

Ord. #36-2012

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, IN THE
COUNTY OF MORRIS AND STATE OF NEW JERSEY, VACATING
CERTAIN ROADWAYS IN THE MORRIS CHASE SUBDIVISION
ERRONEOUSLY CONVEYED TO THE TOWNSHIP, AUTHORIZING
THE CONVEYANCE OF THE SAID ROADWAYS BY THE TOWNSHIP
TO MORRIS CHASE HOMEOWNERS ASSOCIATION, INC., AND
AUTHORIZING THE ACCEPTANCE BY THE TOWNSHIP OF AN
EASEMENT IN SAID ROADWAYS FROM MORRIS CHASE
HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, by Deed of Dedication dated June 14, 2010 and recorded in the Office of the Morris County Clerk on July 8, 2010 at Deed Book 21575, Page 731, certain roadways in the Morris Chase subdivision (more particularly described in Schedule A, on file in the office of the Township Clerk) were conveyed to the Township by Toll NJ II, L.P. and the Morris Chase Homeowners Association, Inc. ("Homeowners Association"); and

WHEREAS, pursuant to the Declaration of Covenants and Restrictions for Morris Chase, dated August 19, 2008 and recorded on August 28, 2008 at File Number 2008063735, Book 21147, Page 0231 with the Morris County Clerk, said roadways were to have remained the property of Homeowners Association subject to the grant of public easements therein; and

WHEREAS, Homeowners Association has requested the Township to vacate the public rights in the roadways that were erroneously conveyed as aforesaid, to convey title to the said properties to Homeowners Association, and thereupon to accept a Deed of Easement in and to said roadways from Homeowners Association for public access and use; and

WHEREAS, the Township Engineer of Mount Olive has verified that Schedule A to this Ordinance (on file in the office of the Township Clerk) accurately identifies the roadways to which Homeowners Association should possess title under the terms and conditions of the final

subdivision approval for the Morris Chase subdivision and the aforementioned Declaration of Covenants and Restrictions for Morris Chase, subject to the grant of public easements therein; and

WHEREAS, the Township Council of the Township of Mount Olive does hereby determine that vacation of the public rights in the said roadways, conveyance of same to Homeowners Association, and acceptance of a Deed of Easement therein from Homeowners Association will be in accordance with the terms and conditions of the final subdivision approval for Morris Chase, the Declaration of Covenants and Restrictions for Morris Chase, and will serve the public interest; and

WHEREAS, N.J.S.A. 40:67-19 authorizes the Township to release and extinguish the public rights in the roadways identified in Schedule A (on file in the office of the Township Clerk), subject to the reservation of such rights and privileges as are possessed by public utilities and any cable television company to maintain, repair and replace their facilities in, adjacent to, over or under the vacated portions of the roadway.

NOW THEREFORE BE IT ORDAINED, the Township Council of the Township of Mount Olive, in the County of Morris and State of New Jersey, as follows:

SECTION 1. The public rights and interests in and to those roadways of the Morris Chase subdivision more fully described in **Schedule A** (on file in the office of the Township Clerk) are hereby vacated, abandoned and released; provided, however, that all rights and privileges possessed by public utilities, as defined by R. S. 48:2-13, and by any cable television company, as defined in the Cable Television Act, P.L. 1972, c.186 (N.J.S.A. 48:5A-1 et seq.) to

maintain, repair and replace facilities in, adjacent to, over or under the aforementioned portions of said roadway, are hereby expressly reserved from vacation.

SECTION 2. The Mayor and Township Clerk are hereby authorized and directed to execute a deed conveying to Homeowners Association all ownership rights, title and interest possessed by the Township in and to such roadways and, simultaneously therewith, to accept from Homeowners Association a grant of easement in and to such roadways for public access, egress and use.

SECTION 3. The appropriate municipal officials are hereby authorized to execute any additional collateral documents necessary to effectuate the purposes of this ordinance.

SECTION 4. 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 given by the Township Clerk to the owners of all real property, as shown on the current tax map duplicates, to be located within 200 feet in all directions of the aforementioned properties. This notice is required by N.J.S.A. 40:67-19 and 40:49-6.

SECTION 5. The Township Clerk shall within sixty (60) days after such ordinance becomes effective, file with the Clerk of Morris County a copy of said ordinance together with Schedule A and a copy of a proof of publication thereof so that same may be recorded and the requirements of N.J.S.A.40:67-21 shall be complied with all in respects.

SECTION 6. All ordinances of the Township of Mount Olive which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 8. This Ordinance may be renumbered for purposes of codification.

SECTION 9. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

TOWNSHIP OF MOUNT OLIVE

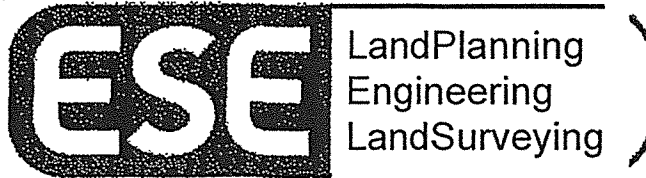
Alex Roman, Council President

ATTEST:

Lisa Lashway, Township Clerk

SCHEDULE A

Legal Description



December 26, 2007

**DESCRIPTION OF PROPERTY CANTERBURY
COURT (24' R.O.W. PRIVATE)
MORRIS CHASE (A.K.A. DYRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1 - Townhomes, Morris Chase (a/k/a Dyrham Woods)," dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a point of curve, a corner of Lot No. 1 in Block 4413, a concrete monument on the westerly side of Lamerson Circle (24' R.O.W. Private); thence

1. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 45.00 feet, a chord bearing of North 09 degrees 57 minutes 41 seconds West, a chord distance of 39.17 feet to a point of tangency, a concrete monument on the southwesterly side of Canterbury Court; thence
2. Along said side, North 61 degrees 31 minutes 57 seconds West, a distance of 187.80 feet to a point of curve, a concrete monument; thence
3. Passing along an arc of a circle curving to the left, having a radius of 183.00 feet, an arc distance of 47.32 feet, a chord bearing of North 68 degrees 56 minutes 22 seconds West, a chord distance of 47.18 feet to a point of tangency, a concrete monument on the southerly side; thence
4. Along said side, North 76 degrees 20 minutes, 48 seconds West, a distance of 107.60 feet to a point of curve, a concrete monument; thence
5. Passing along an arc of a circle curving to the left, having a radius of 1,118.00 feet, an arc distance of 49.09 feet, a chord bearing of North 77 degrees 36 minutes 16 seconds West, a chord distance of 49.08 feet to a point of tangency, a concrete monument; thence
6. Continuing along the southerly side, North 78 degrees 51 minutes 44 seconds West, a distance of 70.86 feet to a point of curve, a concrete monument; thence
7. Passing along an arc of a circle curving to the left, having a radius of 374.41 feet, an arc distance of 50.41 feet, a chord bearing of North 82 degrees 43 minutes 11 seconds West, a chord distance of 50.37 feet to a point of tangency, a concrete monument; thence
8. Along the southerly side, North 86 degrees 34 minutes 37 seconds West, a distance of 110.6 feet to a point of curve, a concrete monument; thence
9. Passing along an arc of a circle curving to the right, having a radius of 67.00 feet, an arc distance of 46.00 feet, a chord bearing of North 66 degrees 54 minutes 33 seconds West, a chord distance of 45.10 feet to a point of tangency, a concrete monument on the southwesterly side; thence
10. Along said side, North 47 degrees 14 minutes 28 seconds West, a distance of 26.07 feet to a point of curve, a concrete monument; thence
11. Passing along an arc of a circle curving to the right, having a radius of 54.00 feet, an arc distance of 151.19 feet, a chord bearing of North 32 degrees 58 minutes 04 seconds East, a chord distance of 106.43 feet to a point of tangency, a concrete monument on the northeasterly side; thence
12. Along said side, South 66 degrees 49 minutes 24 seconds East, a distance of 47.88 feet to a point of curve, a concrete monument; thence

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13. Passing along an arc of a circle curving to the right, having a radius of 54.00 feet, an arc distance of 65.60 feet, a chord bearing of South 32 degrees 01 minutes 13 seconds East, a chord distance of 61.64 feet to a point of tangency, a concrete monument on the easterly side of Canterbury Court; thence
14. Along said side, South 02 degrees 46 minutes 58 seconds West, a distance of 9.17 feet to a point of curve, a concrete monument; thence
15. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.72 feet, a chord bearing of South 42 degrees 44 minutes 12 seconds East, a chord distance of 35.67 feet to a point of cusp, a concrete monument on the northerly side; thence
16. Along the northerly side and along the terminus of Canterbury Court, North 86 degrees 34 minutes 37 seconds West, a distance of 74.00 feet to a point of cusp; thence
17. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.55 feet, a chord bearing of North 48 degrees 06 minutes 10 seconds East, a chord distance of 35.55 feet to a point of tangency on the westerly side; thence
18. Along said side, North 02 degrees 46 minutes 58 seconds East, a distance of 8.34 feet to a point of curve; thence
19. Passing along an arc of a circle curving to the left, having a radius of 30.00 feet, an arc distance of 36.45 feet, a chord bearing of North 32 degrees 01 minutes 13 seconds West, a chord distance of 34.25 feet to a point of tangency on the southwesterly side; thence
20. Along said side, North 66 degrees 49 minutes 24 seconds West, a distance of 47.88 feet to a point of curve; thence
21. Passing along an arc of a circle curving to the left, having a radius of 30.00 feet, an arc distance of 83.99 feet, a chord bearing of South 32 degrees 58 minutes 04 seconds West, a chord distance of 59.13 feet to a point of tangency on the northeasterly side; thence
22. Along said side, South 47 degrees 14 minutes 28 seconds East, a distance of 26.07 feet to a point of curve; thence
23. Passing along an arc of a circle curving to the left, having a radius of 43.00 feet, an arc distance of 29.52 feet, a chord bearing of South 66 degrees 54 minutes 33 seconds East, a chord distance of 28.94 feet to a point of tangency on the northerly side of Canterbury Court; thence
24. Along the northerly side along the terminus of Canterbury Court and partially along the beginning of Pembroke Lane (24' R.O.W. Private), South 8 degrees 34 minutes 37 seconds East, a distance of 110.69 feet to a point of curve; thence
25. Along the same, passing along an arc of a circle curving to the right, having a radius of 398.41 feet, an arc distance of 53.64 feet, a chord bearing of South 82 degrees 43 minutes 11 seconds East, a chord distance of 53.60 feet to a point of tangency; thence
26. Continuing along the northerly side and along the beginning of Pembroke Lane, South 78 degrees 51 minutes 44 seconds East, a distance of 70.86 feet to a point of curve; thence
27. Passing along an arc of a circle curving to the right, having a radius of 1,142.00 feet, an arc distance of 50.14 feet, a chord bearing of South 77 degrees 36 minutes 16 seconds East, a chord distance of 50.14 feet to a point of tangency; thence
28. Continuing along the northerly side, South 76 degrees 20 minutes 48 seconds East, a distance of 107.60 feet to a point of curve; thence
29. Passing along an arc of a circle curving to the right, having a radius of 207.00 feet, an arc distance of 53.52 feet, a chord bearing of South 68 degrees 56 minutes 22 seconds East, a chord distance of 53.37 feet to a point of tangency on the northeasterly side; thence

30. Along said side, South 61 degrees 31 minutes 57 seconds East, a distance of 193.45 feet to a point of curve; thence
31. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 41.20 feet, a chord bearing of North 71 degrees 15 minutes 17 seconds East, a chord distance of 36.69 feet to a point of focus on the aforesaid side of Lamerson Circle; thence
32. Along the westerly side of Lamerson Circle and along the beginning of Canterbury Court, passing along an arc of a circle curving to the right, having a radius of 268.00 feet, an arc distance of 82.17 feet, a chord bearing of South 32 degrees 49 minutes 33 seconds West, a chord distance of 81.85 feet to the first mentioned point and place of beginning.

