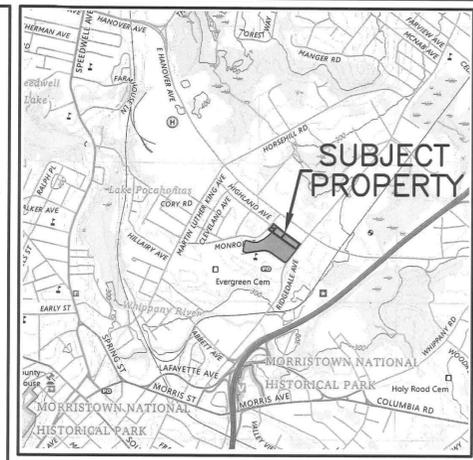
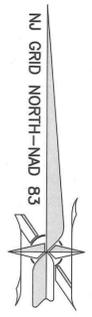


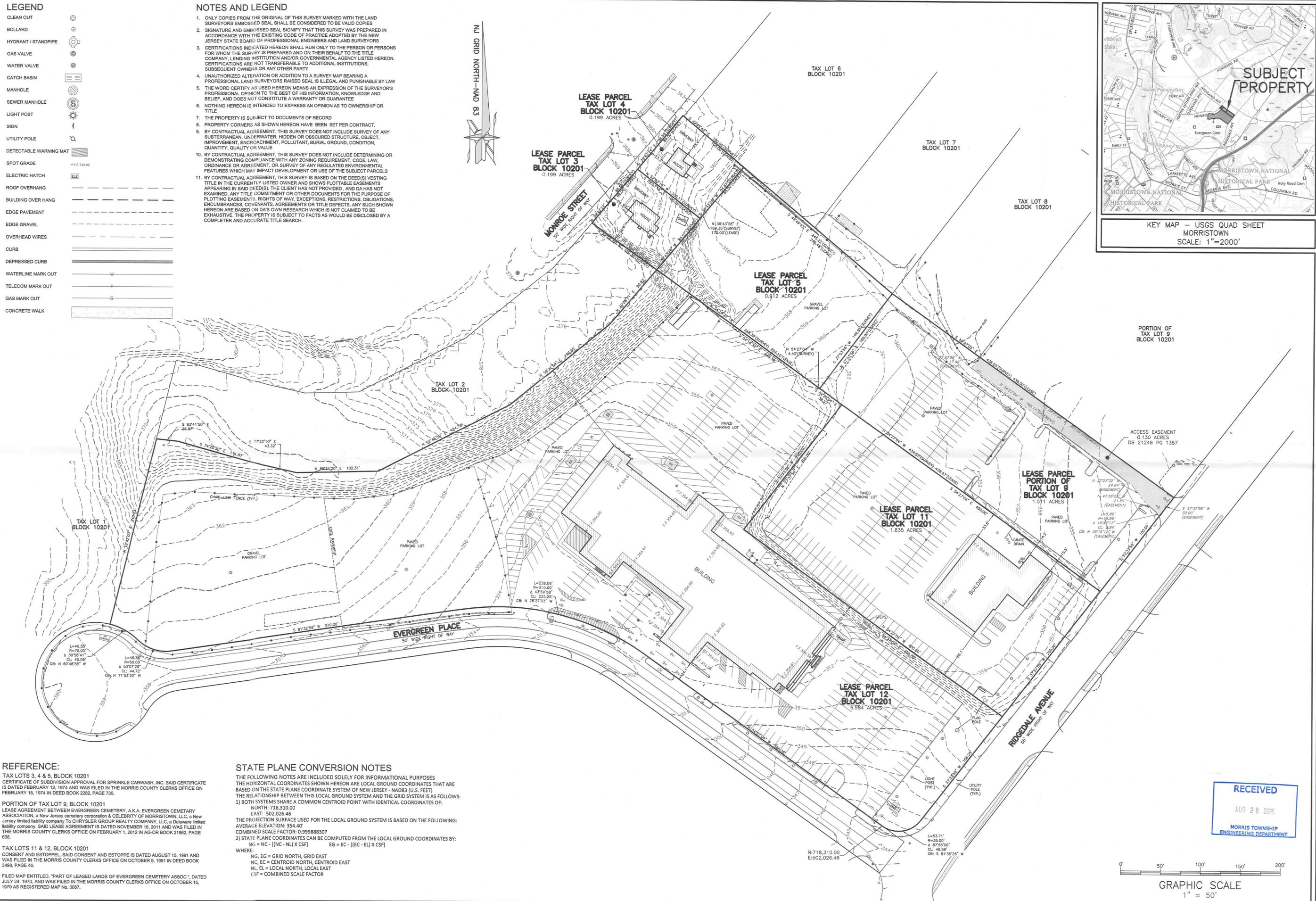
LEGEND

CLEAN OUT	
BOLLARD	
HYDRANT / STANDPIPE	
GAS VALVE	
WATER VALVE	
CATCH BASIN	
MANHOLE	
SEWER MANHOLE	
LIGHT POST	
SIGN	
UTILITY POLE	
DETECTABLE WARNING MAT	
SPOT GRADE	± F.F. 734.02
ELECTRIC HATCH	
ROOF OVERHANG	
BUILDING OVER HANG	
EDGE PAVEMENT	
EDGE GRAVEL	
OVERHEAD WIRES	
CURB	
DEPRESSED CURB	
WATERLINE MARK OUT	
TELECOM MARK OUT	
GAS MARK OUT	
CONCRETE WALK	

- NOTES AND LEGEND**
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES
 - SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 - CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR ANY OTHER PARTY
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A PROFESSIONAL LAND SURVEYORS RAISED SEAL IS ILLEGAL AND PUNISHABLE BY LAW
 - THE WORD CERTIFY AS USED HEREON MEANS AN EXPRESSION OF THE SURVEYORS PROFESSIONAL OPINION TO THE BEST OF HIS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE
 - NOTHING HEREON IS INTENDED TO EXPRESS AN OPINION AS TO OWNERSHIP OR TITLE
 - THE PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD
 - PROPERTY CORNERS AS SHOWN HEREON HAVE BEEN SET PER CONTRACT.
 - BY CONTRACTUAL AGREEMENT, THIS SURVEY DOES NOT INCLUDE SURVEY OF ANY SUBTERRANEAN, UNDERWATER, HIDDEN OR OBSCURED STRUCTURE, OBJECT, IMPROVEMENT, ENCROACHMENT, POLLUTANT, BURIAL GROUND, CONDITION, QUANTITY, QUALITY OR VALUE
 - BY CONTRACTUAL AGREEMENT, THIS SURVEY DOES NOT INCLUDE DETERMINING OR DEMONSTRATING COMPLIANCE WITH ANY ZONING REQUIREMENT, CODE, LAW, ORDINANCE OR AGREEMENT, OR SURVEY OF ANY REGULATED ENVIRONMENTAL FEATURES WHICH MAY IMPACT DEVELOPMENT OR USE OF THE SUBJECT PARCELS
 - BY CONTRACTUAL AGREEMENT, THIS SURVEY IS BASED ON THE DEED(S) VESTING TITLE IN THE CURRENTLY LISTED OWNER AND SHOWS PLOTTABLE EASEMENTS APPEARING IN SAID DEED(S). THE CLIENT HAS NOT PROVIDED, AND DA HAS NOT EXAMINED, ANY TITLE COMMITMENT OR OTHER DOCUMENTS FOR THE PURPOSE OF PLOTTING EASEMENTS, RIGHTS OF WAY, EXCEPTIONS, RESTRICTIONS, OBLIGATIONS, ENCUMBRANCES, COVENANTS, AGREEMENTS OR TITLE DEFECTS. ANY SUCH SHOWN HEREON ARE BASED ON DA'S OWN RESEARCH WHICH IS NOT CLAIMED TO BE EXHAUSTIVE. THE PROPERTY IS SUBJECT TO FACTS AS WOULD BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH.

