

EXHIBIT A

7
we

100

Prepared By:

[Signature]
Jeanette A. Odynski, Esq.

RECORD & RETURN TO:
Martin W. Kafafian, Esq.
Beattie Padovano, LLC
50 Chestnut Ridge Road
Montvale, New Jersey 07645

Chicago Title Company, LLC
2446 Church Road, 3rd Floor
Toms River, NJ 08753
2013-80550



20151007010106100 117
10/07/2015 09:39:34 AM DEED
Bk: 3373 Pg: 269
Jeffrey M. Parrott, County Clerk
Sussex County, NJ

**DEED OF DEDICATION FOR RIGHT OF WAY
(Bank Street)**

This Deed of Dedication is made as of August 27, 2015,

BETWEEN

MAIN STREET ASSOCIATES, INC., a New Jersey corporation, having an address at 6 Warren Drive, Vernon, New Jersey 07462, referred to as the "Grantor",

AND

THE TOWNSHIP OF VERNON, a municipal corporation of the State of New Jersey, having an address of 21 Church Street, Vernon, New Jersey 07462, referred to as the "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Vernon Township, Block No. 144.01, a portion of former Lot 4, as such former Lot 4 existed prior to the filing of the Subdivision Plat (as hereinafter defined).

Property. The property consists of the land in the Township of Vernon, County of Sussex, State of New Jersey. The legal description is:

See Exhibit "A" attached hereto and made a part hereof for the metes and bounds description of the parcel being conveyed hereby.

Purpose. This Deed of Dedication is being made for the creation of a new public right-of-way to be known as Bank Street in accordance with site plan and subdivision approval granted by the Township of Vernon Land Use Board to First Hartford Realty Corporation as memorialized in resolutions dated October 22, 2014 and December 10, 2014, Application No. LU-5-14-4. The areas being dedicated are identified as "PROPOSED BANK STREET 16,249 S.F. OR 0.373 AC." on a plat entitled Major Subdivision Plat for CVS Health Corporation, #302, 304, 306 & 310, Block 144.01, Lots 1, 2, 3 & 4, Route 94, Vernon Township, Sussex County, New Jersey prepared by Blue Marsh Associates, Inc. Land Surveyors & Planners dated 10/17/14, last revised 04/1/15 and recorded with the Sussex County Clerk's Office on June 22, 2015 as Map No. 1477, attached as Exhibit "B" hereto (the "Subdivision Plat").

SUBJECT TO covenants, easements and restrictions of record affecting said Property, sub-surface conditions, all governmental laws, ordinances and regulations regarding the use of said Property and any and all facts which would be disclosed by a complete and accurate survey and title search.

2359951_31130468

20151007010106100
10/07/2015 9:39:00 AM
Consideration: 1.00
Exempt Code: Exempt
County: 0 State: 0
NJRHTF 0 PMPF: 0
ERA: 0 General: 0
Buyer's Fee: 0
Total RTF: 0

SUBJECT TO the following reserved Easement (as hereinafter defined) of Grantor:

1. Certain curbing improvements extending from Lot 4 ("Grantor's Parcel") into the new public right-of-way to be known as Bank Street (the "Curbing Improvements") all as shown on the Subdivision Plat (as hereinafter defined). Grantor hereby reserves for itself, its successors and assigns, a permanent and perpetual non-exclusive easement for the construction, maintenance, repair and/or replacement of the Curbing Improvements (the "Easement"). The Easement is reserved for the benefit of the Grantor's Parcel.

2. The Easement shall be over, on, through and beneath Bank Street so as to permit Grantor to construct, maintain, repair and/or replace the Curbing Improvements.

3. The Easement is appurtenant to and for the benefit of the Grantor's Parcel and shall burden the parcel which is the subject of this conveyance. The Easement shall be binding on and inure to the benefit of the Grantor and Grantee and their respective heirs, executors, successors and assigns, grantees, mortgagees and tenants and shall run with the land in perpetuity. No other third party shall be a beneficiary of the Easement.

