

Explanation: This Ordinance vacates all of the right, title and interest of the Township of Warren in certain portions of Fourth Street, Fifth Street, Sixth Street, Seventh Street, Eighth Street and Oak Avenue, all of which are currently identified on the Official Tax Map of the Township of Warren as paper streets.

**TOWNSHIP OF WARREN
ORDINANCE NO. 15-17**

**AN ORDINANCE VACATING PORTIONS OF THE FOLLOWING PAPER STREETS
FOURTH STREET, FIFTH STREET, SIXTH STREET, SEVENTH STREET,
EIGHTH STREET AND OAK AVE**

WHEREAS, there exist in the Township of Warren certain paper streets known as Fourth Street, Fifth Street, Sixth Street, Seventh Street, Eighth Street and Oak Avenue (the "Paper Streets") as shown on the Official Tax Map of the Township of Warren; and

WHEREAS, a request has been made to vacate certain portions of the Paper Streets in connection with the approval by the Warren Township Planning Board of a minor subdivision application (the "Application") of Oak & Elm Associates, LLC; and

WHEREAS, that portion of Fourth Street to be vacated is described in the "Deed Description of a Portion of Fourth Street Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey" dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit A; and

WHEREAS, that portion of Fifth Street to be vacated is described in the "Deed Description of a Portion of Fifth Street Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey" dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit B; and

WHEREAS, that portion of Sixth Street to be vacated is described in the "Deed Description of a Portion of Sixth Street Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey" dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit C; and

WHEREAS, that portion of Seventh Street to be vacated is described in the "Deed Description of a Portion of Seventh Street Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey" dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit D; and

WHEREAS, that portion of Eighth Street to be vacated is described in the "Deed Description of a Portion of Eighth Street Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey" dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit E; and

WHEREAS, that portion of Oak Avenue to be vacated is described in the “Deed Description of a Portion of Oak Avenue Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey” dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit F; and

WHEREAS, the vacated portions of the Paper Streets, as more fully described above, shall be merged with the new lots proposed to be created by the Application (the “Proposed New Lots”), which Proposed New Lots shall be created upon the filing of deeds or a map in conformity with the Map Filing Law, N.J.S.A. 46:23-9.9 et seq. as required by the Warren Township Planning Board Resolution approving the Application (the “Resolution of Approval”); and

WHEREAS, a portion of the vacated portions of Fourth Street, Fifth Street, Sixth Street, Seventh Street and Eighth Street shall be merged and become part of proposed Lot 21.01, Block 12 as described in the “Deed Description of Proposed Lot 21.01 Block 12 Being Existing Lots 21, 22, 23, 24, 25 and 26 Block 12 and Portions of Fourth Street, Fifth Street, Sixth Street, Seventh Street and Eighth Street Rights of Way to be Vacated in the Township of Warren, Somerset County, New Jersey” dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit G; and

WHEREAS, a portion of the vacated portions of Oak Avenue, Fifth Street, Sixth Street, and Seventh Street shall be merged and become part of proposed Lot 1.03, Block 22 as described in the “Deed Description of Proposed Lot 1.03 Block 22 Being Existing Lot 1 Block 20, Lot 2 Block 21, Lot 2 Block 22 and Portions of Oak Avenue, Fifth Street, Sixth Street, and Seventh Street Rights of Way to be Vacated in the Township of Warren, Somerset County, New Jersey” dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit H; and

WHEREAS, a portion of the vacated portions of Fifth Street shall be merged and become part of proposed Lot 3.01, Block 19 as described in the “Deed Description of Proposed Lot 3.01 Block 19 Being Existing Lot 3 Block 19 and a Portion of Fifth Street Right of Way to be Vacated in the Township of Warren, Somerset County, New Jersey” dated July 10, 2015 prepared by Gladstone Design, Inc. attached hereto as Exhibit I; and

WHEREAS, the Township Committee of the Township of Warren does hereby determine that the portions of the Paper Streets to be vacated as described herein are and will no longer be needed for public purposes; and

WHEREAS, N.J.S.A. 40:67-19 authorizes the Township to release and extinguish the rights of the public and the rights of the Township in and to the portions of the Paper Streets to be vacated as set forth herein, and as depicted on the Minor Subdivision Plan dated February 20, 2015 prepared by Gladstone Design, Inc. annexed hereto as Exhibit J.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, as follows:

SECTION 1. The rights of the public and the rights of the Township in and to the portions of the Paper Streets to be vacated as more fully described in Exhibits A–F and as depicted on Exhibit J attached hereto are hereby extinguished and vacated.

