON PIN
EARTH DRIVE	SET CONCRETE MONUMENT
CENTERLINE OF STREAM	POWER POLE
BOUNDARY LINE	LIGHT POLE
OVERHEAD WIRES (O.H.W.)	INLET
	MANHOLE
	WATER VALVE/GAS VALVE
	FIRE HYDRANT
	SIGN/POST



MONUMENT DETAIL
N.T.S.



IRON PIN CAP DETAIL
N.T.S.

SURVEY OF FARMLAND PRESERVATION EASEMENT

SCALE: 1" = 50'

50 0 50 100
scale feet

ALL DOCUMENTS PREPARED BY BACH ASSOCIATES, PC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BACH ASSOCIATES, PC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BACH ASSOCIATES, PC; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS BACH ASSOCIATES, PC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE:

SURVEY OF FARMLAND PRESERVATION EASEMENT

JOB NO: GC2005-1H	DESIGNED BY: –
DATE: 03/09/06	DRAWN BY: LML
SCALE: 1"=50'	CHECKED BY: JAC, JR.

DRAWING NUMBER:

FPS-1

S:\GC2005\GC2005-1H WILLIAM & CYNTHIA MADARA\15.0 Survey\GC2005-1H FARMLAND SURVEY.dwg, FPS-1, 3/14/2006 1:34:47 PM, 1:1