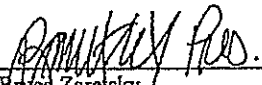
NOTHING contained herein shall constitute a conveyance of the remaining portion of former Lot 4 in Block No. 144.01, as such former Lot 4 existed prior to the filing of the Subdivision Plat.

Promises by Grantor. The Grantor promises are listed below. Each promise is expressed in the language of New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- a. the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) (the Grantor is the legal owner); and
- b. the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) (the Grantor has the right to convey (sell) this property).

Signatures. The Grantor signs this Deed of Dedication as of the date at the top of the first page.

MAIN STREET ASSOCIATES, INC.,
a New Jersey corporation

By: 
Name: Bruce Zaretsky
Title: President

STATE OF NEW JERSEY)
) SS.
COUNTY OF SUSSEX)

I CERTIFY that on 8/27/15 2015, BRUCE ZARETSKY, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the President of MAIN STREET ASSOCIATES, INC., a New Jersey corporation, the Grantor named in this Deed of Dedication;

(b) this Deed of Dedication was signed and delivered by the person as his voluntary act on behalf of MAIN STREET ASSOCIATES, INC. for the uses and purposes stated herein;

(c) the full and actual consideration paid or to be paid for the transfer is One Dollar (\$1.00) and other good and valuable consideration as such consideration is defined in N.J.S.A. 46:15-5.

Dorianne Struck
Notary Public exp 4/4/18

Dorianne Struck
Notary NJ

Exhibit "A"

Metes & Bounds Description of Bank Street



BMA#13-226-236
OCTOBER 17, 2014
REVISED APRIL 1, 2015

METES & BOUNDS DESCRIPTION
PROPOSED BANK STREET
PART OF LOT 4, BLOCK 144.01
LANDS NOW OR FORMERLY
MAIN STREET ASSOCIATES, INC.
VERNON TOWNSHIP, SUSSEX COUNTY
STATE OF NEW JERSEY

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 94 (A.K.A. MCAFEE VERNON ROAD, VARIABLE WIDTH R.O.W.) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED BANK STREET (40' WIDE R.O.W.) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 94, BEING THE TERMINUS OF PROPOSED BANK STREET SOUTH 62 DEGREES 34 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.93 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED BANK STREET, THENCE;

THE FOLLOWING (7) SEVEN COURSES AND DISTANCES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED BANK STREET:

2. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.20 FEET, A CENTRAL ANGLE OF 89 DEGREES 50 MINUTES 38 SECONDS, A CHORD BEARING SOUTH 72 DEGREES 30 MINUTES 35 SECONDS WEST AND A CHORD LENGTH OF 35.31 FEET TO A POINT OF TANGENCY, THENCE;
3. SOUTH 27 DEGREES 35 MINUTES 16 SECONDS WEST, A DISTANCE OF 46.38 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG THE ARC OF A CIRCLE, CURVING TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, AN ARC LENGTH OF 62.30 FEET, A CENTRAL ANGLE OF 24 DEGREES 36 MINUTES 59

BLUE MARSH ASSOCIATES, INC.
Page 1 of 3

P.O. Box 583 - Tabatha Drive
Warrington, PA 18976-2370
215-278-4058 FX 215-343-0218

1541 Route 37 East, Suite B
Toms River, NJ 08763
215-278-4056 FX 732-029-8915

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "A" (cont'd)

Metes & Bounds Description



SECONDS, A CHORD BEARING SOUTH 39 DEGREES 53 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 61.82 FEET TO A POINT OF TANGENCY, THENCE;

