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:

Patricia A. DiRocco, RMC
Township Clerk

TOWNSHIP OF WARREN

By: _____
Michael C. Marion, Mayor

INTRODUCED: August 13, 2015

ADOPTED: September 10, 2015

EFFECTIVE: September 17, 2015

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

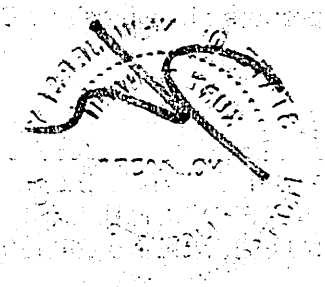
4. South 15°52'18" West, a distance of 50.00 feet along the proposed terminus of Fourth Street to the point and place of beginning.

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



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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 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

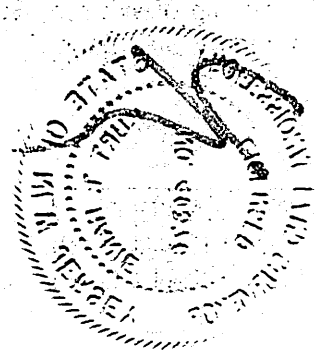
4. South 11°16'18" West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

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



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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 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

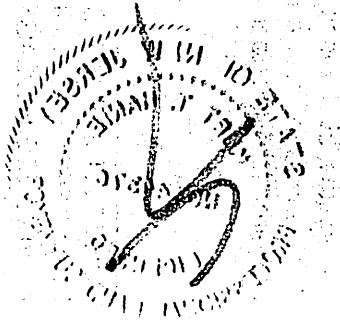
4. South 11°16'18" West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

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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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

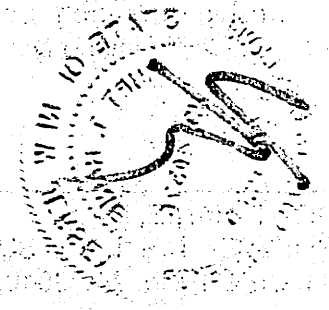
5. South 11°16'18" West, a distance of 50.16 feet along the westerly sideline of Oak Avenue to the point and place of beginning.

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



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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

GLADSTONE DESIGN, INC.

Consulting Engineers
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Landscape Architects

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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 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

GLADSTONE DESIGN, INC.

Consulting Engineers
Land Surveyors
Landscape Architects

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Kurt T. Hanic, P.L.S.

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

 Exhibit G

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

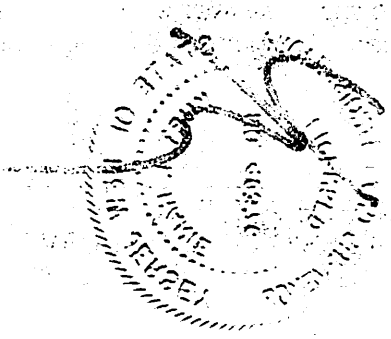
12. South 74°07'42" East, a distance of 85.00 feet along the southerly sideline of Fourth Street to the point and place of beginning.

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



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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

 Exhibit H

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

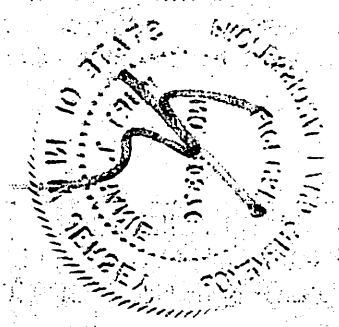
13. North 15°52'18" East, a distance of 100.00 feet to a point; thence

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.

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



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
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.