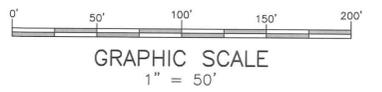


KEY MAP - USGS QUAD SHEET
MORRISTOWN
SCALE: 1"=2000'



REFERENCE:
TAX LOTS 3, 4 & 5, BLOCK 10201
CERTIFICATE OF SUBDIVISION APPROVAL FOR SPRINKLE CARMASH, INC. SAID CERTIFICATE IS DATED FEBRUARY 12, 1974 AND WAS FILED IN THE MORRIS COUNTY CLERKS OFFICE ON FEBRUARY 15, 1974 IN DEED BOOK 2282, PAGE 735.
PORTION OF TAX LOT 9, BLOCK 10201
LEASE AGREEMENT BETWEEN EVERGREEN CEMETERY, A.K.A. EVERGREEN CEMETERY ASSOCIATION, a New Jersey cemetery corporation & CELEBRITY OF MORRISTOWN, LLC, a New Jersey limited liability company To CHRYSLER GROUP REALTY COMPANY, LLC, a Delaware limited liability company. SAID LEASE AGREEMENT IS DATED NOVEMBER 16, 2011 AND WAS FILED IN THE MORRIS COUNTY CLERKS OFFICE ON FEBRUARY 1, 2012 IN AG-OR BOOK 21962, PAGE 638.
TAX LOTS 11 & 12, BLOCK 10201
CONSENT AND ESTOPPEL SAID CONSENT AND ESTOPPEL IS DATED AUGUST 15, 1991 AND WAS FILED IN THE MORRIS COUNTY CLERKS OFFICE ON OCTOBER 9, 1991 IN DEED BOOK 3498, PAGE 48.
FILED MAP ENTITLED, "PART OF LEASED LANDS OF EVERGREEN CEMETERY ASSOC.", DATED JULY 24, 1970, AND WAS FILED IN THE MORRIS COUNTY CLERKS OFFICE ON OCTOBER 15, 1970 AS REGISTERED MAP No. 3087.

STATE PLANE CONVERSION NOTES
THE FOLLOWING NOTES ARE INCLUDED SOLELY FOR INFORMATIONAL PURPOSES
THE HORIZONTAL COORDINATES SHOWN HEREON ARE LOCAL GROUND COORDINATES THAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NEW JERSEY - NAD83 (U.S. FEET)
THE RELATIONSHIP BETWEEN THIS LOCAL GROUND SYSTEM AND THE GRID SYSTEM IS AS FOLLOWS:
1) BOTH SYSTEMS SHARE A COMMON CENTROID POINT WITH IDENTICAL COORDINATES OF:
NORTH: 718,310.00
EAST: 502,026.46
THE PROJECTION SURFACE USED FOR THE LOCAL GROUND SYSTEM IS BASED ON THE FOLLOWING:
AVERAGE ELEVATION: 354.40'
COMBINED SCALE FACTOR: 0.999888307
2) STATE PLANE COORDINATES CAN BE COMPUTED FROM THE LOCAL GROUND COORDINATES BY:
NG = NC - [(NC - NL) X CSF] EG = EC - [(EC - EL) X CSF]
WHERE:
NG, EG = GRID NORTH, GRID EAST
NC, EC = CENTROID NORTH, CENTROID EAST
NL, EL = LOCAL NORTH, LOCAL EAST
CSF = COMBINED SCALE FACTOR



DYKSTRA ASSOCIATES
PROJECT NO.: MT-7
CONTOUR INT.: 1'
SCALE: 1" = 50'
DATE: 08-17-2023
SHEET 1 OF 1

DYKSTRA ASSOCIATES, PC
11 LAWRENCE ROAD
NEWTON, N.J. 07860
(973) 579-2177

PROFESSIONAL
L.S. LIC. NO. 34846
PROFESSIONAL PLANNER
N.J. LIC. NO. 04808

DOUGLAS O. DYKSTRA

PREPARED FOR NIELSEN FORD DEALERSHIP & NIELSON CHRYSLER, DODGE, JEEP AND RAM DEALERSHIP TAX LOTS 3, 4, 5, A PORTION OF LOT 9, 11 AND 12, BLOCK 10201 MORRIS TOWNSHIP, MORRIS COUNTY, NJ

TOPOGRAPHIC SURVEY OF PROPERTY