5. SOUTH 52 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 99.95 FEET TO A POINT OF CURVATURE, THENCE;
6. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 145.70 FEET, A CENTRAL ANGLE OF 30 DEGREES 55 MINUTES 04 SECONDS, A CHORD BEARING SOUTH 67 DEGREES 39 MINUTES 48 SECONDS WEST AND A CHORD LENGTH OF 143.94 FEET TO A POINT OF TANGENCY, THENCE;
7. SOUTH 83 DEGREES 07 MINUTES 20 SECONDS WEST, A DISTANCE OF 16.11 FEET TO A POINT OF CURVATURE, THENCE;
8. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.14 FEET, A CENTRAL ANGLE OF 80 DEGREES 31 MINUTES 57 SECONDS, A CHORD BEARING SOUTH 42 DEGREES 51 MINUTES 21 SECONDS WEST AND A CHORD LENGTH OF 32.32 FEET ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (VARIABLE WIDTH R.O.W.), THENCE;

THE FOLLOWING (2) TWO COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, BEING THE TERMINUS OF PROPOSED BANK STREET:

9. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 60.94 FEET, A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 02 SECONDS, A CHORD BEARING NORTH 05 DEGREES 10 MINUTES 09 SECONDS WEST AND A CHORD LENGTH OF 60.75 FEET TO A POINT OF TANGENCY, THENCE;
10. NORTH 12 DEGREES 55 MINUTES 40 SECONDS WEST, A DISTANCE OF 22.66 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED BANK STREET, THENCE;

THE FOLLOWING (5) SIX COURSES AND DISTANCES ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED BANK STREET:

BLUE MARSH ASSOCIATES, INC.
Page 2 of 2

P.O. Box 563 - Tabatha Drive
Warrington, PA 18978-2370
215-278-4058 FX 215-343-0218

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4058 FX 732-929-8915

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "A" (cont'd)

Metes & Bounds Description



11. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.63 FEET, A CENTRAL ANGLE OF 83 DEGREES 57 MINUTES 00 SECONDS, A CHORD BEARING SOUTH 54 DEGREES 54 MINUTES 10 SECONDS EAST AND A CHORD LENGTH OF 33.44 FEET TO A POINT OF TANGENCY, THENCE;
12. NORTH 83 DEGREES 07 MINUTES 20 SECONDS EAST, A DISTANCE OF 16.48 FEET TO A POINT OF CURVATURE, THENCE;
13. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 324.11 FEET, A CENTRAL ANGLE OF 30 DEGREES 55 MINUTES 04 SECONDS, A CHORD BEARING NORTH 67 DEGREES 39 MINUTES 48 SECONDS EAST AND A CHORD LENGTH OF 122.61 FEET TO A POINT OF TANGENCY, THENCE;
14. NORTH 52 DEGREES 12 MINUTES 16 SECONDS EAST, A DISTANCE OF 99.95 FEET TO A POINT OF CURVATURE, THENCE;
15. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 45.11 FEET, A CENTRAL ANGLE OF 24 DEGREES 36 MINUTES 59 SECONDS, A CHORD BEARING NORTH 39 DEGREES 53 MINUTES 46 SECONDS EAST AND A CHORD LENGTH OF 44.77 FEET TO A POINT OF TANGENCY, THENCE;
16. NORTH 27 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 71.21 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 16,249 SQUARE FEET OR 0.373 ACRES

THIS DESCRIPTION IS BASED UPON A MAP ENTITLED "MAJOR SUBDIVISION PLAT, CVS HEALTH CORPORATION, CS #10322, #302, 304, 306 & 310 ROUTE 94, LOTS 1, 2, 3 & 4, BLOCK 144.01, VERNON TOWNSHIP, SUSSEX COUNTY, STATE OF NEW JERSEY" PREPARED BY BLUE MARSH ASSOCIATES, INC., PROJECT NO. BMA#13-B226-236, DATED 10/17/2014, LAST REVISED 4/1/2015.

BLUE MARSH ASSOCIATES, INC.