SECTION 2. There is expressly reserved and excepted from vacation all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the “Cable Television Act,” N.J.S.A. 48:5A-1 et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street or any part thereof to be vacated.

SECTION 3. There is also expressly reserved and excepted from vacation any sanitary sewer or drainage structures and any easements in, adjacent to, over or under the street or portion thereof to be vacated.

SECTION 4. The Mayor and Township Clerk are hereby authorized to execute any and all documents consistent with this Ordinance for the vacation of the Paper Streets.

SECTION 5. The lands being vacated shall be merged into the Proposed New Lots as set forth herein and as more fully described on Exhibits G-I attached hereto. Deeds to perfect the mergers and to create the Proposed New Lots (the “Subdivision Deeds”) shall be prepared by Oak and Elm Associates, LLC. The Deed to create proposed new Lot 21.01, Block 12 must include language stating that new Lot 21.01, Block 12 may only be further subdivided into two (2) lots. The Subdivision Deeds shall be reviewed and approved by the Township Attorney, shall be signed on behalf of the Warren Township Planning Board and shall thereafter be recorded thereafter in the Somerset County Clerk’s Office.

SECTION 6. After this Ordinance has been introduced and passed a first reading, the Township Clerk shall cause this Ordinance to be published in the manner set forth in N.J.S.A. 40:49-2 not less than ten (10) days instead of one week prior to the time fixed for further consideration for final passage.

SECTION 7. At least seven (7) days prior to the time fixed for the consideration of this Ordinance for final passage, a copy of this Ordinance, together with a notice of its introduction and the time and place when and where the Ordinance will be further considered for final passage, shall be mailed to every person whose land may be affected by this Ordinance so far as may be ascertained. Said notices shall be mailed by the Township Clerk in accordance with the provisions of N.J.S.A. 40:49-6, the cost of such mailing to be borne by Oak & Elm Associates, LLC.

SECTION 8. The Township Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy of this Ordinance certified by the Township Clerk under seal of the Township to be a true copy thereof, together with a copy of the proof of publication thereof, in the office of the Somerset County Clerk in accordance with the provisions of N.J.S.A. 40:67-21.

ATTEST:

TOWNSHIP OF WARREN



Patricia A. DiRocco, RMC
Township Clerk

By: 
Michael C. Marion, Mayor

INTRODUCED: August 13, 2015
ADOPTED: September 10, 2015
EFFECTIVE: September 17, 2015

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GLADSTONE DESIGN, INC.

Consulting Engineers
Land Surveyors
Landscape Architects

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
Telephone: (908) 234-0309
Facsimile: (908) 719-3320

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanie, P.L.S.

Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF A
PORTION OF FOURTH STREET
RIGHT OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

BEGINNING at a point in the southerly sideline of Fourth Street (50 foot right of way) said point being distant 85.00 feet measured North 74°07'42" West along said southerly sideline of Fourth Street from its intersection with the westerly sideline of Oak Avenue (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 272.28 feet along said southerly sideline of Fourth Street to a point; thence
2. North 02°53'11" East, a distance of 51.31 feet along the existing terminus of Fourth Street to a point; thence
3. South 74°07'42" East, a distance of 283.81 feet along the northerly sideline of Fourth Street to a point; thence
4. South 15°52'18" West, a distance of 50.00 feet along the proposed terminus of Fourth Street to the point and place of beginning.

CONTAINS: 0.319 Acres / 13,902 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.


KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit A

THE UNIVERSITY OF CHICAGO

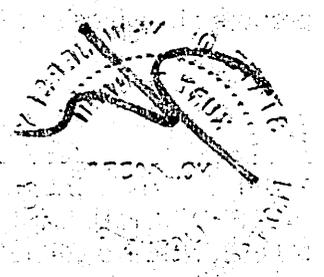
THE UNIVERSITY OF CHICAGO
1100 SOUTH EAST ASIAN LIBRARY
5800 SOUTH EAST ASIAN LIBRARY
CHICAGO, ILLINOIS 60637
TEL: 773-936-3100
FAX: 773-936-3101
WWW: WWW.CHICAGO.EDU

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1100 SOUTH EAST ASIAN LIBRARY
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Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF A
PORTION OF FIFTH STREET
RIGHT OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

TRACT I

BEGINNING at the intersection of the westerly sideline of Elm Avenue (50 foot right of way) and the southerly sideline of Fifth Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 400.00 feet along said southerly sideline of Fifth Street to a point; thence
2. North 15°52'18" East, a distance of 50.00 feet along the proposed terminus of Fifth Street to a point; thence
3. South 74°07'42" East, a distance of 394.30 feet along the northerly sideline of Fifth Street to a point; thence
4. South 09°22'18" West, a distance of 50.32 feet along the westerly sideline of Elm Avenue to the point and place of beginning.

CONTAINS: 0.456 Acres / 19,858 S.F. - subject to easements, covenants, agreements and restrictions of record.

TRACT II

BEGINNING at the intersection of the westerly sideline of Oak Avenue (50 foot right of way) and the southerly sideline of Fifth Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 430.81 feet along said southerly sideline of Fifth Street to a point; thence
2. North 02°53'11" East, a distance of 51.31 feet along the existing terminus of Fifth Street to a point; thence
3. South 74°07'42" East, a distance of 438.32 feet along the northerly sideline of Fifth Street to a point; thence

Exhibit B

4. South $11^{\circ}16'18''$ West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

CONTAINS: 0.499 Acres / 21,728 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.



KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit B



GLADSTONE DESIGN, INC.

Consulting Engineers
Land Surveyors
Landscape Architects

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
Telephone: (908) 234-0309
Facsimile: (908) 719-3320

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanic, P.L.S.

Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

DEED DESCRIPTION OF A PORTION OF SIXTH STREET RIGHT OF WAY TO BE VACATED IN THE TOWNSHIP OF WARREN SOMERSET COUNTY, NEW JERSEY

TRACT I

BEGINNING at the intersection of the westerly sideline of Elm Avenue (50 foot right of way) and the southerly sideline of Sixth Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 501.83 feet along said southerly sideline of Sixth Street to a point; thence
2. North 11°16'18" East, a distance of 50.16 feet along the easterly sideline of Oak Avenue (50 foot right of way) to a point; thence
3. South 74°07'42" East, a distance of 500.16 feet along the northerly sideline of Sixth Street to a point; thence
4. South 09°22'18" West, a distance of 50.32 feet along the westerly sideline of Elm Avenue to the point and place of beginning.

CONTAINS: 0.575 Acres / 25,050 S.F. - subject to easements, covenants, agreements and restrictions of record.

TRACT II

BEGINNING at the intersection of the westerly sideline of Oak Avenue (50 foot right of way) and the southerly sideline of Sixth Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 468.35 feet along said southerly sideline of Sixth Street to a point; thence
2. North 02°53'11" East, a distance of 51.31 feet along the existing terminus of Sixth Street to a point; thence
3. South 74°07'42" East, a distance of 475.86 feet along the northerly sideline of Sixth Street to a point; thence

Exhibit C

4. South $11^{\circ}16'18''$ West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

CONTAINS: 0.542 Acres / 23,605 S.F. - subject to easements, covenants, agreements and restrictions of record.