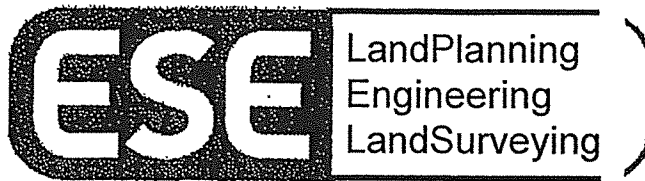
Containing 24,003 square feet of land or 0.55 acres of land.

Subject to all private roads shown on Plats shall be owned and maintained by the Homeowners Association.

Subject to private roads are subject to a blanket easement for access to and maintenance of all utilities.

Subject to restrictions and easements of record, if any.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809.



December 26, 2007

**DESCRIPTION OF PROPERTY
GREENWICH COURT (24' R.O.W. PRIVATE) MO
RRIS CHASE (A.K.A. DYRRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1-Townhomes, Morris Chase (A.K.A. Dyrham Woods)," dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a point of curve, a corner of Lot No. 133 in Block 4411 on the easterly side of Elias Drive;
thence

1. Along the easterly side and partially along the beginning of Greenwich Court, North 04 degrees 47 minutes 20 seconds West, a distance of 46.36 feet to a point of curve; thence
2. Continuing along the easterly side of Elias Drive and along the beginning of Greenwich Court, passing along an arc of a circle curving to the left, having a radius of 621.44 feet, an arc distance of 26.60 feet, a chord bearing of North 06 degrees 00 minutes 55 seconds West, a chord distance of 26.60 feet to a point of cusp, a corner of Lot No. 132 in Block 4411; thence
3. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 37.71 feet, a chord bearing of South 50 degrees 26 minutes 58 seconds East, a chord distance of 34.23 feet to a point of tangency on the northerly side of Greenwich Court; thence
4. Along said side, North 86 degrees 20 minutes 34 seconds East, a distance of 14.03 feet to a point of curve; thence
5. Passing along an arc of a circle curving to the left, having a radius of 203.00 feet, an arc distance of 106.76 feet, a chord bearing of North 71 degrees 16 minutes 36 seconds East, a chord distance of 105.53 feet to a point of tangency on the northwesterly side; thence
6. Along said side, North 56 degrees 12 minutes 38 seconds East, a distance of 175.72 feet to a point of curve at the beginning of a cul-de-sac bulb; thence
7. Along the cul-de-sac bulb, passing along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 182.94 feet, a central angle of 262 degrees 02 minutes 28 seconds to a point of reverse curve at the terminus of the cul-de-sac bulb; thence
8. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 35.80 feet, a chord bearing of North 82 degrees 46 minutes 08 seconds West, a chord distance of 32.82 feet to a point of tangency on the southeasterly side of Greenwich Court; thence
9. Along said side, South 56 degrees 12 minutes 18 seconds West, a distance of 111.34 feet to a point of curve; thence
10. Passing along an arc of a circle curving to the right, having a radius of 227.00 feet, an arc distance of 119.38 feet, a chord bearing of South 71 degrees 16 minutes 36 seconds West, a chord distance of 118.01 feet to a point of tangency on the southerly side; thence
11. Along said side, South 86 degrees 20 minutes 34 seconds West, a distance of 11.98 feet to a point of curve; thence

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12. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.76 feet, a chord bearing of South 40 degrees 46 minutes 37 seconds West, a chord distance of 35.70 feet to the first mentioned point and place of beginning.

Containing 12,626 square feet of land or 0.29 acres of land.

Subject to all private roads shown on Plats shall be owned and maintained by the Homeowners Association.

Subject to private roads are subject to a blanket easement for access to and maintenance of all utilities.

Subject to restrictions and easements of record, if any.

Description prepared by ESE Consultants, Inc., Clinton, NJ 08809.



December 26, 2007

DESCRIPTION OF PROPERTY JULIA PLACE (2
4' R.O.W. PRIVATE) MORRIS CHASE (A.K.A. DY
RHAM WOODS)

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1 - Townhomes, Morris Chase (A.K.A. Dyrham Woods)", dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a point of curve, a concrete monument, a corner of Lot No. 101 in Block 4411 on the northerly side of Lamerson Circle (24' R.O.W. Private); thence

1. Along the northerly side and partially along the beginning of Julia Place (24' R.O.W. Private), North 86 degrees 34 minutes 44 seconds West, a distance of 698.1 feet to a point of curve; thence
 2. Continuing along the northerly side of Lamerson Circle and along the beginning of Julia Place, passing along an arc of a circle curving to the left, having a radius of 307.00 feet, an arc distance of 3.88 feet, a chord bearing of North 86 degrees 56 minutes 27 seconds West, a chord distance of 3.88 feet to a point of cusp, a concrete monument; thence
 3. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 38.95 feet, a chord bearing of North 48 degrees 03 minutes 33 seconds East, a chord distance of 35.13 feet to a point of tangency, a concrete monument on the westerly side of Julia Place; thence
4. Along said side, North 03 degrees 25 minutes 16 seconds East, a distance of 76.48 feet to a point of curve, a concrete monument; thence
 5. Passing along an arc of a circle curving to the left, having a radius of 168.00 feet, an arc distance of 63.65 feet, a chord bearing of North 07 degrees 25 minutes 55 seconds West, a chord distance of 63.27 feet to a point of tangency, a concrete monument; thence
6. Continuing along the westerly side, North 8 degrees 17 minutes 06 seconds West, a distance of 139.98 feet to a point of curve, a concrete monument, a common corner of Lots No. 131 and 132 in Block 4411; thence
 7. Passing along an arc of a circle curving to the right, having a radius of 122.00 feet, an arc distance of 111.28 feet, a chord bearing of North 07 degrees 50 minutes 47 seconds East, a chord distance of 107.46 feet to a point of tangency on the northwesterly side; thence
 8. Along said side, North 33 degrees 58 minutes 40 seconds East, a distance of 84.13 feet to a point of curve, a concrete monument; thence
 9. Passing along an arc of a circle curving to the right, having a radius of 237.00 feet, an arc distance of 55.77 feet, a chord bearing of North 40 degrees 43 minutes 08 seconds East, a chord distance of 55.64 feet to a point of tangency, a concrete monument; thence
 10. Along the same, North 47 degrees 27 minutes 36 seconds East, a distance of 27.95 feet to a point of curve, a concrete monument; thence
 11. Passing along an arc of a circle curving to the right, having a radius of 54.00 feet, an arc distance of 99.63 feet, a chord bearing of South 79 degrees 41 minutes 07 seconds East, a chord distance of 86.09 feet to a point of tangency, a concrete monument on the northeasterly side of Julia Place; thence

