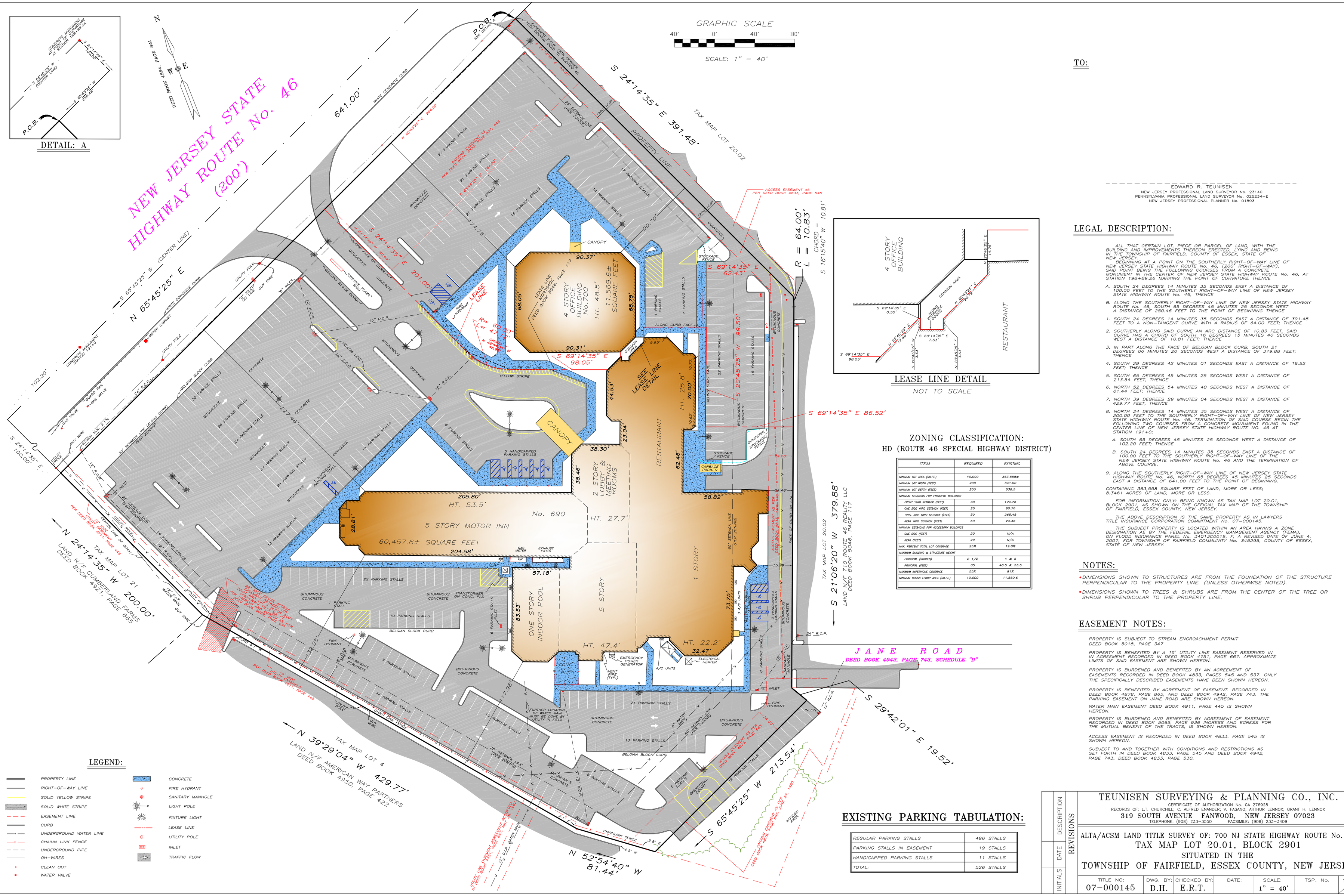
DETAIL: A



LEASE LINE DETAIL

NOT TO SCALE

ZONING CLASSIFICATION:

HD (ROUTE 46 SPECIAL HIGHWAY DISTRICT)

ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA (SQ.FT.)	40,000	363,558±
MINIMUM LOT WIDTH (FEET)	200	641.00
MINIMUM LOT DEPTH (FEET)	200	538.5
MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS		
FRONT YARD SETBACK (FEET)	30	174.78
ONE SIDE YARD SETBACK (FEET)	25	90.70
TOTAL SIDE YARD SETBACK (FEET)	50	265.48
REAR YARD SETBACK (FEET)	60	24.46
MINIMUM SETBACKS FOR ACCESSORY BUILDINGS		
ONE SIDE (FEET)	20	N/A
REAR (FEET)	20	N/A
MAX. PERCENT TOTAL LOT COVERAGE	25%	19.8%
MAXIMUM BUILDING & STRUCTURE HEIGHT		
PRINCIPAL (STORIES)	2 1/2	4 & 5
PRINCIPAL (FEET)	35	48.5 & 53.5
MAXIMUM IMPERVIOUS COVERAGE	55%	81%
MINIMUM GROSS FLOOR AREA (SQ.FT.)	10,000	11,569.6

EXISTING PARKING TABULATION:

REGULAR PARKING STALLS	496 STALLS
PARKING STALLS IN EASEMENT	19 STALLS
HANDICAPPED PARKING STALLS	11 STALLS
TOTAL:	526 STALLS

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOLID YELLOW STRIPE
- SOLID WHITE STRIPE
- EASEMENT LINE
- CURB
- UNDERGROUND WATER LINE
- CHAIUN LINK FENCE
- UNDERGROUND PIPE
- OH-WIRES
- CLEAN OUT
- WATER VALVE
- CONCRETE
- FIRE HYDRANT
- SANITARY MANHOLE
- LIGHT POLE
- FIXTURE LIGHT
- LEASE LINE
- UTILITY POLE
- INLET
- TRAFFIC FLOW

TO:

EDWARD R. TEUNISEN
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 23140
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR No. 025234-E
NEW JERSEY PROFESSIONAL PLANNER No. 01893

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, LYING AND BEING IN THE TOWNSHIP OF FAIRFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 46, (200' RIGHT-OF-WAY), SAID POINT BEING THE FOLLOWING COURSES FROM A CONCRETE MONUMENT IN THE CENTER OF NEW JERSEY STATE HIGHWAY ROUTE No. 46, AT STATION 198+89.26 MARKING THE POINT OF CURVATURE THENCE

A. SOUTH 24 DEGREES 14 MINUTES 35 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 46, THENCE

B. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 46, SOUTH 65 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 250.46 FEET TO THE POINT OF BEGINNING THENCE

1. SOUTH 24 DEGREES 14 MINUTES 35 SECONDS EAST A DISTANCE OF 391.48 FEET TO A NON-TANGENT CURVE WITH A RADIUS OF 64.00 FEET; THENCE
2. SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 10.83 FEET, SAID CURVE HAS A CHORD OF SOUTH 16 DEGREES 15 MINUTES 40 SECONDS WEST A DISTANCE OF 10.81 FEET; THENCE
3. IN PART ALONG THE FACE OF BELGIAN BLOCK CURB, SOUTH 21 DEGREES 06 MINUTES 20 SECONDS WEST A DISTANCE OF 379.88 FEET; THENCE
4. SOUTH 29 DEGREES 42 MINUTES 01 SECONDS EAST A DISTANCE OF 19.52 FEET; THENCE
5. SOUTH 65 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 213.54 FEET; THENCE
6. NORTH 52 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 81.44 FEET; THENCE
7. NORTH 39 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 429.77 FEET; THENCE
8. NORTH 24 DEGREES 14 MINUTES 35 SECONDS WEST A DISTANCE OF 200.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 46. TERMINATION OF SAID COURSE BEGIN THE FOLLOWING TWO COURSES FROM A CONCRETE MONUMENT FOUND IN THE CENTER LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 46 AT STATION 191+0;
   A. SOUTH 65 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 102.20 FEET; THENCE
   B. SOUTH 24 DEGREES 14 MINUTES 35 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NEW JERSEY STATE HIGHWAY ROUTE No. 46 AND THE TERMINATION OF ABOVE COURSE.
9. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 46, NORTH 65 DEGREES 45 MINUTES 25 SECONDS EAST A DISTANCE OF 641.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 363,558 SQUARE FEET OF LAND, MORE OR LESS; 8.3461 ACRES OF LAND, MORE OR LESS.