JOSEPH J. WRIGHT
NEW JERSEY PROFESSIONAL LAND SURVEYOR RGS-1488500

BLUE MARSH ASSOCIATES, INC.
Page 3 of 4

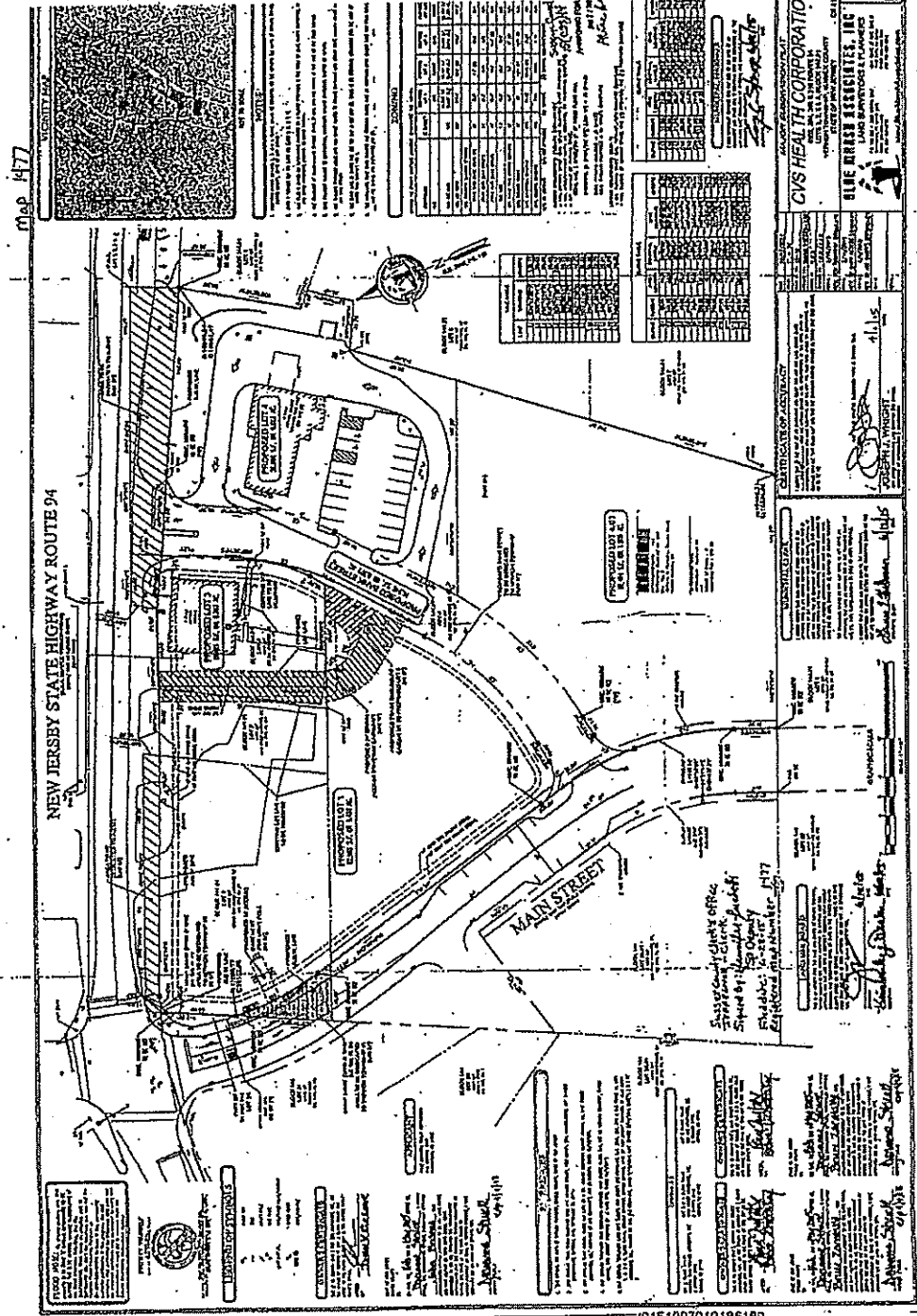
P.O. Box 563 - Tabatha Drive
Warrington, PA 18976-2370
215-278-4058 FX 215-343-0218

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4056 FX 732-929-8915

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "B"

Subdivision Plat



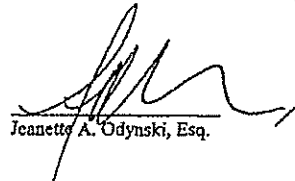
20151007010186180
10/07/2015 09:39:34 AM
DEED
NUMBER OF PAGES : 7
Recording Fee : \$100.00

EXHIBIT B

7
Wid

100

Prepared By:



Jeanette A. Odynski, Esq.