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Description of Property

Julia Place

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12. Along said side, South 26 degrees 49 minutes 49 seconds East, a distance of 40.73 feet to a point of curve, a concrete monument; thence
13. Passing along an arc of a circle curving to the right, having a radius of 57.00 feet, an arc distance of 89.54 feet, a chord bearing of South 18 degrees 10 minutes 11 seconds West, a chord distance of 80.61 feet to a point of tangency, a concrete monument on the southeasterly side of Julia Place;
14. Along said side, South 63 degrees 10 minutes 11 seconds West, a distance of 177.47 feet to a point of curve, a concrete monument; thence
15. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 35.54 feet, a chord bearing of South 22 degrees 26 minutes 32 seconds West, a chord distance of 32.62 feet to a point of focus on the easterly side of Julia Place; thence
16. Along the easterly side and partially along the terminus of Julia Place, North 18 degrees 17 minutes 06 seconds West, a distance of 9.31 feet to a point of curve; thence
17. Continuing along the easterly side and along the terminus, passing along an arc of a circle curving to the right, having a radius of 98.00 feet, an arc distance of 78.37 feet, a chord bearing of North 04 degrees 37 minutes 30 seconds East, a chord distance of 76.30 feet to a point of focus on the southeasterly side; thence
18. Passing along an arc of a circle curving to the left, having a radius of 16.00 feet, an arc distance of 40.31 feet, a chord bearing of South 44 degrees 38 minutes 52 seconds East, a chord distance of 30.47 feet to a point of tangency on the northwesterly side; thence
19. Along said side, North 63 degrees 10 minutes 11 seconds East, a distance of 151.67 feet to a point of curve; thence
20. Passing along an arc of a circle curving to the left, having a radius of 33.00 feet, an arc distance of 51.84 feet, a chord bearing of North 18 degrees 10 minutes 11 seconds East, a chord distance of 46.67 feet to a point of tangency on the southwesterly side of Julia Place; thence
21. Along said side, North 26 degrees 49 minutes 49 seconds West, a distance of 40.73 feet to a point of curve; thence
22. Passing along an arc of a circle curving to the left, having a radius of 30.00 feet, an arc distance of 55.35 feet, a chord bearing, of North 79 degrees 41 minutes 07 seconds West, a chord distance of 47.83 feet to a point of tangency on the southeasterly side; thence
23. Along the said side, South 47 degrees 27 minutes 36 seconds West, a distance of 27.95 feet to a point of curve; thence
24. Passing along an arc of a circle curving to the left, having a radius of 213.00 feet, an arc distance of 50.12 feet, a chord bearing of South 40 degrees 43 minutes 08 seconds West, a chord distance of 50.01 feet to a point of tangency; thence
25. Continuing along the southeasterly side, South 33 degrees 58 minutes 40 seconds West, a distance of 84.13 feet to a point of curve; thence
26. Continuing along the southeasterly side and along the terminus of Julia Place, passing along an arc of a circle curving to the left, having a radius of 98.00 feet, an arc distance of 89.39 feet, a chord bearing of South 07 degrees 50 minutes 47 seconds West, a chord distance of 86.32 feet to a point of tangency on the easterly side; thence
27. Continuing along the terminus of Julia Place and along the easterly side, South 18 degrees 17 minutes 06 seconds East, a distance of 139.98 feet to a point of curve; thence
28. Passing along an arc of a circle curving to the right, having a radius of 192.00 feet, an arc distance of 72.74 feet, a chord bearing of South 07 degrees 25 minutes 55 seconds East, a chord distance of 72.30 feet to a point of tangency; thence

Decsription ofProperty

JuliaPlace

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29. Continuinalongtheeasterlyside, South03degrees25minutes.16secondsWest, adistanceof76.45 feettoapointofcurve;thence
30. Passingalonganarcofacirclecurvingtotheleft, hailingaradiusof25.00feet, anarcdistanceof 39.27feet, achordbearingofSouth41degrees34minutes44secondsEast, achord distance of 35.36 feettothefirstmentionedpointandplaceofbeginning.

Containing 23,949squarefeetoflandor0.55acresofland.

Subject to all privateroads shown on Plats shallbe owned and maintainedby the Homeowners Association.

Subjecttoprivateroadsaresubject toablanketeasementforaccesstoandmaintenanceofallutilities.

Subjectto restrictionsandeasementsofrecord, ifany.

DescriptionpreparedbyESEConsultants, Inc., Clinton, NJ, 08809.



