

RECORDED  
ELAINE M. FLYNN  
MIDDLESEX CTY CLERK

RECORD AND RETURN TO:  
Law Office of Eric Salant  
998 Holmdel Road  
Holmdel, New Jersey 07733

2016 MAR 29 AM 11:49 FIRST AMENDMENT TO DECLARATION OF

BOOK # \_\_\_\_\_ COVENANTS AND RESTRICTIONS FOR

PAGE # \_\_\_\_\_  
YARDLEY MANOR, OLD BRIDGE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

This First Amendment to the Declaration of Covenants and Restrictions for Yardley Manor, Old Bridge Township, Middlesex County New Jersey ("Amendment") is made this 8<sup>th</sup> day of January, 2016 by the Yardley Manor Homeowner's Association, Inc. ("Association") a New Jersey not-for-profit corporation, pursuant to the approval of the owners and the Declaration of Covenants And Restrictions for Yardley Manor, Old Bridge Township, Middlesex County, New Jersey.

WITNESSETH:

WHEREAS:

- A. On October 31, 1996, Segal & Morel at Old Bridge, L.L.C., a New Jersey Limited Liability Company ("Declarant"), recorded a Declaration of Covenants and Restrictions for Yardley Manor, Old Bridge Township, Middlesex County, New Jersey, which document was recorded in the Office of the Middlesex County Clerk in Book 4366, Page 126 *et seq.* ("Declaration") Said Declaration is applicable to lands contained in the area described on Exhibit A, which is attached hereto and made a part hereof (the "Property").
- B. The Declaration provides that the every person who is a record owner of a single family dwelling shall be a Member of the Association.
- C. Article VII of the Declaration provides that the Declaration may be changed or modified by the vote of at least two-thirds (2/3) of all Members in good standing who are current on assessment payments at any meeting of the Association duly held in accordance with the provisions of the By-Laws.
- D. The Association is delegated and assigned the power to own maintain and administer the Common Property of Yardley Manor and to enforce the Covenants and Restrictions governing the Property
- E. At a meeting held in accordance with the provisions of the By-laws of the Association, the Association, as authorized by a 2/3 majority of the Owners, amended Article VI of the Declaration to provide for a non-refundable fee for the transfer of title of a lot of three (3x) times the amount of the then annual assessment payable by the seller of such lot, where presently such fee is fixed at \$130.00.
- F. In all other respects, all of the terms and conditions of the Declaration shall remain in full force and effect.

NOW THEREFORE:

The Members of Yardley Manor, Old Bridge Township, Middlesex County, New Jersey, pursuant to a meeting held in accordance with the provisions of the By-laws of the Association, hereby declare that Section 1 of Article VI of the Declaration of Covenants and Restrictions for Yardley Manor, Old Bridge Township, Middlesex County, New Jersey, which document was recorded in the Office of the Middlesex County Clerk in Book 4366, Page 126 et seq. is hereby amended to read as follows:

**ARTICLE VI (Covenant for Assessments) , Section 1**

**Section 1. Creation of the lien and Personal Obligations for Assessments.**

Each Owner of any improved Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established as hereinafter provided.

Each Owner shall also pay a non-refundable fee of three (3) times the then current annual Assessment as provided for in Section 3, below, to the Association at the time of transfer of title of a lot by the seller of such lot. This fee is due and payable each time title is transferred.

The annual and special assessments, together with late charges, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with late charges, costs and reasonable attorneys' fees shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. In the case of co-ownership of a Lot, all of such co-owners of the Lot shall be jointly and severally liable for such annual and special assessments.

In all other respects, all of the terms and conditions of the Declaration of Covenants and Restrictions for Yardley Manor, Old Bridge Township, Middlesex County, New Jersey shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Association, by and through its President, hereby certifies that at a meeting of the Association duly held in accordance with the provisions of the By-Laws for such purpose and with the vote of two-thirds (2/3) of the Members in good standing who are current on assessment payments, the Members hereby ratified this Amendment on the date first set forth above.

