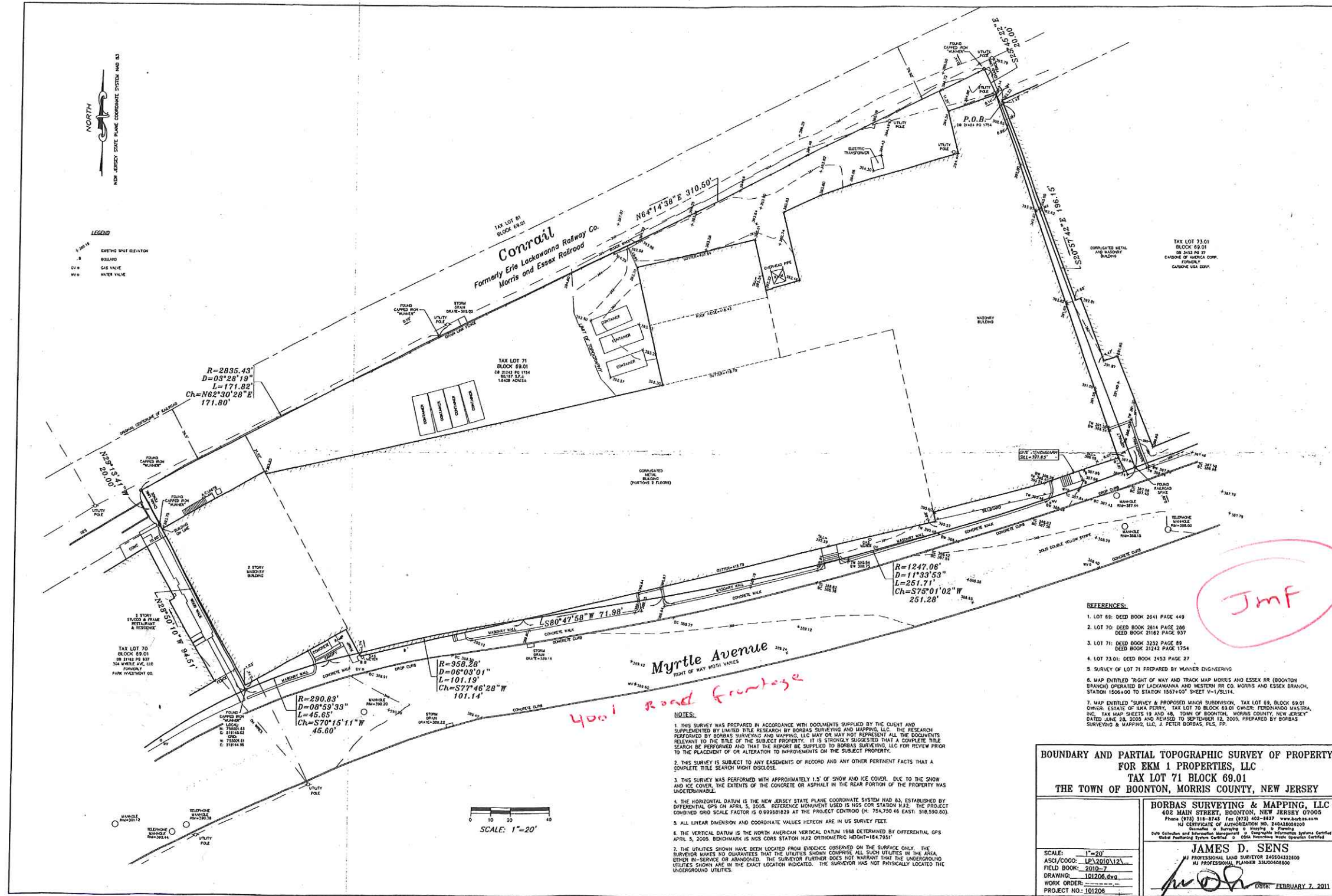




- LEGEND**
- 1.361.18 EXISTING SPOT ELEVATION
 - 8 BOLLARD
 - GV 4 GAS VALVE
 - WV 6 WATER VALVE



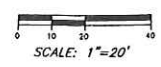
$R=2835.43'$
 $D=03^{\circ}28'19''$
 $L=171.82'$
 $Ch=N62^{\circ}30'28''E$
 $171.80'$

$R=290.89'$
 $D=08^{\circ}59'39''$
 $L=45.65'$
 $Ch=S70^{\circ}15'11''W$
 $45.60'$