RECORD & RETURN TO:
Martin W. Kafan, Esq.
Beattie Padevano, LLC
50 Chestnut Ridge Road
Montvale, New Jersey 07645



20151007010100170 1/7
10/07/2015 09:39:33 AM DEED
Bk: 3373 Pg: 253
Jeffrey H. Parrott, County Clerk
Sussex County, NJ

Chicago Title Company, LLC
2446 Church Road, 3rd Floor
Toms River, NJ 08753

2013-80550

DEED OF DEDICATION FOR RIGHT OF WAY

This Deed of Dedication is made as of August 27, 2015,

BETWEEN

VERNON TOWN CENTER ASSOCIATES, L.L.C., a New Jersey limited liability company, having an address of 6 Warren Drive, Vernon, New Jersey 07462, referred to as the "Grantor",

AND

THE TOWNSHIP OF VERNON, a municipal corporation of the State of New Jersey, having an address of 21 Church Street, Vernon, New Jersey 07462, referred to as the "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Vernon Township, Block No. 144.01, a portion of former Lot 1, as such former Lot 1 existed prior to the filing of the Subdivision Plat (as hereinafter defined).

Property. The property consists of the land in the Township of Vernon, County of Sussex, State of New Jersey. The legal description is:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof for the metes and bounds descriptions of the lands being conveyed hereby.

Purpose. This dedication is being made in accordance with site plan and subdivision approval granted by the Township of Vernon Land Use Board to First Hartford Realty Corporation as memorialized in resolutions dated October 22, 2014 and December 10, 2014, Application No. LU-5-14-4. The areas being dedicated are identified as "AREA TO BE DEDICATED TO VERNON TOWNSHIP #1 (1,458 S.F.)" and "AREA TO BE DEDICATED TO VERNON TOWNSHIP #2 (13 S.F.)" on a plat entitled Major Subdivision Plat for CVS Health Corporation, #302, 304, 306 & 310 Route 94, Block 144.01, Lots 1, 2, 3 & 4, Vernon Township, Sussex County, New Jersey prepared by Blue Marsh Associates, Inc. Land Surveyors & Planners dated 10/17/14, last revised 04/1/15 and recorded with the Sussex County Clerk's Office on June 22, 2015 as Map No. 1477 (the "Subdivision Plat"), attached as Exhibit "C" hereto.

SUBJECT TO covenants, easements and restrictions of record affecting said Property, sub-surface conditions, all governmental laws, ordinances and regulations regarding the use of said Property and any and all facts which would be disclosed by a complete and accurate survey and title search.

20151007010100170
10/07/2015 09:39:00 AM
Consideration: 1.00
Exempt Code: Exempt
County: 0 State: 0
NJRHTE 0 PHPF: 0
ERR: 0 General: 0
Buyer's Fee: 0

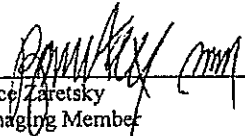
NOTHING contained herein shall constitute a conveyance of the remaining portion of former Lot 1 in Block No. 144.01 as such former Lot 1 existed prior to the filing of the Subdivision Plat.

Promises by Grantor. The Grantor promises are listed below. Each promise is expressed in the language of New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- a. the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) (the Grantor is the legal owner); and
- b. the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) (the Grantor has the right to convey (sell) this property).

Signatures. The Grantor signs this Deed of Dedication as of the date at the top of the first page.