FOR INFORMATION ONLY: BEING KNOWN AS TAX MAP LOT 20.01, BLOCK 2901, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY.

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 07-000145.

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE PANEL No. 34013C0019, F, A REVISED DATE OF JUNE 4, 2007, FOR TOWNSHIP OF FAIRFIELD COMMUNITY No. 345295, COUNTY OF ESSEX, STATE OF NEW JERSEY.

NOTES:

- DIMENSIONS SHOWN TO STRUCTURES ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE. (UNLESS OTHERWISE NOTED).
- DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.

EASEMENT NOTES:

PROPERTY IS SUBJECT TO STREAM ENCROACHMENT PERMIT DEED BOOK 5018, PAGE 347

PROPERTY IS BENEFITED BY A 15' UTILITY LINE EASEMENT RESERVED IN IN AGREEMENT RECORDED IN DEED BOOK 4751, PAGE 667. APPROXIMATE LIMITS OF SAID EASEMENT ARE SHOWN HEREON.

PROPERTY IS BURDENED AND BENEFITED BY AN AGREEMENT OF EASEMENTS RECORDED IN DEED BOOK 4833, PAGES 545 AND 537. ONLY THE SPECIFICALLY DESCRIBED EASEMENTS HAVE BEEN SHOWN HEREON.

PROPERTY IS BENEFITED BY AGREEMENT OF EASEMENT, RECORDED IN DEED BOOK 4878, PAGE 865, AND DEED BOOK 4942, PAGE 743. THE PARKING EASEMENT ON JANE ROAD ARE SHOWN HEREON.

WATER MAIN EASEMENT DEED BOOK 4911, PAGE 445 IS SHOWN HEREON.

PROPERTY IS BURDENED AND BENEFITED BY AGREEMENT OF EASEMENT RECORDED IN DEED BOOK 5069, PAGE 936 INGRESS AND EGRESS FOR THE MUTUAL BENEFIT OF THE TRACTS, IS SHOWN HEREON.

ACCESS EASEMENT IS RECORDED IN DEED BOOK 4833, PAGE 545 IS SHOWN HEREON.

SUBJECT TO AND TOGETHER WITH CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 4833, PAGE 545 AND DEED BOOK 4942, PAGE 743, DEED BOOK 4833, PAGE 530.

INITIALS	DATE	DESCRIPTION
		REVISIONS

TEUNISEN SURVEYING & PLANNING CO., INC.
CERTIFICATE OF AUTHORIZATION No. GA 276928
RECORDS OF: L.T. CHURCHILL; C. ALFRED ENANDER; V. FASANO; ARTHUR LENNOX; GRANT H. LENNOX
319 SOUTH AVENUE FANWOOD, NEW JERSEY 07023
TELEPHONE: (908) 233-3550 FACSIMILE: (908) 233-3409

ALTA/ACSM LAND TITLE SURVEY OF: 700 NJ STATE HIGHWAY ROUTE No. 46
TAX MAP LOT 20.01, BLOCK 2901
SITUATED IN THE
TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY

TITLE NO:	DWG. BY:	CHECKED BY:	DATE:	SCALE:	TSP. No.	
07-000145	D.H.	E.R.T.		1" = 40'		1/1

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