STATE OF NEW JERSEY )  
 ) SS:  
COUNTY OF MIDDLESEX )

YARDLEY MANOR HOMEOWNERS  
ASSOCIATION, INC.,  
an New Jersey not-for-profit corporation

By: Robert Fazio  
                    , its President  
                    Robert Fazio

WITNESS

Karen Farragher

On 2/11/16, before me, the undersigned, a Notary Public of the State of New Jersey personally appeared Robert Fazio, as President of Yardley Manor Homeowners Association, Inc., who and acknowledged execution of the foregoing Declaration on behalf of such entity.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 11 day of February, 2016

[Signature]  
Notary Public of the State of New Jersey

My Commission Expires: \_\_\_\_\_

**PAULO SANTOS**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 11/21/2018

**EXHIBIT A**

**Legal Description**



Exhibit A

Victoria Plaza  
30 Freneau Avenue (Route 79)  
Matawan, New Jersey 07747  
(908) 583-5900 • Fax (908) 583-6619

DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 6, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996

All that certain lot, tract or parcel of land situate, lying and being in the Township of Old Bridge, in the County of Middlesex and the State of New Jersey, and being all of Lot 6, Block 12261 as shown on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lot 6, Block 12261, situate in, Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996, the same being all of Lot 6, Block 12261, said lot as shown on sheet no. 12 of the official Tax Map of the Township of Old Bridge, and being more particularly bounded and described as follows to wit:

BEGINNING at a point in the centerline of Morganville Road (also known as Morganville-Cheesequake Road) (33' R.O.W.), said point being the point of intersection of the eastwardly prolongation of the northerly line of Lot 7, Block 12261, said lot as shown on the aforesaid tax map, with the said centerline of Morganville Road, and running, thence -

1. N 70° 01' 40" W, 299.88 feet through the aforesaid Morganville Road and beyond, along the aforesaid northerly line of Lot 7, Block 12261 to an angle point, thence -
2. S 19° 58' 20" W, 35.00 feet still along the aforesaid northerly line of Lot 7, Block 12261 to an angle point, thence -
3. N 70° 01' 40" W, 235.40 feet still along the aforesaid northerly line of Lot 7, Block 12261 to an angle point, thence -
4. S 30° 54' 20" W, 266.84 feet still along the same to a point in the northeasterly line of Lot 8, Block 12261, said lot as shown on the aforesaid tax map, thence -
5. N 43° 00' 34" W, 524.16 feet along the aforesaid northeasterly line of Lot 8, Block 12261 to an angle point, thence -
6. N 49° 16' 20" E, 655.38 feet along a southeasterly line of the aforesaid Lot 8, Block 12261 through an existing pond to an angle point, thence -

Consulting, Municipal and Environmental  
Engineers ■ Planners ■ Surveyors  
Landscape Architects  
Matawan, N.J.



DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 6, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 2

7. N 04° 38' 40" W, 169.19 feet through an existing pond along the aforesaid southeasterly line of Lot 8, Block 12261 to a point in the centerline of Matawan Brook, also being the southerly line of Lot 5.11, Block 12261, (now or formerly Emanuel Kado and Aida Kado, his wife, as contained in Deed Book 3044 Page 283 & c) said lot as shown on the aforesaid tax map, thence -
8. N 30° 58' 00" E, 134.51 feet along the aforesaid centerline of Matawan Brook and the aforesaid southerly line of Lot 5.11, Block 12261, to an angle point, thence -
9. N 64° 17' 00" E, 46.00 feet still along the aforesaid centerline of Matawan Brook and southerly line of Lot 5.11, Block 12261, to an angle point, thence -
10. N 81° 09' 00" E, 59.00 feet still along the same to an angle point, thence -
11. S 79° 16' 00" E, 62.00 feet still along the same to an angle point, thence -
12. N 64° 53' 00" E, 20.00 feet still along the same to an angle point, thence -
13. N 00° 47' 00" W, 77.00 feet still along the same to an angle point, thence -
14. N 36° 26' 00" E, 24.00 feet still along the same to an angle point, thence -
15. N 80° 05' 00" E, 19.00 feet still along the same to an angle point being the westerly corner of Lot 5.15, Block 12261, (now or formerly Emanuel Kado and Aida Kado, his wife, as contained in Deed Book 3044 Page 283 & c) said lot as shown on the aforesaid tax map, thence -
16. S 45° 05' 00" E, 111.00 feet still along the aforesaid centerline of Matawan Brook, also being the southwesterly line of the aforesaid Lot 5.15, Block 12261, to an angle point, thence -
17. S 52° 22' 00" E, 43.00 feet still along the same and also the aforesaid southwesterly line of Lot 5.15, Block 12261, to an angle point, thence -



**DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY**

**LOT 6, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 3**

18. S 34° 58' 00" E, 115.00 feet still along the same to an angle point, thence -
19. S 18° 38' 00" E, 160.00 feet still along the same to an angle point, thence -
20. S 01° 39' 00" W, 67.00 feet still along the same to an angle point, thence -
21. S 21° 25' 00" W, 52.00 feet still along the same to an angle point, thence -
22. S 29° 48' 00" E, 25.00 feet still along the same to an angle point, thence -
23. S 84° 40' 00" E, 22.50 feet still along the same to an angle point, thence -
24. N 54° 54' 10" E, 43.21 feet still along the same and beyond, thru the aforesaid Morganville Road to an angle point, thence -
25. S 84° 46' 00" E, 12.64 feet still through the aforesaid Morganville Road to a point in the aforesaid centerline of Morganville Road, thence -
26. S 03° 47' 27" W, 676.93 feet along the aforesaid centerline of Morganville Road to the Point and Place of BEGINNING.

CONTAINING 706,045.7 square feet of land more or less/or 16.209 acres of land more or less.

SUBJECT TO: the rights of the public in and to that portion of Morganville Road lying between the centerline herein above described and the westerly line of the said Morganville Road as shown on the below mentioned plan and containing 0.256 acres of land more or less.

ALSO SUBJECT TO: a Dam Construction Agreement between Frank and Virginia Van Dorn and Chris Kirshman, as contained in Deed Book 1807 Page 412 & C, dated March 22, 1958.

ALSO SUBJECT TO: a Right of Way Agreement with Jersey Central Power & Light Company as contained in Deed Book 1291 Page 565.



DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 6, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 4

ALSO SUBJECT TO: a Right of Way Agreement with Jersey Central Power & Light Company as contained in Deed Book 1133 Page 298.

ALSO SUBJECT TO: a Right of Ingress & Egress over a right of way being not less than 16 feet as contained in Deed Book 983 Page 299 & c.

ALSO SUBJECT TO: a Wetlands Permit as contained in Deed Book 5 Page 356 & c.

ALSO SUBJECT TO: A Conservation Easement (Tract I), as shown on the aforesaid Plan of Survey and containing 169,413.6 square feet of land more or less/or 3.889 acres of land more or less.

ALSO SUBJECT TO: A Conservation Easement (Tract II), as shown on the aforesaid Plan of Survey and containing 40,318.2 square feet of land more or less/or 0.926 acres of land more or less.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Sosinski & Associates, P.A. and is based on a map entitled "Plan of Survey for Segal & Morel, Inc., Lot 6, Block 12261, situate in Township of Old Bridge, Middlesex County, New Jersey" dated July 17, 1996.

*Michael Thomas Angelina*  
MICHAEL THOMAS ANGELINA, P.L.S.  
New Jersey Professional Land Surveyor  
License Number 14156

*7/18/96*  
DATE

IAWP-DOCS\CORRES\1987\87-135K.DES





Victoria Plaza  
30 Freneau Avenue (Route 79)  
Matawan, New Jersey 07747  
(908) 583-5900 ■ Fax (908) 583-6619

**DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY**

**LOTS 8 & 9, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996**

All that certain lot, tract or parcel of land situate, lying and being in the Township of Old Bridge, in the County of Middlesex and the State of New Jersey, and being all of Lots 8 & 9, Block 12261 as shown on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lots 8 & 9, Block 12261, situate in, Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996, the same being all of Lots 8 & 9, Block 12261, said lot as shown on sheet no. 12 of the official Tax Map of the Township of Old Bridge, and being more particularly bounded and described as follows to wit:

**BEGINNING** at a point of intersection of the northwesterly line of Lot 22, Block 12261, with the southwesterly line of Lot 7, Block 12261, said point of intersection also being the southerly corner of said Lot 7, Block 12261, said point of intersection being the following bearing and distance measured from the westerly line of Morganville Road, (33' R.O.W.), (also known as Morganville - Cheesequake Road), said line being distant 16.50 feet measured southwestwardly from and at right angles to the centerline thereof, **S 49° 04' 26" W, 237.97 feet**, along the southeasterly line of Lot 7, Block 12261 and running, thence -

1. **S 46° 25' 49" W, 574.82 feet** along the aforesaid northwesterly line of Lot 22, Block 12261, passing over a pepperidge tree w/blazemark and being distant 0.48 feet from the origin of the herein described course, and beyond along the northwesterly line of Lot 24, Block 12261, and passing over a 2" iron pipe found in a tree and being distant 0.23 feet from the terminus of the herein course, to a point in the northerly line of Lot 19, Block 12261, said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
2. **N 67° 17' 11" W, 396.00 feet** along the aforesaid northerly line of Lot 19, Block 12261, to a point, thence -

Consulting, Municipal and Environmental  
Engineers ■ Planners ■ Surveyors  
Landscape Architects

Matawan, N.J.