VERNON TOWN CENTER ASSOCIATES, L.L.C., a New Jersey limited liability company

By: 
Name: Bruce Zaretsky
Title: Managing Member

STATE OF NEW JERSEY)
) SS.
COUNTY OF SUSSEX)

I CERTIFY that on 8/27/15, 2015, BRUCE ZARETSKY, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Managing Member of VERNON TOWN CENTER ASSOCIATES, L.L.C., a New Jersey limited liability company, the Grantor named in this Deed of Dedication;
- (b) this Deed of Dedication was signed and delivered by the person as his voluntary act on behalf of VERNON TOWN CENTER ASSOCIATES, L.L.C. for the uses and purposes stated herein;
- (c) the full and actual consideration paid or to be paid for the transfer is One Dollar (\$1.00) and other good and valuable consideration as such consideration is defined in N.J.S.A. 46:15-5.

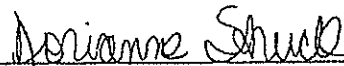

Notary Public exp 4/4/18
Dorianne Struck
Notary NJ

Exhibit "A"

Metes & Bounds Description of
Area to Be Dedicated to Vernon Township #1 (1,458 S.F.)



BMA#13-226-236
OCTOBER 17, 2014
REVISED APRIL 1, 2015

METES & BOUNDS DESCRIPTION
AREA TO BE DEDICATED TO VERNON TOWNSHIP #1
PART OF EXISTING LOT 1, BLOCK 144.01
LANDS NOW OR FORMERLY
VERNON TOWN CENTER ASSOCIATES, LLC
VERNON TOWNSHIP, SUSSEX COUNTY
STATE OF NEW JERSEY

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (VARIABLE WIDTH R.O.W.) AT ITS INTERSECTION WITH THE DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 144.01 LANDS NOW OR FORMERLY VERNON TOWN CENTER ASSOCIATES, LLC AND LOT 24, BLOCK 144 LANDS NOW OR FORMERLY COHEN AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

THE FOLLOWING (2) TWO COURSES AND DISTANCES ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET:

1. ALONG THE ARC OF A CIRCLE, CURVING TO THE LEFT, HAVING A RADIUS OF 224.95 FEET, AN ARC LENGTH OF 71.87 FEET, A CENTRAL ANGLE OF 18 DEGREES 18 MINUTES 16 SECONDS, A CHORD BEARING SOUTH 03 DEGREES 46 MINUTES 32 SECONDS EAST AND A CHORD LENGTH OF 71.56 FEET TO A POINT OF TANGENCY, THENCE;
2. SOUTH 12 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 12.69 FEET TO A POINT, THENCE;
3. ALONG THE EXTENDED DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 144.01 AND EXISTING LOT 4, BLOCK 144.01 LANDS NOW OR FORMERLY MAIN STREET ASSOCIATES, INC. NORTH 66 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.03 FEET TO A POINT, THENCE;

BLUE MARSH ASSOCIATES, INC.
Page 1 of 2

P.O. Box 663 - Tabatha Drive
Warrington, PA 18978-2370
215-278-4058 FX 215-343-0218

1641 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4058 FX 732-928-8915

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "A" (cont'd)

**Metes & Bounds Description of
Area to Be Dedicated to Vernon Township #1 (1,458 S.F.)**

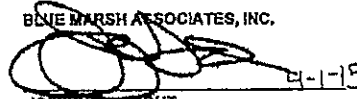


4. ALONG THE EXTENDED DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 144.01 AND LOT 24, BLOCK 144 NORTH 27 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.21 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,458 SQUARE FEET OR 0.033 ACRES

THIS DESCRIPTION IS BASED UPON A MAP ENTITLED "MAJOR SUBDIVISION PLAN, CVS HEALTH CORPORATION, CS #10322, #302, 304, 306 & 310 ROUTE 9A, LOTS 1, 2, 3 & 4, BLOCK 144.01, VERNON TOWNSHIP, SUSSEX COUNTY, STATE OF NEW JERSEY" PREPARED BY BLUE MARSH ASSOCIATES, INC., PROJECT NO. BMA#13-B226-236, DATED 10/17/2014, LAST REVISED 4/1/2015.