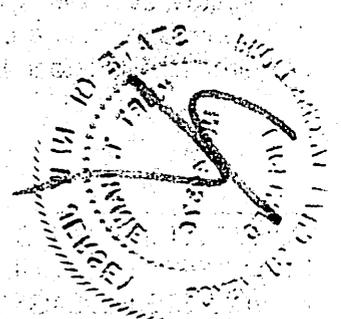
The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.



KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit C

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GLADSTONE DESIGN, INC.

*Consulting Engineers
Land Surveyors
Landscape Architects*

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
Telephone: (908) 234-0309
Facsimile: (908) 719-3320

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanic, P.L.S.

Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF A
PORTION OF SEVENTH STREET
RIGHT OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

TRACT I

BEGINNING at a point in the southerly sideline of Seventh Street (50 foot right of way) said point being distant 322.49 feet measured North 74°07'42" West along said southerly sideline of Seventh Street from its intersection with the westerly sideline of Elm Avenue (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 170.98 feet along said southerly sideline of Seventh Street to a point; thence
2. North 11°16'18" East, a distance of 50.16 feet along the easterly sideline of Oak Avenue (50 foot right of way) to a point; thence
3. South 74°07'42" East, a distance of 175.00 feet along the northerly sideline of Seventh Street to a point; thence
4. South 15°52'18" West, a distance of 50.00 feet along the proposed terminus of Seventh Street to the point and place of beginning.

CONTAINS: 0.199 Acres / 8,649 S.F. - subject to easements, covenants, agreements and restrictions of record.

TRACT II

BEGINNING at the intersection of the westerly sideline of Oak Avenue (50 foot right of way) and the southerly sideline of Seventh Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 505.89 feet along said southerly sideline of Seventh Street to a point; thence
2. North 02°53'11" East, a distance of 3.15 feet along the existing terminus of Seventh Street to a point; thence

Exhibit D

3. North 06°36'11" East, a distance of 47.55 feet continuing along said existing terminus to a point; thence
4. South 74°07'42" East, a distance of 510.23 feet along the northerly sideline of Seventh Street to a point; thence
5. South 11°16'18" West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

CONTAINS: 0.583 Acres / 25,408 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.



KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit D

GLADSTONE DESIGN, INC.

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Land Surveyors
Landscape Architects*

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
Telephone: (908) 234-0309
Facsimile: (908) 719-3320

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanie, P.L.S.

Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF A
PORTION OF EIGHTH STREET
RIGHT OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

BEGINNING at the intersection of the westerly sideline of Oak Avenue (50 foot right of way) and the southerly sideline of Eighth Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 526.78 feet along said southerly sideline of Eighth Street to a point; thence
2. North 06°36'11" East, a distance of 50.66 feet along the existing terminus of Eighth Street to a point; thence
3. South 74°07'42" East, a distance of 530.91 feet along the northerly sideline of Eighth Street to a point; thence
4. South 11°16'18" West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

CONTAINS: 0.607 Acres / 26,442 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.


KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit E

DECLASSIFICATION AUTHORITY

1. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

2. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

3. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

4. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

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6. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

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9. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

10. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.



11. Authority is granted to declassify information in this document in accordance with the provisions of Executive Order 13526, 66 FR 7553, February 4, 2001, and any subsequent amendments thereto.

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Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF A
PORTION OF OAK AVENUE
RIGHT OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

BEGINNING at the intersection of the westerly sideline of Oak Avenue (50 foot right of way) and the northerly sideline of Fifth Street (50 foot right of way) and from said beginning point running; thence

1. North 11°16'18" East, a distance of 702.27 feet along the westerly sideline of Oak Avenue to a point; thence
2. South 74°07'42" East, a distance of 50.16 feet along the southerly sideline of Eighth Street to a point; thence
3. South 11°16'18" West, a distance of 702.27 feet along the easterly sideline of Oak Avenue to a point thence
4. North 74°07'42" West, a distance of 50.16 feet along the northerly sideline of Fifth Street to the point and place of beginning.

CONTAINS: 0.806 Acres / 35,113 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.