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LOTS 8 & 9, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 2

3. N 83° 42' 11" W, 396.00 feet along the aforesaid northerly line of Lot 19, Block 12261, to a point, thence -
4. S 52° 19' 50" W, 864.32 feet along the aforesaid northerly line of Lot 19, Block 12261, to a point in the southeasterly line of Lot 18.11, Block 12261, said point being marked by old stone found, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
5. N 26° 15' 20" E, 1,984.94 feet along the aforesaid southeasterly line of Lot 18.11, Block 12261, and beyond along the southeasterly line of Lot 18.12, Block 12261, and passing over a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A., and being distant 861.60 feet from the origin of the herein described course, and beyond along the southeasterly line of Lot 10, Block 12261, and passing over a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A., and being distant 1,161.60 feet from the origin of the herein described course, to a point in the northeasterly line of said Lot 10, Block 12261, passing over a concrete monument found 0.31 feet from the terminus of the herein described course, said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
6. N 43° 00' 34" W, 574.20 feet along the aforesaid northeasterly line of Lot 10, Block 12261, to a point in the easterly line of Lot 10, Block 12261, thence -
7. N 03° 11' 31" E, 106.41 feet along the aforesaid easterly line of Lot 10, Block 12261, to a point in the centerline of Matawan Brook, said line also being the southerly line of Lot 83, Block 12261, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
8. S 73° 43' 00" E, 42.32 feet along the aforesaid centerline of Matawan Brook, said line also being the southerly line of Lot 83, Block 12261, to an angle point, thence -
9. N 20° 03' 00" E, 114.00 feet still along the same, to an angle point, thence -
10. N 38° 23' 20" E, 41.60 feet still along the same, to an angle point, thence -



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TOWNSHIP OF OLD BRIDGE  
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**LOTS 8 & 9, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 3**

11. S 79° 32' 00" E, 32.00 feet still along the same, to an angle point, thence -
12. N 64° 41' 00" E, 53.00 feet still along the same, to an angle point, thence -
13. N 40° 07' 00" E, 27.00 feet still along the same, to an angle point, thence -
14. N 24° 32' 00" W, 21.00 feet still along the same, to an angle point, thence -
15. N 31° 58' 00" E, 13.00 feet still along the same, to an angle point, thence -
16. S 72° 39' 00" E, 54.00 feet still along the same, to an angle point, thence -
17. N 37° 48' 00" E, 22.00 feet still along the same, to an angle point, thence -
18. N 53° 36' 08" E, 37.83 feet still along the nforesaid centerline of Matawan Brook, said line also being the southeasterly line of Lot 13, Block 12313, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, to an angle point, thence -
19. N 64° 09' 35" E, 71.01 feet still along the aforesaid centerline of Matawan Brook, said line also being the southeasterly line of Lot 13, Block 12313, and beyond along the southeasterly line of Lot 12, Block 12313, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, to a point, thence -
20. N 28° 18' 02" E, 28.25 feet still along the nforesaid centerline of Matawan Brook, said line also being the southeasterly line of Lot 12, Block 12313, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, to a point, thence -
21. S 06° 10' 46" E, 6.21 feet still along the aforesaid centerline of Matawan Brook, said line also being the southerly line of Lot 31, Block 12330, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, to an angle point, thence -
22. S 44° 53' 46" E, 87.00 feet still along the same, to an angle point, thence -



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LOTS 8 & 9, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 4

