



SCHEDULE "A"
DESCRIPTION OF FARMLAND PRESERVATION EASEMENT
Joseph F. & Donna Caltabiano, Triad III, LLC

Township of Mantua
Gloucester County
Lands of Joseph F. & Donna Caltabiano, Triad III, LLC

April 13, 2011
Block 2, Lots 6 & 10
405 Cohawkin Road
Township of Mantua
Farmland Preservation Easement

ALL THAT CERTAIN tract or parcel of land located on Cohawkin Road in the Township of Mantua, County of Gloucester, and State of New Jersey, bound and described as follows:

COMMENCING at a point in the widened Westerly Right-of-Way line of Cohawkin Road, (38.00' from centerline) where intersected by the Southerly line of Lot 10.01, Block 2. Said point being marked by a set concrete monument having New Jersey State Plane Coordinate System NAD 1983 (NJPCS) Values of N 340,653.2307 feet and E 291,275.0013 feet with a combined average scale factor of 0.999946013, and from said beginning point and in said bearing system running:

(1) Along said widened Westerly Right-of-way line of Cohawkin Road, South 25 Degrees 19 Minutes 14 Second East, a distance of 839.52 feet to a point in same, being marked by a set concrete monument having New Jersey State Plane Coordinate System NAD 1983 (NJPCS) Values of N 339,894.7016 feet and E 291,634.0319 feet with a combined average scale factor of 0.999946013; thence

(2) Still along said widened Westerly Right-of-way line of Cohawkin Road, South 09 Degrees 35 Minutes 47 Seconds East, a distance of 687.86 feet to a point of lot curvature, said point being marked by a set iron pin; thence

(3) Along said Westerly Right-of-way line of Cohawkin Road, along a curve curving to the right, having a radius of 917.37 feet, an arc length of 209.21 feet, chord bearing South 03 Degrees 03 Minutes 46 Seconds East, a chord length of 208.76 feet to a point in same. Said point being marked by a set iron pin; thence

(4) Still along said Westerly Right-of-way line of Cohawkin Road, South 03 Degrees 28 Minutes 18 Seconds West, a distance of 890.29 feet to a point in the Northerly line of Lot 9, Block 2. Said point being marked by a set iron pin; thence

(5) Along said Northerly line of Lot 9, Block 2 and Lot 5, Block 2, North 79 Degrees 13 Minutes 07 Seconds West, a distance of 1200.69 feet to a point in the Easterly line of Lot 4, Block 2. Said point being 0.10 feet South and 0.27 feet East marked by a found concrete monument; thence

(6) Along said Easterly line of Lot 4, Block 2, North 49 Degrees 35 Minutes 53 Seconds East, a distance of 1427.03 feet to a point in the Northerly line of Lot 4, Block 2. Said point being marked by a found iron pin; thence

(7) Along said Northerly line of Lot 4, Block 2, North 65 Degrees 56 Minutes 18 Seconds West, a distance of 473.85 feet to a point in same. Said point being marked by a found iron pin; thence

(8) Still along said Northerly line of Lot 4, Block 2, North 26 Degrees 26 Minutes 40 Seconds West, a distance of 165.42 feet to a point in the same. Said point being marked by a found iron pin; thence

(9) Still along said Northerly line of Lot 4, Block 2, South 82 Degrees 49 Minutes 44 Seconds West, a distance of 661.04 feet to a point in same. Said point being marked by a found stone; thence

(10) Still along said Northerly line of Lot 4, Block 2, North 26 Degrees 03 Minutes 05 Seconds West, a distance of 130.77 feet to a point in same. Said point being marked by a found iron pin; thence

(11) Still along said Northerly line of Lot 4, Block 2, South 88 Degrees 57 Minutes 20 Seconds West, a distance of 422.91 feet to a point in same. Said point being marked by a found iron pipe; thence

(12) Still along said Northerly line of Lot 4, Block 2, North 04 Degrees 03 Minutes 08 Seconds West, a distance of 601.41 feet to a point in the same. Said point being marked by a found iron pin; thence

(13) Still along said Northerly line of Lot 4, Block 2, North 36 Degrees 27 Minutes 13 Seconds West, a distance of 462.02 feet to a point in the Easterly line of Lot 3, Block 2. Said point being marked by a found iron pipe; thence