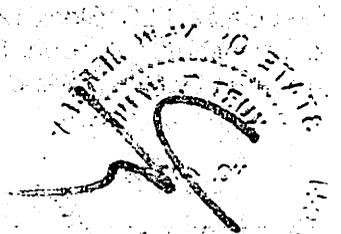

KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit F
Page 1 of 1

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Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF
PROPOSED LOT 21.01 BLOCK 12
BEING EXISTING LOTS 21, 22, 23, 24, 25 AND 26 BLOCK 12
AND PORTIONS OF FOURTH STREET, FIFTH STREET,
SIXTH STREET, SEVENTH STREET AND EIGHTH STREET
RIGHTS OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

BEGINNING at the intersection of the westerly sideline of Oak Avenue (50 foot right of way) and the southerly sideline of Fourth Street (50 foot right of way) and from said beginning point running; thence

1. South 23°06'18" West, a distance of 100.80 feet along said westerly sideline of Oak Avenue to a point; thence
2. North 74°07'42" West, a distance of 321.53 feet along the line dividing existing Lot 9 Block 12 and proposed Lot 21.01 Block 12 to a point; thence
3. North 02°53'11" East, a distance of 875.45 feet along the line dividing existing Lots 8, 7, 6.03, 6.02, 6.01 Block 12 and proposed Lot 21.01 Block 12 to a point; thence
4. North 06°36'11" East, a distance of 503.51 feet along the line dividing existing Lots 5.03, 5.02, 5.01 Block 12 and proposed Lot 21.01 Block 12 to a point; thence
5. South 74°07'42" East, a distance of 547.46 feet along the southerly sideline of Ninth Street (50 foot right of way) to a point; thence
6. South 11°16'18" West, a distance of 250.81 feet along the westerly sideline of Oak Avenue to a point at the proposed terminus of Oak Avenue; thence
7. South 11°16'18" West, a distance of 702.27 feet along the line dividing proposed Lot 1.03 Block 22 and proposed Lot 21.01 Block 12 to a point at the proposed terminus of Oak Avenue; thence
8. South 11°16'18" West, a distance of 126.81 feet along the westerly sideline of Oak Avenue to a point; thence
9. South 23°06'18" West, a distance of 124.59 feet continuing along said westerly sideline of Oak Avenue to a point; thence

10. North 74°07'42" West, a distance of 91.34 feet along the northerly sideline of Fourth Street to a point;
thence
11. South 15°52'18" West, a distance of 50.00 feet along the proposed terminus of Fourth Street to a point;
thence
12. South 74°07'42" East, a distance of 85.00 feet along the southerly sideline of Fourth Street to the point
and place of beginning.

CONTAINS: 14.393 Acres / 626,981 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.



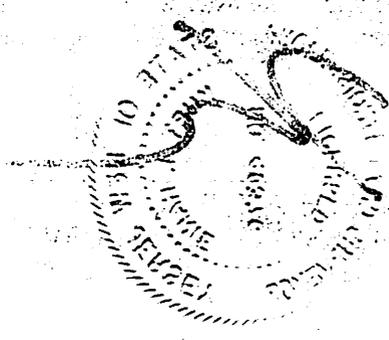
KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

Exhibit G

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author details the various methods used to collect and analyze the data. This includes both manual and automated processes. The goal is to ensure that the information is both reliable and up-to-date.

The final part of the document provides a summary of the findings and offers recommendations for future improvements. It suggests that regular audits and updates to the data collection process are essential for maintaining the highest level of accuracy.



GLADSTONE DESIGN, INC.

*Consulting Engineers
Land Surveyors
Landscape Architects*

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
Telephone: (908) 234-0309
Facsimile: (908) 719-3320

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanic, P.L.S.

Robert C. Morris
Robert C. Moschello, P.E.