23. S 08° 58' 59" E, 65.00 feet still along the same, to an angle point, thence -
24. N 87° 38' 14" E, 52.00 feet still along the same, to an angle point, thence -
25. S 13° 41' 46" E, 108.00 feet still along the same, to an angle point, thence -
26. N 69° 37' 14" E, 85.00 feet still along the same, to an angle point, thence -
27. S 14° 53' 46" E, 92.00 feet still along the same, to an angle point, thence -
28. S 66° 39' 46" E, 53.00 feet still along the same, to an angle point, thence -
29. S 25° 34' 46" E, 71.00 feet still along the same, to an angle point, thence -
30. S 69° 38' 32" E, 43.41 feet still along the aforesaid centerline of Matawan Brook, said line also being the southerly line of Lot 31, Block 12330, and beyond along the southwesterly line of Lot 5.11, Block 12261, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, to an angle point, thence -
31. S 30° 54' 00" E, 17.00 feet still along the same, to an angle point, thence -
32. S 76° 32' 00" E, 30.00 feet still along the same, to an angle point, thence -
33. N 36° 32' 00" E, 75.00 feet still along the same, to an angle point, thence -
34. S 45° 27' 00" E, 61.00 feet still along the same, to an angle point, thence -
35. S 60° 11' 00" E, 28.00 feet still along the same, to an angle point, thence -
36. N 58° 27' 00" E, 18.00 feet still along the same, to an angle point, thence -
37. N 15° 36' 00" E, 38.00 feet still along the same, to an angle point, thence -
38. N 73° 57' 00" E, 38.00 feet still along the same, to an angle point, thence -
39. N 62° 07' 14" E, 65.16 feet still along the same, to an angle point, thence -



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TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY**

**LOTS 8 & 9, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 5**

40. S 04° 38' 40" E, 169.19 feet along the westerly line of Lot 6, Block 12261, to a point, still along the same, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, to an angle point, thence -
41. S 49° 16' 20" W, 655.38 feet still along the aforesaid westerly line of Lot 6, Block 12261, to a point in a southwesterly line of said Lot 6, Block 12261, thence -
42. S 43° 00' 34" E, 1,154.98 feet along the aforesaid southwesterly line of Lot 6, Block 12261, and beyond along the aforesaid southwesterly line of Lot 7, Block 12261, to the Point and Place of BEGINNING.

CONTAINING 1,768,389.0 square feet of land more or less/or 40.579 acres of land more or less.

**SUBJECT TO:** To an Easement to ingress and egress along a gravel road through lots 8 & 9, Block 12261 as contained in Deed Book 3693 Page 41 & c, and subject to the release of said easement in the event that there is a final approval granted to the subdivision of Lots 8 & 9, Block 12261 and public roadways are constructed, said easement shall cease upon the dedication of said public roadways as contained in Deed Book 3693 Page 41 & C

**ALSO SUBJECT TO:** A Right of Way Agreement with Jersey Central Power & Light Company as contained in Deed Book 1718, Page 585.

**ALSO SUBJECT TO:** Rights of others in the gravel road and together with the right of ingress and egress over said gravel road as contained in Deed Book 2579, Page 985 & c.

**ALSO SUBJECT TO:** A 20 foot wide Utility Easement as contained in Deed Book 3570, page 575 & c.

**ALSO SUBJECT TO:** A 10 R.O.W. Agreement as contained in Deed Book 164, Page 625 & c, and released in Deed Book 3693 page 41 & c.



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TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOTS 8 & 9, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 6

ALSO SUBJECT TO: A 10 R.O.W. Agreement as contained in Deed Book 164, Page 625  
& c, and released in Deed Book 3693 page 41 & c.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser  
Sosinski & Associates, P.A. and is based on a map entitled: "Plan Of Survey for Segal &  
Morel, Inc., Lots 8 & 9, Block 12261, situate in Township of Old Bridge, Middlesex County,  
New Jersey", dated July 17, 1996.

*Michael Thomas Angeline*  
MICHAEL THOMAS ANGELINE, P.L.S.  
New Jersey Professional Land Surveyor  
License Number 14156

*7/18/96*  
DATE

IAWP-DOCS\CORRESU\987\87-135K.DES



Victoria Plaza  
30 Freneau Avenue (Route 79)  
Matawan, New Jersey 07747  
(908) 583-5900 • Fax (908) 583-6619

**DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY**

**LOT 10, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996**

All that certain lot, tract or parcel of land situate, lying and being in the Township of Old Bridge, in the County of Middlesex and the State of New Jersey, and being all of Lot 10, Block 12261 as shown on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lot 10, Block 12261, situate in, Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996, the same being all of Lot 10, Block 12261, said lot as shown on sheet no. 12 of the official Tax Map of the Township of Old Bridge, and being more particularly bounded and described as follows to wit:

**BEGINNING** at a point of intersection of the northeasterly line of Lot 18.12, Block 12261, with the northwesterly line of Lot 8, Block 12261, said point of intersection also being the northeast corner of said Lot 18.12, Block 12261, said point of intersection being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, and running, thence -

1. N 63° 44' 40" W, 948.42 feet along the aforesaid northeasterly line of Lot 18.12, Block 12261, and beyond along the northeasterly line of Lot 18.11, Block 12261, and passing over a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', and distant 300.00 feet from the origin of the herein described course, to a point in the centerline of Matawan Brook, and the southeasterly line of Lot 11, Block 12261, N/F Township of Old Bridge, Board Of Education, Cream Ridge High School, said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -

The following courses 2 through 38 are running along the aforesaid centerline of Matawan Brook, thence -

2. N 08° 05' W, 23.00 feet to a point, thence -
3. N 25° 34' E, 80.00 feet to a point, thence -

Consulting, Municipal and Environmental  
Engineers ■ Planners ■ Surveyors  
Landscape Architects

Matawan, N.J.