December 26, 2007

DESCRIPTION OF PROPERTY
LAMERSON CIRCLE (24' R.O.W. PRIVATE) MO
RRIS CHASE (AKA DYRHAM WOODS)

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1 - Townhomes, Morris Chase (A.K.A. Dyrham Woods)", dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows: now

Beginning at a point on the easterly side of Lamerson Circle online of the terminus of Lamerson Circle (50' R.O.W.); thence

1. Along said terminus and along the beginning of Lamerson Circle, North 84 degrees 51 minutes 29 seconds West, a distance of 51.33 feet to a point of cusp; thence
2. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 41.41 feet, a chord bearing of North 47 degrees 41 minutes 22 seconds East, a chord distance of 36.84 feet to a point of tangency on the westerly side of Lamerson Circle; thence
3. Along said side, North 00 degrees 14 minutes 03 seconds East, a distance of 1.14 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the right, having a radius of 387.00 feet, an arc distance of 426.67 feet, a chord bearing of North 31 degrees 49 minutes 16 seconds East, a chord distance of 405.38 feet to a point of tangency; thence
5. Along the northwesterly side; North 63 degrees 24 minutes 20 seconds East, a distance of 78.23 feet to a point of curve; thence
6. Continuing along the northwesterly side and partially along the beginning of Julia Place (24' R.O.W. Private), passing along an arc of a circle curving to the right, having a radius of 307.00 feet, an arc distance of 160.83 feet, a central angle of 30 degrees 00 minutes 56 seconds to a point of tangency on the northerly side of Lamerson Circle; thence arc
7. Along the northerly side and continuing along the beginning of Julia Place, South 86 degrees 34 minutes 44 seconds East, a distance of 142.22 feet to a point of curve, a concrete monument; thence
8. Along the northerly side, passing along an arc of a circle curving to the left, having a radius of 358.00 feet, an arc distance of 53.70 feet, a chord bearing of North 89 degrees 07 minutes 27 seconds East, a chord distance of 53.65 feet to a point of tangency, a concrete monument; thence a
9. Along the same, North 84 degrees 49 minutes 37 seconds East, a distance of 218.07 feet to a point of curve, a concrete monument; thence
10. Passing along an arc of a circle curving to the right, having a radius of 217.00 feet, an arc distance of 342.39 feet, a chord bearing of South 49 degrees 58 minutes 16 seconds East, a chord distance of 30.79 feet to a point of tangency, a concrete monument on the easterly side; thence
11. Along said side, South 04 degrees 46 minutes 10 seconds East, a distance of 352.34 feet to a point of curve, a concrete monument; thence
12. Passing along an arc of a circle curving to the right, having a radius of 222.00 feet, an arc distance of 63.12 feet, a chord bearing of South 03 degrees 22 minutes 33 seconds West, a chord distance of 62.91 feet to a point of tangency, a concrete monument; thence

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13. Continuing along the easterly side, South 11 degrees 31 minutes 16 seconds West, a distance of 55.85 feet to a point of curve, a concrete monument; thence
14. Passing along an arc of a circle curving to the right, having a radius of 232.00 feet, an arc distance of 77.50 feet, a chord bearing of South 21 degrees 05 minutes 28 seconds West, a chord distance of 77.14 feet to a point of tangency, a concrete monument on the southeasterly side of Lamerson Circle; thence
15. Along said side, South 30 degrees 39 minutes 40 seconds West, a distance of 124.97 feet to a point of curve, a concrete monument; thence
16. Passing along an arc of a circle curving to the left, having a radius of 268.00 feet, an arc distance of 92.38 feet, a chord bearing of South 20 degrees 47 minutes 10 seconds West, a chord distance of 91.92 feet to a point of tangency, a concrete monument on the easterly side; thence
17. Along said side, South 10 degrees 54 minutes 40 seconds West, a distance of 58.98 feet to a point of curve, a concrete monument; thence
18. Passing along an arc of a circle curving to the right, having a radius of 412.84 feet, an arc distance of 253.05 feet, a chord bearing of South 28 degrees 28 minutes 15 seconds West, a chord distance of 249.11 feet to a point of tangency, a concrete monument on the southeasterly side; thence
19. Along said side, South 46 degrees 01 minutes 51 seconds West, a distance of 11.87 feet to a point of curve, a concrete monument; thence
20. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.26 feet, a chord bearing of South 01 degrees 02 minutes 17 seconds West, a chord distance of 35.35 feet to a point of cusp, a concrete monument on the northeasterly side of Elias Drive (50' R.O.W.); thence
21. Along the northeasterly side and along the terminus of Lamerson Circle, passing along an arc of a circle curving to the left, having a radius of 621.32 feet, an arc distance of 92.63 feet, a chord bearing of North 48 degrees 13 minutes 31 seconds West, a chord distance of 92.54 feet to a point of cusp, a concrete monument; thence
22. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 35.55 feet, a chord bearing of North 86 degrees 46 minutes 02 seconds East, a chord distance of 32.63 feet to a point of tangency on the northwesterly side of Lamerson Circle; thence
23. Along said side, North 46 degrees 01 minutes 51 seconds East, a distance of 88.53 feet to a point of curve; thence
24. Along the northwesterly side and along the beginning of Canterbury Court (24' R.O.W. Private), passing along an arc of a circle curving to the left, having a radius of 268.00 feet, an arc distance of 164.27 feet, a chord bearing of North 28 degrees 28 minutes 15 seconds East, a chord distance of 161.71 feet to a point of tangency on the westerly side; thence
25. Along said side, North 10 degrees 54 minutes 40 seconds East, a distance of 58.98 feet to a point of curve; thence
26. Passing along an arc of a circle curving to the right, having a radius of 292.00 feet, an arc distance of 100.65 feet, a chord bearing of North 20 degrees 47 minutes 10 seconds East, a chord distance of 100.16 feet to a point of tangency on the northwesterly side; thence
27. Along said side, North 30 degrees 39 minutes 40 seconds East, a distance of 124.97 feet to a point of curve; thence
28. Passing along an arc of a circle curving to the left, having a radius of 208.00 feet, an arc distance of 69.48 feet, a chord bearing of North 21 degrees 05 minutes 28 seconds East, a chord distance of 69.16 feet to a point of tangency on the westerly side; thence