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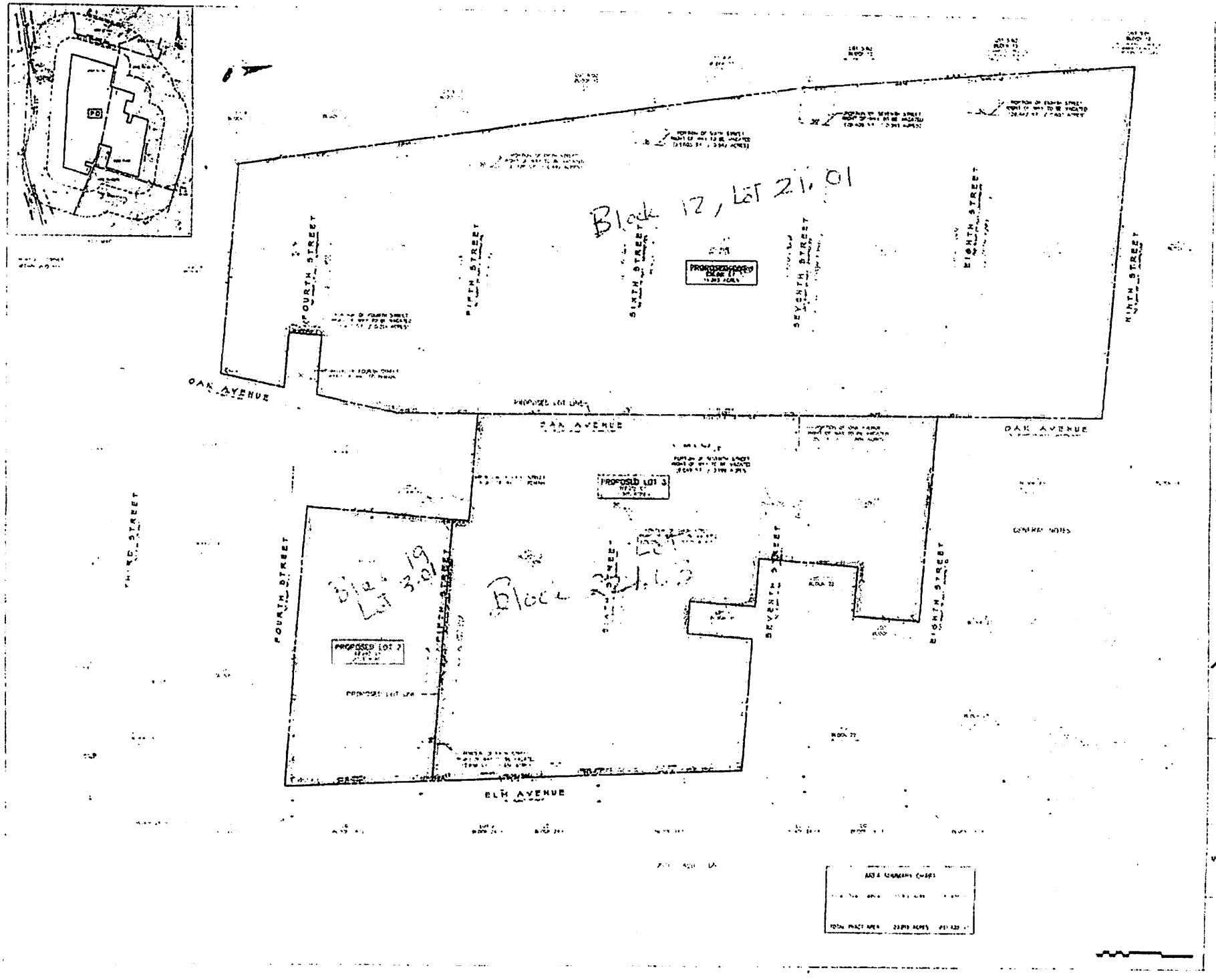
NJ LICENSE No. 24GS04037600

 Exhibit I

Exhibit J


Block 12, Lot 21.01
PROPOSED LOT 1
PROPOSED LOT 3
PROPOSED LOT 2
Block 19 Lot 3.01
Block 19 Lot 3
FOURTH STREET
FIFTH STREET
SIXTH STREET
SEVENTH STREET
EIGHTH STREET
NINTH STREET
THIRD STREET
OAK AVENUE
ELM AVENUE
PROPOSED LOT LINE
GENERAL NOTES
GLADSTONE DESIGN Inc