DESCRIPTION OF PROPERTY  
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MIDDLESEX COUNTY, NEW JERSEY

LOT 10, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 2

4. N 33° 14' E, 33.00 feet to a point, thence -
5. N 00° 14' E, 28.00 feet to a point, thence -
6. N 34° 15' E, 52.00 feet to a point, thence -
7. N 24° 36' E, 47.00 feet to a point, thence -
8. N 15° 05' W, 18.00 feet to a point, thence -
9. N 59° 52' E, 86.00 feet to a point, thence -
10. N 80° 36' E, 30.00 feet to a point, thence -
11. N 75° 37' E, 28.00 feet to a point, thence -
12. N 17° 00' E, 25.00 feet to a point, thence -
13. N 26° 22' W, 33.00 feet to a point, thence -
14. N 19° 26' E, 29.00 feet to a point, thence -
15. N 40° 06' E, 41.00 feet to a point, thence -
16. S 82° 34' E, 57.00 feet to a point, thence -
17. N 15° 15' E, 84.00 feet to a point, thence -
18. N 42° 28' E, 44.00 feet to a point, thence -
19. S 74° 31' E, 21.00 feet to a point, thence -
20. N 72° 01' E, 61.00 feet to a point, thence -
21. N 40° 29' E, 42.00 feet to a point, thence -





**DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY**

**LOT 10, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 3**

22. S 79° 12' E, 75.00 feet to a point, thence -
23. N 43° 29' E, 58.00 feet to a point, thence -
24. N 16° 36' E, 36.00 feet to a point, thence -
25. N 08° 36' W, 42.00 feet to a point, thence -
26. N 45° 03' W, 34.00 feet to a point, thence -
27. N 37° 42' W, 44.00 feet to a point, thence -
28. N 11° 46' E, 32.00 feet to a point, thence -
29. N 41° 56' E, 26.00 feet to a point, thence -
30. N 25° 20' E, 75.00 feet to a point, thence -
31. N 50° 11' E, 50.00 feet to a point, thence -
32. S 77° 39' E, 22.00 feet to a point, thence -
33. S 21° 45' E, 50.00 feet to a point, thence -
34. S 27° 35' E, 51.00 feet to a point, thence -
35. N 81° 31' E, 18.00 feet to a point, thence -
36. N 18° 21' E, 42.01 feet to a point, thence -
37. N 80° 04' E, 66.09 feet to a point, thence -
38. N 87° 23' 24" E, 41.02 feet to a point in a westerly line of Lot 8, Block 12261, said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -



DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 10, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 4

39. S 03° 11' 31" W, 106.41 feet along the aforesaid westerly line of Lot 8, Block 12261, to a point in the southwesterly line of said Lot 8, Block 12261, thence -
40. S 43° 00' 34" E, 574.20 feet along the aforesaid southwesterly line of Lot 8, Block 12261, to a point in the aforesaid northwesterly line of Lot 8, Block 12261, thence -
41. S 26° 15' 20" W, 823.34 feet along the aforesaid northwesterly line of Lot 8, Block 12261, passing over a concrete monument found and being distant 0.31 feet from the origin of the herein course, to the aforesaid northwesterly line of Lot 18.12, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.' the Place of BEGINNING.

CONTAINING 842,933.4 square feet of land more or less/or 19.351 acres of land more or less.

SUBJECT TO: To an Easement to ingress and egress along a gravel road through lots 8 & 9, Block 12261 as contained in Deed Book 3693 Page 41 & c, and subject to the release of said easement in the event that there is a final approval granted to the subdivision of Lots 8 & 9, Block 12261 and public roadways are constructed, said easement shall cease upon the dedication of said public roadways as contained in Deed Book 3693 Page 41 & C

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Sosinski & Associates, P.A. and is based on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lot 10, Block 12261, situate in, Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996.