29. Along said side, North 11 degrees 31 minutes 16 seconds East, a distance of 55.85 feet to a point of curve; thence
30. Passing along an arc of a circle curving to the left, having a radius of 198.00 feet, an arc distance of 56.30 feet, a chord bearing of North 03 degrees 22 minutes 33 seconds East, a chord distance of 56.11 feet to a point of tangency; thence
31. Continuing along the westerly side, North 04 degrees 46 minutes 10 seconds West, a distance of 352.34 feet to a point of curve; thence
32. Passing along an arc of a circle curving to the left, having a radius of 193.00 feet, an arc distance of 304.52 feet, a chord bearing of North 49 degrees 58 minutes 16 seconds West, a chord distance of 273.90 feet to a point of tangency on the southerly side of Lamerson Circle; thence
33. Along said side, South 84 degrees 49 minutes 37 seconds West, a distance of 218.07 feet to a point of curve; thence
34. Passing along an arc of a circle curving to the right, having a radius of 382.00 feet, an arc distance of 57.30 feet, a chord bearing of South 89 degrees 07 minutes 27 seconds West, a chord distance of 57.24 feet to a point of tangency; thence
35. Along the same, North 86 degrees 34 minutes 44 seconds West, a distance of 142.22 feet to a point of curve; thence
36. Passing along an arc of a circle curving to the left, having a radius of 283.00 feet, an arc distance of 148.26 feet, a chord bearing of South 78 degrees 24 minutes 48 seconds West, a chord distance of 146.57 feet to a point of tangency on the southeasterly side; thence
37. Along said side, South 63 degrees 24 minutes 20 seconds West, a distance of 78.23 feet to a point of curve; thence
38. Passing along an arc of a circle curving to the left, having a radius of 363.00 feet, an arc distance of 400.21 feet, a chord bearing of South 31 degrees 49 minutes 16 seconds West, a chord distance of 380.24 feet to a point of tangency on the easterly side of Lamerson Circle; thence
39. Along said side, South 00 degrees 14 minutes 03 seconds West, a distance of 30.43 feet to the first mentioned point and place of beginning.

Containing 81,266 square feet of land or 1.87 acres of land.

Subject to all private roads shown on Plats shall be owned and maintained by the Homeowners Association.

Subject to private roads are subject to a blanket easement for access to and maintenance of all utilities.

Subject to restrictions and easements of record, if any.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08819.



December 11, 2007

**DESCRIPTION OF PROPERTY
PARCEL GOLDMINE ROAD (33' HALF R.O.W.)
MORRIS CHASE (A.K.A. DYRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on a plan entitled, "Final Plat, Phase 1 - Single Family Homes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 1 through no. 7 of 12, and on plans entitled "Final Plat, Phase 1 - Townhomes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 8 through 12 of 12, plans dated 6/04/03 prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/05 as Map No. 5794, more particularly described as follows:

Beginning at a corner of Lot No. 21 in Block 4414 on the southerly side of Goldmine Road (33' half R.O.W.); thence

1. North 06 degrees 09 minutes 10 seconds West, a distance of 52.31 feet; thence
2. South 80 degrees 55 minutes 40 seconds East, a distance of 207.45 feet to a point of cusp; thence
3. Along the southerly side of Goldmine Road (33' half R.O.W.), passing along an arc of a circle curving to the right, having a radius of 233.00 feet, an arc distance of 206.91 feet, a chord bearing of South 84 degrees 28 minutes 04 seconds West, a chord distance of 200.18 feet to the first mentioned point and place of beginning.

Containing 8,281 square feet of land.

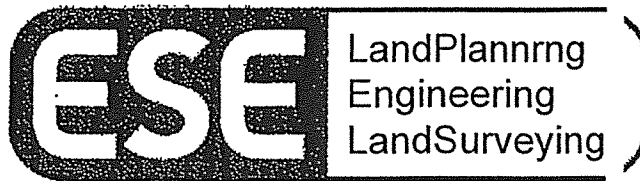
Subject to Parcel A dedicated to Township of Mount Olive for right of way purposes.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809

ESE Consultants, Inc.

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December 11, 2007

**DESCRIPTION OF PROPERTY
PARCEL B GOLDMINE ROAD (33' HALFR.O.W.)
MORRIS CHASE (A.K.A. DYRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on a plan entitled, "Final Plat, Phase 1 - Single Family Homes; Morris Chase (AKA Dyrham Woods)", sheets no. 1 through no. 7 of 12, and on plans entitled "Final Plat, Phase 1 - Townhomes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 8 through 12 of 12, plans dated 6/03/03 prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a corner of Lot No. 31 in Block 4414 on the southerly side of Goldmine Road (33' half R.O.W.); thence

1. Along said side, passing along an arc of a circle curving to the right, having a radius of 108.00 feet, an arc distance of 41.56 feet, a chord bearing of North 67 degrees 17 minutes 14 seconds West, a chord distance of 41.30 feet to a point of cusp; thence
2. South 80 degrees 55 minutes 40 seconds East, a distance of 32.17 feet; thence
3. South 30 degrees 11 minutes 40 seconds East, a distance of 12.58 feet to the first mentioned point and place of beginning.

Containing 211 square feet of land.

Subject to Parcel B dedicated to Township of Mount Olive for right of way purposes.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809.



December 11, 2007

**DESCRIPTION OF PROPERTY
PARCEL C GOLDMINE ROAD (33' HALF R.O.W.)
MORRIS CHASE (A.K.A. DYRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on a plan entitled, "Final Plat, Phase 1 - Single Family Homes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 1 through no. 7 of 12, and on plans entitled "Final Plat, Phase 1 - Townhomes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 8 through 12 of 12, plans dated 6/04/03 prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a corner of Lot No. 143 in Block 4411 on the southeasterly side of Goldmine Road (33' half R.O.W.); thence

1. North 30 degrees 11 minutes 40 seconds West, a distance of 23.24 feet; thence
2. North 38 degrees 29 minutes 20 seconds East, a distance of 317.30 feet to a point on the southeasterly side of Goldmine Road (33' half R.O.W.); thence
3. Along said side, South 32 degrees 44 minutes 20 seconds West, a distance of 119.01 feet to a point of curve; thence
4. Along the same, passing along an arc of a circle curving to the right, having a radius of 2,033.00 feet, an arc distance of 191.97 feet, a chord bearing of South 35 degrees 26 minutes 39 seconds West, a chord distance of 191.90 feet to a point of compound curve; thence
5. Continuing along the southeasterly side, passing along an arc of a circle curving to the right, having a radius of 223.00 feet, an arc distance of 15.73 feet; a chord bearing of South 40 degrees 10 minutes 11 seconds West, a chord distance of 15.72 feet to the first mentioned point and place of beginning.