July 10, 2015
834-01

**DEED DESCRIPTION
OF
PROPOSED LOT 1.03 BLOCK 22
BEING EXISTING LOT 1 BLOCK 20, LOT 2 BLOCK 21,
LOT 2 BLOCK 22 AND PORTIONS OF OAK AVENUE,
FIFTH STREET, SIXTH STREET AND SEVENTH STREET
RIGHTS OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

BEGINNING at the intersection of the westerly sideline of Elm Avenue (50 foot right of way) and the southerly sideline of Seventh Street (50 foot right of way) and from said beginning point running; thence

1. South 09°22'18" West, a distance of 478.06 feet along said westerly sideline of Elm Avenue to a point; thence
2. North 74°07'42" West, a distance of 397.15 feet along the line dividing proposed Lot 1.03 Block 22 and proposed Lot 3.01 Block 19 to a point in the proposed terminus of Fifth Street; thence
3. North 15°52'18" East, a distance of 25.00 feet along said proposed terminus of Fifth Street to a point; thence
4. North 74°07'42" West, a distance of 164.38 feet along the northerly sideline of Fifth Street (50 foot right of way) and crossing the proposed terminus of Oak Avenue to a point; thence
5. North 11°16'18" East, a distance of 702.27 feet along the line dividing proposed Lot 1.03 Block 22 and proposed Lot 21.01 Block 12 to a point; thence
6. South 74°07'42" East, a distance of 316.25 feet along the southerly sideline of Eighth Street (50 foot right of way) and crossing the proposed terminus of Oak Avenue to a point; thence
7. South 15°52'18" West, a distance of 100.00 feet along the line dividing proposed Lot 1.03 Block 22 and existing Lot 3 Block 22 to a point; thence
8. North 74°07'42" West, a distance of 75.00 feet along the line dividing existing Lot 1.02 Block 22 and proposed Lot 1.03 Block 22 to a point; thence
9. South 15°52'18" West, a distance of 150.00 feet continuing along said dividing line and crossing the proposed terminus of Seventh Street to a point; thence

10. South 74°07'42" East, a distance of 72.49 feet along the southerly sideline of Seventh Street (50 foot right of way) to a point; thence

Along the line dividing proposed Lot 1.03 Block 22 and existing Lot 4 Block 22 (former Lot 1 Block 21) the following three courses being courses 11 through 13 inclusive:

11. South 15°52'18" West, a distance of 100.00 feet to a point; thence
12. South 74°07'42" East, a distance of 50.00 feet to a point; thence
13. North 15°52'18" East, a distance of 100.00 feet to a point; thence
14. South 74°07'42" East, a distance of 200.00 feet along the southerly sideline of Seventh Street (50 foot right of way) to the point and place of beginning.

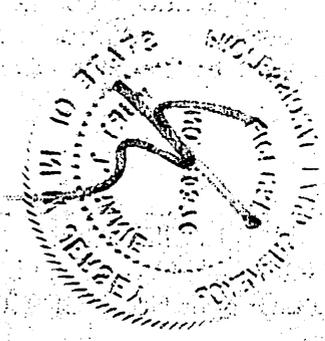
CONTAINS: 7.305 Acres / 318,211 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.



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PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

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July 10, 2015
834-01

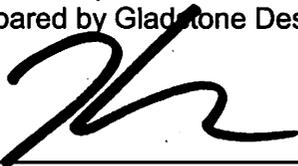
**DEED DESCRIPTION
OF
PROPOSED LOT 3.01 BLOCK 19
BEING EXISTING LOT 3 BLOCK 19
AND A PORTION OF FIFTH STREET
RIGHT OF WAY TO BE VACATED
IN THE TOWNSHIP OF WARREN
SOMERSET COUNTY, NEW JERSEY**

BEGINNING at the intersection of the westerly sideline of Elm Avenue (50 foot right of way) and the northerly sideline of Fourth Street (50 foot right of way) and from said beginning point running; thence

1. North 74°07'42" West, a distance of 422.79 feet along said northerly sideline of Fourth Street to a point; thence
2. North 15°52'18" East, a distance of 225.00 feet along the line dividing existing Lots 1 and 2 Block 19 and proposed Lot 3.01 Block 19 to a point in the proposed terminus of Fifth Street; thence
3. South 74°07'42" East, a distance of 397.15 feet along the line dividing proposed Lot 3.01 Block 19 and proposed Lot 1.03 Block 22 to a point; thence
4. South 09°22'18" West, a distance of 226.45 feet along the westerly sideline of Elm Avenue to the point and place of beginning.