(14) Along said Easterly line of Lot 3, Block 2, North 06 Degrees 35 Minutes 39 Seconds East, a distance of 320.76 feet to a point in the Southerly line of Lot 11, Block 2. Said point being marked by a found iron pipe having New Jersey State Plane Coordinate System NAD 1983 (NJPCS) Values of N 340,927.2579 feet and E 289,690.5979 feet with a combined average scale factor of 0.999946013; thence

(15) Along said Southerly line of Lot 11, Block 2, North 83 Degrees 05 Minutes 50 Seconds East, a distance of 467.48 feet to a point in the Southerly line of Lot 11.01, Block 2. Said point being marked by a set iron pin; thence

(16) Still along said Southerly line of Lot 11.01, Block 2, North 83 Degrees 57 Minutes 46 Seconds East, a distance of 591.51 feet to the point in the Westerly line of Lot 10.01, Block 2. Said point being marked by a set iron pin; thence

(17) Along said Westerly line of Lot 10.01, Block 2, South 26 Degrees 06 Minutes 14 Seconds East, a distance of 258.22 feet to the point in the same. Said point being marked by a set iron pin; thence

(18) Still along said Westerly line of Lot 10.01, Block 2, North 63 Degrees 53 Minutes 45 Seconds East, a distance of 106.26 feet to the point in the same. Said point being marked by a found concrete monument; thence

(19) Along said Westerly line of Lot 10.01, Block 2, South 26 Degrees 06 Minutes 14 Seconds East, a distance of 325.59 feet to the point in the Southerly line of Lot 10.01, Block 2. Said point being marked by a found concrete monument; thence

(20) Along said Southerly line of Lot 10.01, Block 2, North 64 Degrees 41 Minutes 19 Seconds East, a distance of 198.97 feet to the Point and Place of Beginning

CONTAINING within said Bounds: 69.435 Acres.

Excepting from said Bounds the following 8.500 Acres Severable Exception:

COMMENCING at a point in the Westerly Right-of-Way line of Cohawkin Road, County Route 667 (38.00' from centerline), where intersected by the Northerly line of Lot 9, Block 2. Said point being marked by a set iron pin having New Jersey State Plane Coordinate System NAD 1983 (NJPCS) Values of N 338,119.1475 feet and E 291,705.9441 feet with a combined average scale factor of 0.999946013 and from said beginning point and in said bearing system running:

(1) Along said Northerly line of Lot 9, Block 2, North 79 Degrees 13 Minutes 07 Seconds West, a distance of 559.48 feet to a point, being marked by a set iron pin running the following two (2) courses through Lot 6, Block 2; thence

(2) North 08 Degrees 31 Minutes 52 Seconds West, a distance of 669.74 feet to a point, being marked by a set iron pin, thence

(3) South 86 Degrees 31 Minutes 42 Seconds East, a distance of 495.87 feet to a point in the Westerly Right-of-Way line of Cohawkin Road, County Route 667 (38.00' from centerline), being marked by a set iron pin, thence

(4) Along said Westerly Right-of-Way Line of Cohawkin Road, South 03 Degrees 28 Minutes 18 Seconds West, a distance of 738.31 feet to Point and Place of Beginning.

CONTAINING within said Severable Exception: 8.500 Acres

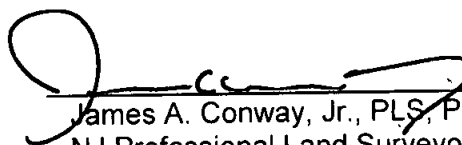
Total Net Farmland Preservation Easement: 60.935 Acres

Subject to the following Easements:

Deed Book 1481, Page 394 – Blanket A/C Electric Easement to Lot 10, Block 2

Deed Book 3061, Page 10 – Gloucester County Right-of-way Easement to Lots 6 & 9, Block 2

The above description was written pursuant to a Survey of Property designated at Block 2, Lots 6 & 10 in the Township of Mantua, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated 4-13-11, and is marked as file No. GC2010-5F.


James A. Conway, Jr., PLS, PP Date 4/13/2011
NJ Professional Land Surveyor License No. 24GS043235
NJ Professional Planner No. 33LI006120

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