BLUE MARSH ASSOCIATES, INC.



4-1-15

JOSEPH J. WRIGHT
NEW JERSEY PROFESSIONAL LAND SURVEYOR #53-3488500

BLUE MARSH ASSOCIATES, INC.
Page 7 of 2

P.O. Box 583 - Tabatha Drive
Warrington, PA 18976-2370
215-278-4058 FX 215-343-0218

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4055 FX 732-923-8915

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "B"

Metes & Bounds Description of
Area to Be Dedicated to Vernon Township #2 (13 S.F.)



BMA#13-226-236
OCTOBER 17, 2014
REVISED APRIL 1, 2015

METES & BOUNDS DESCRIPTION
AREAS TO BE DEDICATED TO VERNON TOWNSHIP #2
PART OF EXISTING LOT 1, BLOCK 144.01
LANDS NOW OR FORMERLY
VERNON TOWN CENTER ASSOCIATES, LLC
VERNON TOWNSHIP, SUSSEX COUNTY
STATE OF NEW JERSEY

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 94 (A.K.A. MCAFEE VERNON ROAD, VARIABLE WIDTH R.O.W.) WITH THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (VARIABLE WIDTH R.O.W.) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, CURVING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 13.53 FEET, A CENTRAL ANGLE OF 30 DEGREES 59 MINUTES 52 SECONDS, A CHORD BEARING NORTH 84 DEGREES 39 MINUTES 24 WEST AND A CHORD LENGTH OF 13.36 FEET TO A POINT, THENCE;
2. ALONG THE EXTENDED DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 144.01 LANDS NOW OR FORMERLY VERNON TOWN CENTER ASSOCIATES, LLC AND LOT 24, BLOCK 144 LANDS NOW OR FORMERLY COHEN NORTH 27 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.37 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 94, THENCE;
3. ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 94, CURVING TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 12.51 FEET, A CENTRAL ANGLE OF 1 DEGREE 59 MINUTES 27 SECONDS, A CHORD BEARING SOUTH 70 DEGREES 09 MINUTES 02 EAST AND A CHORD LENGTH OF 12.51 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 13 SQUARE FEET OR 0.000 ACRES

BLUE MARSH ASSOCIATES, INC.
Page 1 of 1

P.O. Box 563 - Tabatha Drive
Warrington, PA 18978-2370
215-278-4058 FX 215-343-0218

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4058 FX 732-929-8916

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "B" (cont'd)

**Metes & Bounds Description of
Area to Be Dedicated to Vernon Township #2 (13 S.F.)**



THIS DESCRIPTION IS BASED UPON A MAP ENTITLED "MAJOR SUBDIVISION PLAT, CVS HEALTH CORPORATION, CS #10322, #302, 304, 306 & 310 ROUTE 94, LOTS 1, 2, 3 & 4, BLOCK 144.01, VERNON TOWNSHIP, SUSSEX COUNTY, STATE OF NEW JERSEY" PREPARED BY BLUE MARSH ASSOCIATES, INC., PROJECT NO. BMA#13-B226-236, DATED 10/17/2014, LAST REVISED 4/1/2015.

BLUE MARSH ASSOCIATES, INC.