$R=958.28'$
 $D=06^{\circ}03'01''$
 $L=101.19'$
 $Ch=S77^{\circ}46'28''W$
 $101.14'$

$R=1247.06'$
 $D=11^{\circ}30'53''$
 $L=261.71'$
 $Ch=S76^{\circ}01'02''W$
 $251.28'$

$L=80^{\circ}47'58''W$
 $71.98'$



- NOTES:**
1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND SUPPLEMENTED BY LIMITED TITLE RESEARCH BY BORBAS SURVEYING AND MAPPING, LLC. THE RESEARCH PERFORMED BY BORBAS SURVEYING AND MAPPING, LLC MAY OR MAY NOT REPRESENT ALL THE DOCUMENTS RELEVANT TO THE TITLE OF THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE PERFORMED AND THAT THE REPORT BE SUPPLIED TO BORBAS SURVEYING, LLC FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE SUBJECT PROPERTY.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
 3. THIS SURVEY WAS PERFORMED WITH APPROXIMATELY 1.5' OF SNOW AND ICE COVER. DUE TO THE SNOW AND ICE COVER, THE EXTENTS OF THE CONCRETE OR ASPHALT IN THE REAR PORTION OF THE PROPERTY WAS UNDETERMINABLE.
 4. THE HORIZONTAL DATUM IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83, ESTABLISHED BY DIFFERENTIAL GPS ON APRIL 5, 2005. REFERENCE MONUMENT USED IS NGS COR STATION NJ2. THE PROJECT COINED GRID SCALE FACTOR IS 0.999881829 AT THE PROJECT CENTERPOINT (N: 754,750.48 EAST: 518,590.60).
 5. ALL LINEAR DIMENSION AND COORDINATE VALUES HEREON ARE IN US SURVEY FEET.
 6. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM 1988 DETERMINED BY DIFFERENTIAL GPS APRIL 5, 2005. BENCHMARK IS NGS COR STATION NJ2. ORTHOMETRIC HEIGHT=164.7951'
 7. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCES:

1. LOT 69: DEED BOOK 2641 PAGE 449
2. LOT 70: DEED BOOK 2614 PAGE 266
DEED BOOK 2182 PAGE 937
3. LOT 71: DEED BOOK 3252 PAGE 89
DEED BOOK 2142 PAGE 1254
4. LOT 73.01: DEED BOOK 3453 PAGE 27
5. SURVEY OF LOT 71 PREPARED BY MUNN ENGINEERING
6. MAP ENTITLED "RIGHT OF WAY AND TRACK MAP MORES AND ESSEX RR (BOONTON BRANCH) OPERATED BY LACKAWANNA AND WESTERN RR CO. MORRIS AND ESSEX BRANCH, STATION 1506+00 TO STATION 1557+00" SHEET V-1/3L14.
7. MAP ENTITLED "SURVEY & PROPOSED MINOR SUBDIVISION, TAX LOT 69, BLOCK 69.01 OWNER: ESTATE OF EKA FERREY, TAX LOT 70 BLOCK 69.01 OWNER: FERDINANDO MASTRIA, INC. TAX MAP SHEETS 19 AND 48. TOWN OF BOONTON, MORRIS COUNTY, NEW JERSEY DATED JUNE 28, 2005 AND REVISED TO SEPTEMBER 12, 2005. PREPARED BY BORBAS SURVEYING & MAPPING, LLC. A PETER BORBAS, PLS., P.E.

Jmf

**BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF PROPERTY FOR EKM 1 PROPERTIES, LLC
 TAX LOT 71 BLOCK 69.01
 THE TOWN OF BOONTON, MORRIS COUNTY, NEW JERSEY**

BORBAS SURVEYING & MAPPING, LLC
 402 MAIN STREET, BOONTON, NEW JERSEY 07006
 Phone (973) 318-1745 Fax (973) 402-4437 www.borbas.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 246240509209
 Specialties: Surveying • Mapping • Planning
 Data Collection and Information Management • Geographic Information Systems Certified
 Global Positioning System Certified • CORS Network State Operations Certified

JAMES D. SENS
 NJ PROFESSIONAL LAND SURVEYOR 24050432200
 NJ PROFESSIONAL PLANNER 33000508000

SCALE: 1"=20'
 ASCI/CODG: LPV701012A
 FIELD BOOK: 2010-7
 DRAWING: 101206.dwg
 WORK ORDER: _____
 PROJECT NO.: 101206

[Signature] DATE: FEBRUARY 7, 2011