CONTAINS: 2.118 Acres / 92,243 S.F. - subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plan, Oak & Elm Associates, LLC, Block 12 Lots 21, 22, 23, 24, 25 & 26, Block 19 Lot 3, Block 20 Lot 1, Block 21 Lot 2, Block 22 Lot 2, Township of Warren, Somerset County, New Jersey," dated February 20, 2015, last revised July 10, 2015, prepared by Gladstone Design, Inc.



KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 24GS04037600

CONFIDENTIAL

MEMORANDUM FOR THE DIRECTOR
SUBJECT: [Illegible]

[Illegible typed text]

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100-100000-100000
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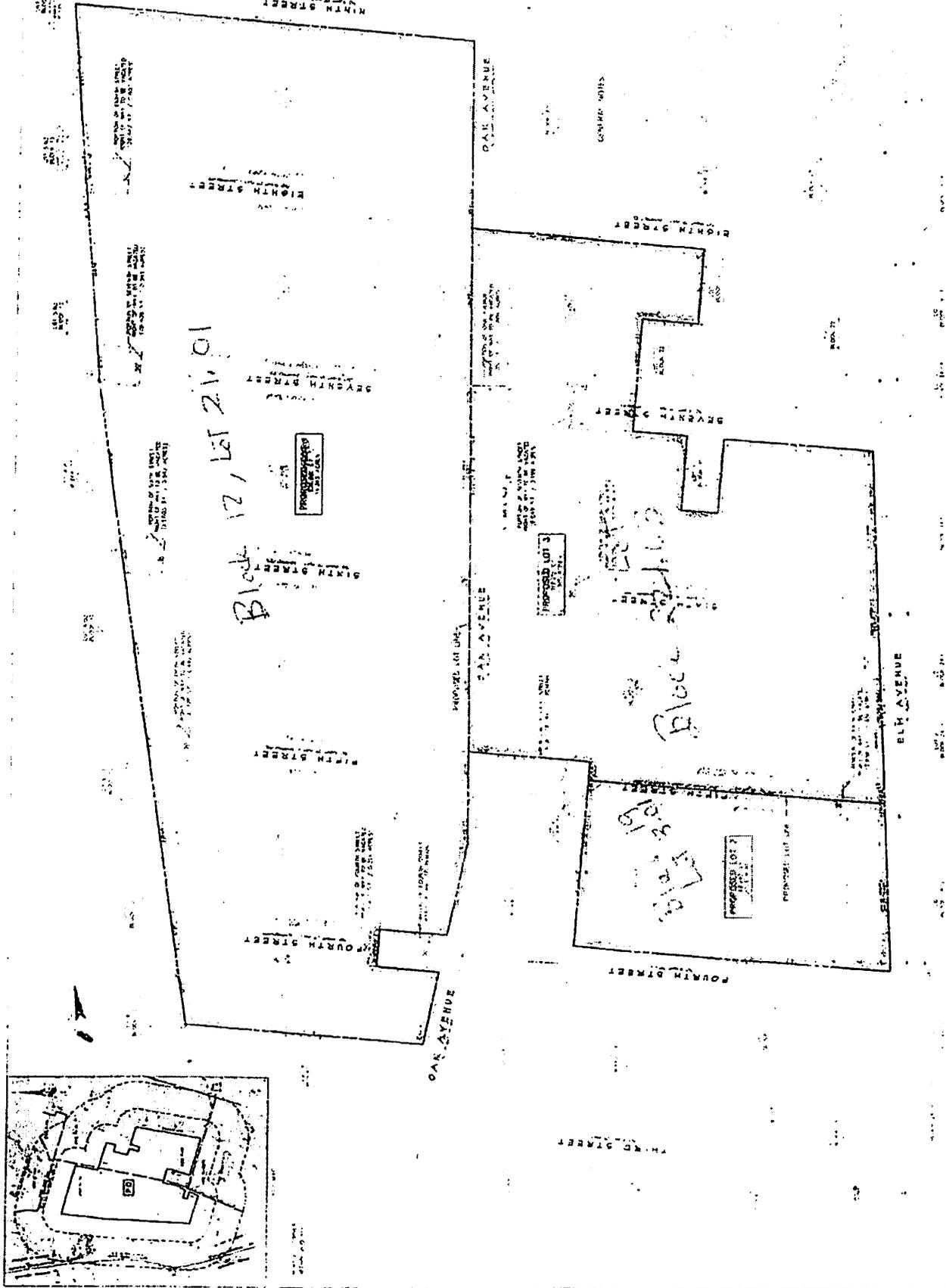
RECEIVED