JOSEPH J. WRIGHT
NEW JERSEY PROFESSIONAL LAND SURVEYOR #G-3428300

BLUE MARSH ASSOCIATES, INC.
Page 2 of 2

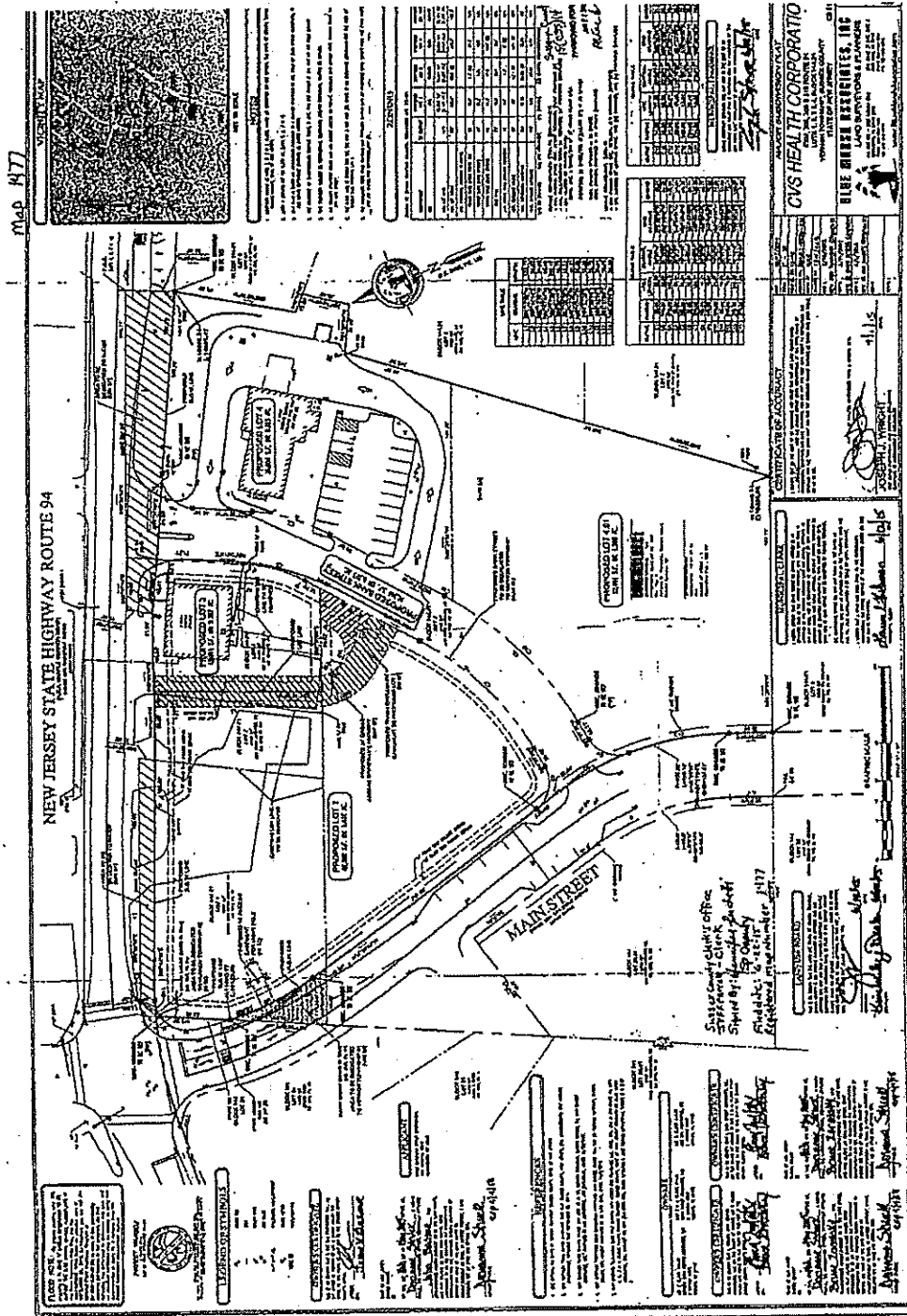
P.O. Box 663 - Tabatha Drive
Warrington, PA 18976-2378
215-278-4058 FX 215-343-0218

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4056 FX 732-929-8915

WWW.BLUEMARSHASSOCIATES.COM

Exhibit "C"

Subdivision Plat



20151007010186170
 10/07/2015 09:39.33 AM
 DEED
 NUMBER OF PAGES : 7
 Recording Fee : \$100.00