*Michael Thomas Angeline*  
MICHAEL THOMAS ANGELINE, P.L.S.  
New Jersey Professional Land Surveyor  
License Number 14156

*7/18/96*  
DATE

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MASER SOSINSKI  
& ASSOCIATES, P.A.

Victoria Plaza  
30 Freneau Avenue (Route 79)  
Matawan, New Jersey 07747  
(908) 583-5900 • Fax (908) 583-6619

**DESCRIPTION OF PROPERTY**  
**TOWNSHIP OF OLD BRIDGE**  
**MIDDLESEX COUNTY, NEW JERSEY**

**LOT 18.11, BLOCK 12261**  
**PROJECT NO. 87-135K**  
**JULY 17, 1996**

All that certain lot, tract or parcel of land situate, lying and being in the Township of Old Bridge, in the County of Middlesex and the State of New Jersey, and being all of Lot 18.11, Block 12261 as shown on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lot 18.11, Block 12261, (on sheet 12 of the official tax map), Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996, the same being all of Lot 18.11, Block 12261, said lot as shown on sheet no. 12 of the official Tax Map of the Township of Old Bridge, and being more particularly bounded and described as follows to wit:

**BEGINNING** at a point of intersection of the southerly line of Lot 11, Block 12261, with the easterly line of Lot 89, Block 12261, said point of intersection also being the northeast corner of said Lot 89, Block 12261, said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, and running, thence -

1. N 70° 43' 00" E, 273.78 feet along the aforesaid southerly line of Lot 11, Block 12261, to an angle point, thence -
2. N 55° 38' 10" E, 522.23 feet still along the same, to an angle point, thence -
3. S 43° 01' 10" E, 139.45 feet still along the same, to an angle point, thence -
4. N 43° 21' 10" E, 75.55 feet still along the same, to an angle point, thence -
5. N 32° 14' 30" E, 57.10 feet still along the same, to an angle point, thence -
6. N 81° 24' 30" E, 350.48 feet still along the same, to an angle point, thence -
7. N 26° 45' 20" E, 16.88 feet still along the same, to a point, thence -

Consulting, Municipal and Environmental  
Engineers ■ Planners ■ Surveyors  
Landscape Architects  
Matawan, N.J.



DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 18.11, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 2

8. S 63° 44' 40" E, 626.42 feet along the southwesterly line of Lot 10, Block 12261, to a point in a northwesterly line of lot 18.12, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
9. S 26° 15' 20" W, 300.00 feet along the aforesaid northwesterly line of Lot 18.12, Block 12261, to a point in the southwesterly line of said Lot 18.12, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', thence -
10. S 63° 44' 40" E, 300.00 feet along the aforesaid southwesterly line of Lot 18.12, Block 12261, to a point in the northwesterly line of Lot 8, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
11. S 26° 15' 20" W, 861.60 feet along the aforesaid northwesterly line of Lot 8, Block 12261, to a point in the northerly line of Lot 19, Block 12261, said point being marked by a old stone found 'painted concrete rock', said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
12. S 50° 22' 17" W, 132.36 feet along the aforesaid northerly line of Lot 19, Block 12261, to a point in the northeasterly line of Lot 84, Block 12261, said point being marked by a old stone found, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
13. N 68° 49' 46" W, 177.95 feet along the aforesaid northeasterly line of Lot 84, Block 12261, to an angle point, thence -
14. N 09° 32' 22" E, 80.00 feet still along the same, to an angle point, thence -
15. N 46° 50' 37" W, 886.61 feet still along the same, and passing over a 1/2" diameter iron pipe found and being distant 320.84 feet from the origin of the herein course, and beyond and passing over a 1/2" diameter iron pipe found and being distant 0.34 feet from the terminus of the herein course, to a point, thence -



**DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY**

**LOT 18.11, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 3**

16. S 07° 08' 58" W, 85.14 feet along the northwesterly line of the aforesaid Lot 84, Block 12261, to an angle point, thence -
17. S 11° 31' 51" E, 165.94 feet still along the same, to an angle point, thence -
18. S 20° 23' 34" W, 524.70 feet still along the same, to an angle point, thence -
19. S 30° 51' 34" W, 124.32 feet still along the same, to a point in the northeasterly line of Lot 81.11, Block 12261, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
20. N 65° 31' 06" W, 446.95 feet along the aforesaid northeasterly line of Lot 81.11, Block 12261, and beyond along the northeasterly line of Lot 81.12, Block 12261, to a point in the southeasterly line of the aforesaid Lot 89, Block 12261, said adjoining lot as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
21. N 55° 28' 54" E, 105.60 feet along the aforesaid southeasterly line of Lot 89, Block 12261, to a point, thence -
22. N 07° 32' 00" W, 973.95 feet along the aforesaid easterly line of Lot 89, Block 12261, to the Point and Place of BEGINNING.

