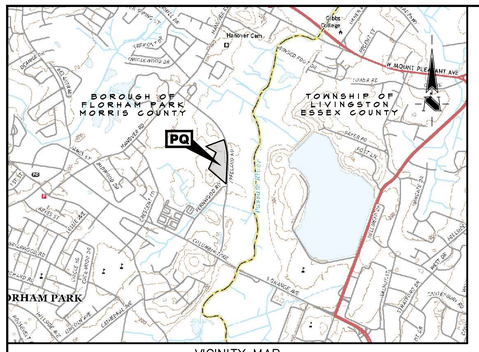


VICINITY MAP

USGS QUADRANGLE – CALDWELL & MORRISTOWN, NJ
SCALE: 1"=2000'

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
   - A. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 5159659-S-NJ-CR-KV, DATED AUGUST 17, 2023.
   - B. MAP ENTITLED "ALTA/ACSM SURVEY, TAX BLOCK 303 LOT 6 & 7, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY," DATED SEPTEMBER 08, 1997, LAST REVISED SEPTEMBER 26, 1997, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.
   - C. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 19 VREELAND ROAD, LOT 12 BLOCK 301, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY," DATED AUGUST 23, 2022, PREPARED BY GLADSTONE DESIGN, INC.
   - D. MAP ENTITLED "AS-BUILT SURVEY, 19 VREELAND ROAD, LOT 12 BLOCK 301, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY," DATED APRIL 09, 2025, LAST REVISED SEPTEMBER 03, 2025, PREPARED BY GLADSTONE DESIGN, INC.
   - E. MAP ENTITLED "MAP OF FLORHAM PARK INDUSTRIAL MALL, SECTION THREE, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY," DATED MARCH 01, 1973, LAST REVISED JULY 06, 1973, PREPARED BY GRASSMANN, KREH & MIXER INC. AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON JUNE 12, 1974 AS MAP NO. 3355.
   - F. MAP ENTITLED "MAP OF FLORHAM PARK INDUSTRIAL MALL, SECTION THREE, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY," DATED MARCH 01, 1973, LAST REVISED JULY 06, 1973, PREPARED BY GRASSMANN, KREH & MIXER INC. AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 1974 AS MAP NO. 3337.
   - G. MAP ENTITLED "FINAL MAP OF FLORHAM PARK INDUSTRIAL MALL – TWO, BOROUGH OF FLORHAM PARK, MORRIS CO. N.J." DATED JULY 16, 1970, PREPARED BY GRASSMANN, KREH & MIXER INC. AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 1970 AS MAP NO. 3079
   - H. MAP ENTITLED "MAP OF FLORHAM PARK INDUSTRIAL MALL, SECTION ONE, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, N.J.," DATED FEBRUARY 12, 1968, PREPARED BY GRASSMANN, KREH & MIXER INC. AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON AUGUST 15, 1968 AS MAP NO. 2886.
   - I. TOPOGRAPHIC AND PLANIMETRIC MAPPING PREPARED BY ROBINSON AERIAL SURVEYS, INC. FROM AERIAL PHOTOGRAPHY DATED APRIL 11, 2022, MAP SCALE 1"=30', PROJECT No. 22051. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). SUPPLEMENTED WITH FIELD SURVEY LOCATIONS BY GLADSTONE DESIGN, INC.
   - J. DEEDS FILED IN THE MORRIS COUNTY CLERK'S OFFICE AS SHOWN HEREON.
   - K. BOROUGH OF FLORHAM PARK TAX MAP SHEET No. 3.
   - L. UTILITY LOCATION SKETCH PROVIDED BY GPR ONECALL, DATED FEBRUARY 20, 2026 (UTILITIES WERE NOT MARKED OUT IN AND ALONG THE VREELAND ROAD RIGHT OF WAY).
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, LOCATIONS ARE BASED ON ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND UTILITY MARK-OUTS PROVIDED BY GPR ONECALL. SUB-SURFACE UTILITY CONDITIONS AND LOCATIONS ARE NOT CERTIFIED AND GLADSTONE DESIGN, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD 83) AND VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ESTABLISHED USING DIFFERENTIAL GPS METHODS VIA THE NGS CORS NETWORK.
4. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM–FIRM FLOOD INSURANCE RATE MAP, BOROUGH OF FLORHAM PARK, NEW JERSEY, MORRIS COUNTY, PANEL 36 OF 38, MAP NUMBER 34034C0036E, MAP REVISED DECEMBER 20, 2002 AND IS LOCATED IN ZONE X.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
7. PREMISES SURVEYED SUBJECT TO THE FOLLOWING:
   - A. ALL MATTERS AS SHOWN AND NOTED ON A CERTAIN MAP ENTITLED "MAP OF FLORHAM PARK INDUSTRIAL MALL, SECTION THREE," FILED FEBRUARY 22, 1974 IN THE MORRIS COUNTY CLERK'S OFFICE AS MAP NO. 3337 AND FILED AGAIN ON JUNE 12, 1974 AS MAP NO. 3355.
   - B. DEED BOOK 2714 PAGE 139 – JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY RIGHT OF WAY AGREEMENT ALONG WESTERLY SIDE OF VREELAND ROAD (NOT PLOTTABLE).
   - C. RIGHTS, PUBLIC AND PRIVATE IN AND TO ANY STREETS, ROADS, LANES OR HIGHWAYS ABUTTING, CROSSING OR BOUNDING THE SUBJECT PREMISES.
   - D. RIGHTS OF OTHERS TO DRAIN THROUGH OR OTHERWISE USE ANY BROOK, STREAM OR WATERCOURSE RUNNING ALONG OR THROUGH THE SUBJECT PREMISES.
   - E. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.