Containing 4,511 square feet of land.

Subject to Parcel C dedicated to Township of Mount Olive for right of way purposes.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809.

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December 11, 2007

**DESCRIPTION OF PROPERTY
PARCEL D GOLDMINE ROAD (33' HALF R.O.W.)
MORRIS CHASE (A.K.A. DYRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on a plan entitled, "Final Plat, Phase 1-Single Family Homes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 1 through no. 7 of 12, and on plans entitled "Final Plat, Phase 1-Townhomes, Morris Chase (A.K.A. Dyrham Woods)", sheets no. 8 through 12 of 12, plans dated 6/04/03 prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a corner of Lot No. 143 in Block 441 on the southeasterly side of Goldmine Road (33' half R.O.W.); thence

1. Along said side, passing along an arc of a circle curving to the right, having a radius of 1,138.00 feet, an arc distance of 104.78 feet, a chord bearing of South 38 degrees 59 minutes 54 seconds West, a chord distance of 104.74 feet to a point of tangency; thence
2. Along the same, South 41 degrees 38 minutes 04 seconds West, a distance of 26.83 feet to a point of curve; thence
3. Continuing along the southeasterly side, passing along an arc of a circle curving to the right, having a radius of 1033.0.0 feet, an arc distance of 102.17 feet, a chord bearing of South 44 degrees 28 minutes 05 seconds West, a chord distance of 102.13 feet to a point of tangency; thence
4. Along the same, South 47 degrees 18 minutes 05 seconds West, a distance of 51.46 feet;
5. North 38 degrees 29 minutes 20 seconds East, a distance of 288.96 feet; thence
6. South 38 degrees 02 minutes 30 seconds East, a distance of 21.52 feet to the first mentioned point and place of beginning.

Containing 4,423 square feet of land.

Subject to Parcel D dedicated to Township of Mount Olive for right of way purposes.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809.

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August 13, 2008

**DESCRIPTION OF PROPERTY PEMBROOK
LANE (24' R.O.W. PRIVATE) MORRIS CHASE (A.
K.A. DYRHAM WOODS)**

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1 - Townhomes, Morris Chase (AKA Dyrham Woods)", dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a point of curve, a concrete monument, a corner of Lot No. 73 in Block 4413, on the northerly side of Canterbury Court (24' R.O.W. Private); thence

1. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 37.88 feet, a chord bearing of North 50 degrees 01 minutes 03 seconds East, a chord distance of 34.36 feet to a point of tangency, a concrete monument on the westerly side of Pembroke Lane; thence
2. Along said side, North 06 degrees 36 minutes 44 seconds East, a distance of 1.05 feet to a point of curve, a concrete monument; thence
3. Passing along an arc of a circle curving to the right, having a radius of 162.00 feet, an arc distance of 134.55 feet, a chord bearing of North 30 degrees 24 minutes 23 seconds East, a chord distance of 130.72 feet to a point of tangency, a concrete monument on the northwesterly side; thence
4. Along said side, North 54 degrees 12 minutes 03 seconds East, a distance of 86.06 feet to a common corner of Lots No. 33 and 34 in Block 4413; thence
5. Along the terminus of Pembroke Lane, South 35 degrees 42 minutes 37 seconds East, a distance of 24.00 feet to a corner on the southeasterly side; thence
6. Along said side, South 54 degrees 12 minutes 03 seconds West, a distance of 86.03 feet to a point of curve; thence
7. Passing along an arc of a circle curving to the left, having a radius of 138.00 feet, an arc distance of 114.62 feet, a chord bearing of South 30 degrees 24 minutes 24 seconds West, a chord distance of 111.35 feet to a point of tangency on the easterly side; thence
8. Along said side, South 06 degrees 36 minutes 44 seconds West, a distance of 1.25 feet to a point of curve; thence
9. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 37.30 feet, a chord bearing of South 36 degrees 07 minutes 30 seconds East, a chord distance of 33.93 feet to a point of curve on the easterly side of Canterbury Court; thence
10. Along the northerly side of Canterbury Court and partially along the beginning of Pembroke Lane, North 78 degrees 51 minutes 44 seconds West, a distance of 3.60 feet to a point of curve; thence
11. Along the same, passing along an arc of a circle curving to the left, having a radius of 398.41 feet, an arc distance of 53.64 feet, a chord bearing of North 82 degrees 43 minutes 11 seconds West, a chord distance of 53.60 feet to a point of tangency; thence
12. Continuing along the northerly side of Canterbury Court and along the beginning of Pembroke Lane, North 86 degrees 34 minutes 37 seconds West, a distance of 13.47 feet to the first mentioned point and place of beginning.

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Subject to all private roads shown on Plat shall be owned and maintained by the Homeowners Association.

Subject to private roads are subject to a blanket easement for access to and maintenance of all utilities.

Subject to restrictions and easements of record, if any.

Description prepared by ESE Consultants, Inc., Clinton, NJ 08809.