CONTAINING 2,020,753.2 square feet of land more or less/or 46.390 acres of land more or less.

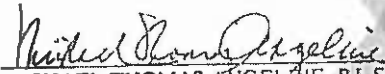


DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 18.11, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 4

SUBJECT TO: The Rights of the party of the first part (E.J. & A.h. Kaminski) to have ingress and egress to their remaining property (Lot 18.11).

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Sosinski & Associates, P.A. and is based on a map entitled "Plan of Survey for Segal & Morel, Inc., Lot 18.11, Block 12261, (on sheet 12 of the Official Tax Map), Township of Old Bridge, Middlesex County, New Jersey" dated July 17, 1996.

  
MICHAEL THOMAS ANGELONE, P.L.S.  
New Jersey Professional Land Surveyor  
License Number 14156  
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7/18/96  
DATE



MASER SOSINSKI  
& ASSOCIATES, P.A.

Victoria Plaza  
30 Freneau Avenue (Route 79)  
Matawan, New Jersey 07747  
(908) 583-5900 • Fax (908) 583-6619

DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

LOT 18.12, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996

All that certain lot, tract or parcel of land situate, lying and being in the Township of Old Bridge, in the County of Middlesex and the State of New Jersey, and being all of Lot 18.12, Block 12261 as shown on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lot 18.12, Block 12261, Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996, the same being all of Lot 18.12, Block 12261, said lot as shown on sheet no. 12 of the official Tax Map of the Township of Old Bridge, and being more particularly bounded and described as follows to wit:

**BEGINNING** at a point of intersection of the northwesterly line of Lot 8, Block 12261, with the southwesterly line of Lot 10, Block 12261, said point of intersection also being the southeast corner of said Lot 10, Block 12261, said point of intersection being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, and running, thence -

1. S 26° 15' 20" W, 300.00 feet along the aforesaid northwesterly line of Lot 8, Block 12261, to a point in the northeasterly line of Lot 18.11, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', said adjoining lots as shown on the aforesaid Plan of Survey and the Official Tax Map, thence -
2. N 63° 44' 42" W, 300.00 feet along the aforesaid northeasterly line of Lot 18.11, Block 12261, to a point in a southeasterly line of said Lot 18.11, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A.', thence -

Consulting, Municipal and Environmental  
Engineers ■ Planners ■ Surveyors  
Landscape Architects  
Matawan, N.J.



DESCRIPTION OF PROPERTY  
TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY

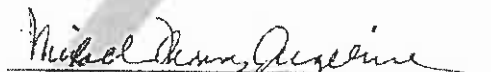
LOT 18.12, BLOCK 12261  
PROJECT NO. 87-135K  
JULY 17, 1996  
PAGE 2

3. N 26° 15' 20" E, 300.00 feet along the aforesaid southeasterly line of Lot 18.11, Block 12261, to a point in the aforesaid southwesterly line of Lot 10, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A., thence -
4. S 63° 44' 42" E, 300.00 feet along the aforesaid southwesterly line of Lot 10, Block 12261, to a point in the aforesaid northwesterly line of Lot 8, Block 12261, said point being marked by a rebar with surveyors cap found, 'Maser Sosinski & Associates, P.A., the Place of BEGINNING.

CONTAINING 90,000.0 square feet of land more or less, or 2.06 acres of land more or less.

SUBJECT TO: To an Easement to ingress and egress along a gravel road through lots 8 & 9, Block 12261 as contained in Deed Book 3693 Page 41 & c, and subject to the release of said easement in the event that there is a final approval granted to the subdivision of Lots 8 & 9, Block 12261 and public roadways are constructed, said easement shall cease upon the dedication of said public roadways as contained in Deed Book 3693 Page 41 & C

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Sosinski & Associates, P.A. and is based on a map entitled: "Plan Of Survey for Segal & Morel, Inc., Lot 18.12, Block 12261, Township of Old Bridge, Middlesex County, New Jersey", dated July 17, 1996.

  
MICHAEL THOMAS ANGELINE, P.L.S.      7/18/96  
New Jersey Professional Land Surveyor      DATE  
License Number 14156

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