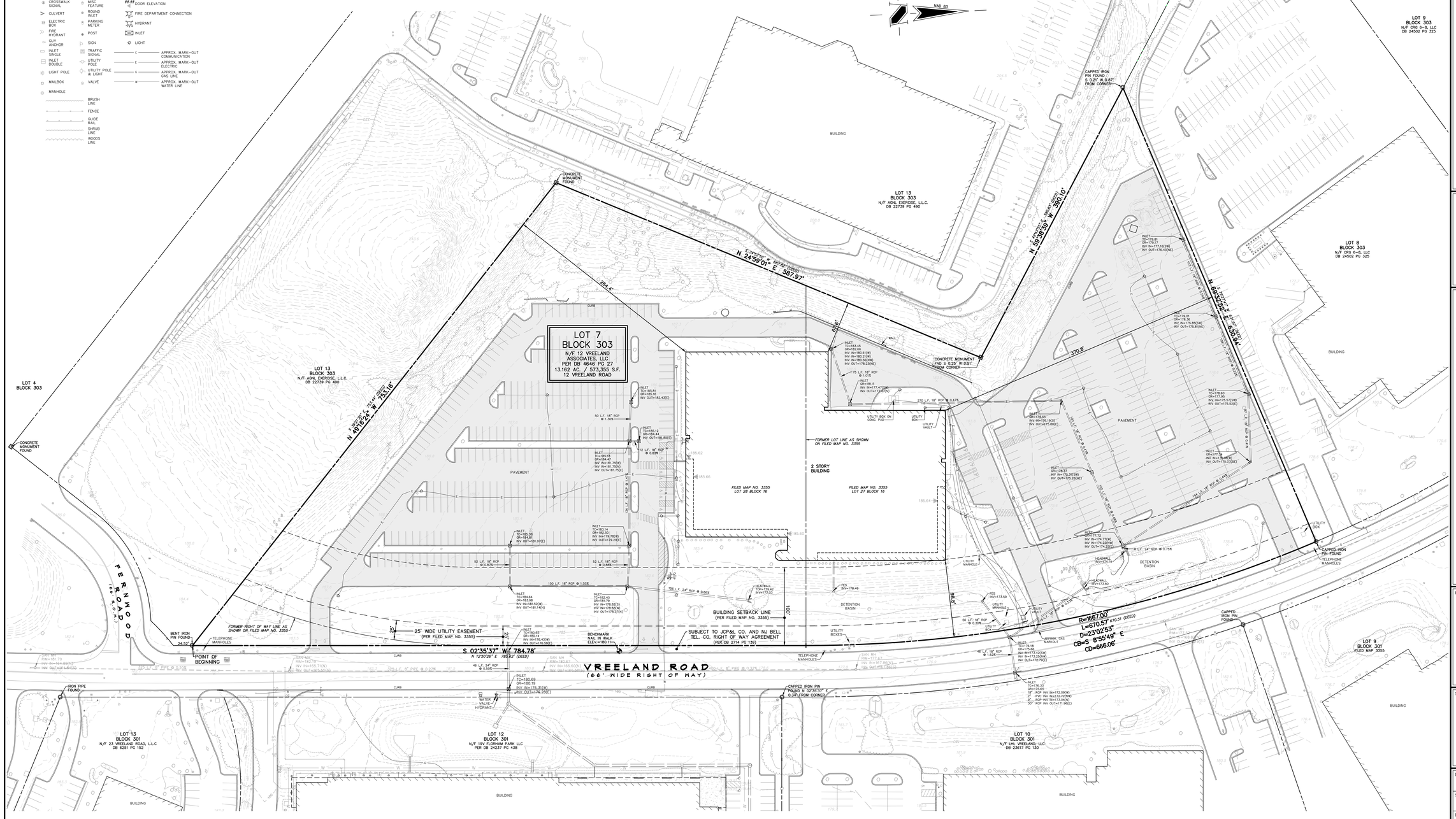
LEGEND:

PER AERIAL SURVEY:

CROSSWALK SIGNAL, CULVERT, ELECTRIC BOX, FIRE HYDRANT, GUY ANCHOR, INLET SINGLE, INLET DOUBLE, LIGHT POLE, MAILBOX, MANHOLE, MISC FEATURE, ROUND INLET, PARKING METER, POST, SIGN, TRAFFIC SIGNAL, UTILITY POLE, UTILITY POLE & LIGHT, VALVE, BRUSH LINE, FENCE, GUIDE RAIL, SHRUB LINE, WOODS LINE

PER FIELD SURVEY:

DOOR ELEVATION, FIRE DEPARTMENT CONNECTION, HYDRANT, INLET, LIGHT, APPROX. MARK-OUT COMMUNICATION, APPROX. MARK-OUT ELECTRIC, APPROX. MARK-OUT GAS LINE, APPROX. MARK-OUT WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION

GDI

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Robert C. Moschello, P.E.

KURT T. HANIE, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR
LICENSE No. GS40376

PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE: MARCH 13, 2026	
SCALE: 1" = 50'	JOB NO. 1043-05
DRAWN: JAG	SHEET NO. 1 OF 1
CHKD.: KTH	