December 26, 2007

DESCRIPTION OF PROPERTY
SCARBOROUGH COURT (24' R.O.W. PRIVATE)
MORRIS CHASE (A.K.A. DYRHAM WOODS)

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1 - Townhomes, Morris Chase (A.K.A. Dyrham Woods), dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., now known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Beginning at a point of curve, a corner of Lot No. 146 in Block 4411 on the easterly side of Elias Drive (50' R.O.W.); thence

1. Along the easterly side and along the beginning of Scarborough Court, North 04 degrees 47 minutes 20 seconds West, a distance of 74.00 feet to a point of cusp, a corner of Lot No. 133 in Block 4411; thence
2. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of South 49 degrees 47 minutes 20 seconds East, a chord distance of 35.36 feet to a point of tangency on the northerly side of Scarborough Court; thence
3. Along said side, North 85 degrees 12 minutes 40 seconds East, a distance of 18.81 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the left, having a radius of 183.00 feet, an arc distance of 72.06 feet, a chord bearing of North 73 degrees 55 minutes 52 seconds East, a chord distance of 71.59 feet to a point of tangency on the northwesterly side; thence
5. Along said side, North 62 degrees 39 minutes 04 seconds East, a distance of 214.13 feet to a point of curve, a common corner of Lots No. 7 and 8 in Block 4411 at the beginning of a cul-de-sac bulb;
6. Along the cul-de-sac bulb, passing along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 182.94 feet, a central angle of 262 degrees 02 minutes 28 seconds to a point of reverse curve at the terminus of the cul-de-sac bulb; thence
7. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 35.80 feet, a chord bearing of North 76 degrees 19 minutes 42 seconds West, a chord distance of 32.82 feet to a point of tangency on the southeasterly side of Scarborough Court; thence
8. Along said side, South 62 degrees 39 minutes 04 seconds West, a distance of 149.75 feet to a point of curve, a concrete monument; thence
9. Passing along an arc of a circle curving to the right, having a radius of 207.00 feet, an arc distance of 81.51 feet, a chord bearing of South 73 degrees 55 minutes 52 seconds West, a chord distance of 80.98 feet to a point of tangency on the southerly side; thence
10. Along said side, South 85 degrees 12 minutes 40 seconds West, a distance of 18.81 feet to a point of curve; thence
11. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of South 40 degrees 12 minutes 40 seconds West, a chord distance of 35.36 feet to the first mentioned point and place of beginning.

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Containing 12,832 square feet of land or 0.30 acres of land.

Subject to all private roads shown on Plats shall be owned and maintained by the Homeowners Association.

Subject to private roads are subject to a blanket easement for access to and maintenance of all utilities.
Subject to restrictions and easements of record, if any.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809.



December 26, 2007

DESCRIPTION OF PROPERTY
TUTBURY COURT (24' R.O.W. PRIVATE) MOR
RIS CHASE (A.K.A. DYRHAM WOODS)

All that certain lot or parcel of lands situated in the Township of Mount Olive, County of Morris, and State of New Jersey shown on plans entitled, "Final Plat, Phase 1-Townhomes, Morris Chase (A.K.A. Dyrham Woods)", dated 6/04/03, sheets no. 8 through 12 of 12, prepared by Eastern States Engineering, Inc., known as ESE Consultants, Inc., Clinton, New Jersey 08809, filed in the Morris County Clerk's Office on 5/13/04 as Map No. 5794, more particularly described as follows:

Dyrham
now

Beginning at a point of curve, a corner of Lot No. 132 in Block 4411 on the easterly side of Elias Drive

1. Along the easterly side and partially along the beginning of Tutbury Court, passing along an arc of a circle curving to the left, having a radius of 621.44 feet, an arc distance of 35.59 feet, a chord bearing of North 25 degrees 01 minutes 47 seconds West, a chord distance of 35.58 feet to a point of compound curve on the center line of Tutbury Court; thence
2. Continuing along the easterly side of Elias Drive and along the beginning of Tutbury Court, passing along an arc of a circle curving to the left, having a radius of 621.32 feet, an arc distance of 35.59 feet, a chord bearing of North 28 degrees 18 minutes 40 seconds West, a chord distance of 35.58 feet to a point of cusp, a corner of Lot No. 146 in Block 4411; thence
3. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 37.84 feet, a chord bearing of South 73 degrees 18 minutes 40 seconds East, a chord distance of 34.33 feet to a point of tangency on the northwesterly side of Tutbury Court; thence
4. Along said side, North 63 degrees 19 minutes 7 seconds East, a distance of 134.37 feet to a point of curve; thence
5. Passing along an arc of a circle curving to the left, having a radius of 238.00 feet, an arc distance of 54.27 feet, a chord bearing of North 56 degrees 47 minutes 52 seconds East, a chord distance of 54.15 feet to a point of tangency; thence
6. Continuing along the northwesterly side, North 50 degrees 15 minutes 56 seconds East, a distance of 160.40 feet to a point of curve at the beginning of a cul-de-sac bulb; thence
7. Along the cul-de-sac bulb, passing along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 182.94 feet, a central angle of 262 degrees 02 minutes 28 seconds to a point of reverse curve at the terminus of the cul-de-sac bulb; thence
8. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 35.80 feet, a chord bearing of North 88 degrees 42 minutes 50 seconds West, a chord distance of 32.82 feet to a point of tangency on the southeasterly side; thence
9. Along said side, South 50 degrees 15 minutes 6 seconds West, a distance of 96.03 feet to a point of curve; thence
10. Passing along an arc of a circle curving to the right, having a radius of 262.00 feet, an arc distance of 59.74 feet, a chord bearing of South 56 degrees 47 minutes 52 seconds West, a chord distance of 59.61 feet to a point of tangency; thence
11. Continuing along the south easterly side of Tutbury Court, South 63 degrees 19 minutes 47 seconds West, a distance of 134.37 feet to a point of curve; thence

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12. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 37.84 feet, a chord bearing of South 19 degrees 58 minutes 13 seconds West, a chord distance of 34.33 feet to the first mentioned point and place of beginning.

Containing 13,791 square feet of land or 0.32 acres of land.

Subject to all private roads shown on Plats shall be owned and maintained by the Homeowners Association.

Subject to private roads are subject to a blanket easement for access to and maintenance of all utilities.

Subject to restrictions and easements of record, if any.

Description prepared by ESE Consultants, Inc., Clinton, NJ, 08809.