COMMISION
DESIGN INC

[Handwritten signatures]

ASSISTANT

DATE



PROPOSED LOT 1	PROPOSED LOT 2
PROPOSED LOT 3	PROPOSED LOT 4
PROPOSED LOT 5	PROPOSED LOT 6
PROPOSED LOT 7	PROPOSED LOT 8
PROPOSED LOT 9	PROPOSED LOT 10
PROPOSED LOT 11	PROPOSED LOT 12
PROPOSED LOT 13	PROPOSED LOT 14
PROPOSED LOT 15	PROPOSED LOT 16
PROPOSED LOT 17	PROPOSED LOT 18
PROPOSED LOT 19	PROPOSED LOT 20
PROPOSED LOT 21	PROPOSED LOT 22
PROPOSED LOT 23	PROPOSED LOT 24
PROPOSED LOT 25	PROPOSED LOT 26
PROPOSED LOT 27	PROPOSED LOT 28
PROPOSED LOT 29	PROPOSED LOT 30
PROPOSED LOT 31	PROPOSED LOT 32
PROPOSED LOT 33	PROPOSED LOT 34
PROPOSED LOT 35	PROPOSED LOT 36
PROPOSED LOT 37	PROPOSED LOT 38
PROPOSED LOT 39	PROPOSED LOT 40
PROPOSED LOT 41	PROPOSED LOT 42
PROPOSED LOT 43	PROPOSED LOT 44
PROPOSED LOT 45	PROPOSED LOT 46
PROPOSED LOT 47	PROPOSED LOT 48
PROPOSED LOT 49	PROPOSED LOT 50
PROPOSED LOT 51	PROPOSED LOT 52
PROPOSED LOT 53	PROPOSED LOT 54
PROPOSED LOT 55	PROPOSED LOT 56
PROPOSED LOT 57	PROPOSED LOT 58
PROPOSED LOT 59	PROPOSED LOT 60
PROPOSED LOT 61	PROPOSED LOT 62
PROPOSED LOT 63	PROPOSED LOT 64
PROPOSED LOT 65	PROPOSED LOT 66
PROPOSED LOT 67	PROPOSED LOT 68
PROPOSED LOT 69	PROPOSED LOT 70
PROPOSED LOT 71	PROPOSED LOT 72
PROPOSED LOT 73	PROPOSED LOT 74
PROPOSED LOT 75	PROPOSED LOT 76
PROPOSED LOT 77	PROPOSED LOT 78
PROPOSED LOT 79	PROPOSED LOT 80
PROPOSED LOT 81	PROPOSED LOT 82
PROPOSED LOT 83	PROPOSED LOT 84
PROPOSED LOT 85	PROPOSED LOT 86
PROPOSED LOT 87	PROPOSED LOT 88
PROPOSED LOT 89	PROPOSED LOT 90
PROPOSED LOT 91	PROPOSED LOT 92
PROPOSED LOT 93	PROPOSED LOT 94
PROPOSED LOT 95	PROPOSED LOT 96
PROPOSED LOT 97	PROPOSED LOT 98
PROPOSED LOT 99	PROPOSED LOT 100

Exhibit J