



Environmental Site Mapping • Hazardous Materials and Waste Surveys  
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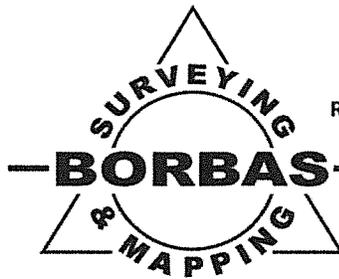
## Transmittal

<b>To:</b>	<b>Susan D Seyboldt</b> Project Manager Northeast NJDEP Green Acres Program Mail Code 501-01 PO Box 420 Trenton NJ 08625-0420	<b>From:</b>	<b>J. Peter Borbas</b>
<b>Fax:</b>		<b>Pages:</b>	<b>1 of 1</b>
<b>Phone:</b>		<b>Date:</b>	<b>12-19-2012</b>
<b>Re:</b>	<b>1417-04-009</b> Madison Borough Open Space Acquisition	<b>CC:</b>	<b>Robert Vogel</b> Madison Borough Engineer (w/enclosure)

Urgent    For Review    Please Comment    Please Reply    Via FedEx    Via US mail

Enclosed please find the following for your review:

- 2 copies of survey
- 2 copies of description
- 1 copy of Surveyor's Certification
- 1 CD containing description (madisonrec.doc), AutoCAD file (madisonrec.dwg), PDF file (madisonrec.pdf) and digital dxf (madisonrec.dxf).



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December 12, 2012

**Description of Green Acres Funding Participation and Encumbrances  
Madison Recreation Complex  
Lot 1.01 Block 601  
Borough of Madison, Morris County, New Jersey  
(Formerly Lot 5.02 Block 1401 Borough of Florham Park)**

All that certain tract or parcel of land located along Ridgedale Avenue in the Borough of Madison, Morris County, New Jersey, bounded and described as follows:

Being part of Lot 5.02 Block 1401 as shown on a certain map entitled "Preliminary and Final Major Subdivision Plat, Lots 1 and 5.02 Block 1401, Rockefeller Group Corporate Park, Borough of Florham Park, Morris County, New Jersey" prepared by the Chester, Ploussas, Lisowsky Partnership, dated October 6, 2009 and revised through November 23, 2009 and filed in the Morris County Clerk's Office on April 5, 2010 in Plat Book 7 page 95, File No. 20100208007. Being more particularly described as follows:

**BEGINNING** at a point in the northwesterly sideline of Ridgedale Avenue, being 33 feet northwesterly of the record centerline, where same is intersected by the dividing line between Lot 5.02 as shown on the aforementioned map and Lot 1 Block 2701, said point being marked with a concrete monument found having New Jersey State Plane Grid Coordinates NAD83 of North 705,855.39 East: 518,459.07 (US Survey Feet) as measured in 2008; and runs thence

1. Along said northwesterly sideline of Ridgedale Avenue, South 43 degrees 47 minutes 34 seconds West (map bearing South 43 degrees 41 minutes 10 seconds West) 214.08 feet to a point in same; thence
2. Leaving said sideline, along the dividing line between Lot 1.01 Block 601 (formerly Lot 5.02 Block 1401 Borough of Florham Park) and Lot 1 Block 1503, North 46 degrees 12 minutes 28 seconds West (map bearing North 46 degrees 18 minutes 52 seconds West) 523.65 feet to an angle point in same, marked with a capped iron set, passing over the center of a concrete monument found 0.07 feet from the beginning of this course; thence
3. Continuing along said dividing line, North 80 degrees 33 minutes 06 seconds West (map bearing North 80 degrees 39 minutes 30 seconds West) 1,544.43 feet to a point in the easterly line of Burnet Road, variable width right of way, said point being marked with a concrete monument found having New Jersey State Plane Grid Coordinates NAD83 of North: 706,316.73 East: 516,409.66 (US Survey Feet); thence
4. Along said sideline of Burnet Road, North 02 degrees 52 minutes 39 seconds East (map bearing North 02 degrees 46 minutes 15 seconds East) 93.47 feet to an angle point in same; thence
5. Continuing along same, North 20 degrees 52 minutes 39 seconds East (map bearing North 20 degrees 46 minutes 15 seconds East) 309.16 feet to a point being the Northeasterly corner of the terminus of Burnet Road; thence

6. Along the northerly terminus of Burnet Road, and along the dividing line between Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park) and Lot 6 Block 1501 Borough of Florham Park, North 58 degrees 45 minutes 11 seconds West (map bearing North 58 degrees 51 minutes 35 seconds West) 248.07 feet to a point; thence
7. Along the dividing line between Lot 3 Block 1401 Borough of Florham Park and Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park), North 37 degrees 21 minutes 59 seconds East (map bearing North 37 degrees 15 minutes 35 seconds East) 97.70 feet to a point, said point being marked with a capped iron set; thence
8. Continuing along the dividing line between Lot 3 Block 1401 Borough of Florham Park and Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park), South 89 degrees 53 minutes 36 seconds East (map bearing North 90 degrees 00 minutes 00 seconds East) 250.85 feet to a point of curvature, said point being marked with a capped iron set; thence
9. Continuing along the dividing line between Lot 3 Block 1401 Borough of Florham Park and Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park), easterly along a curve to the left, having a radius of 320.00 feet, a central angle of 35 degrees 00 minutes 00 seconds, a chord of North 72 degrees 36 minutes 24 seconds East 192.45 feet for an arc length of 195.48 feet to a point, said point being marked with a capped iron set; thence
10. Continuing along the dividing line between Lot 3 Block 1401 Borough of Florham Park and Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park), by a line radial to the previous course, North 34 degrees 53 minutes 36 seconds West (map bearing North 35 degrees 00 minutes 00 seconds West) 7.00 feet to a point being a corner of Lot 1 Block 1401 Borough of Florham Park as shown on aforesaid map entitled "Preliminary and Final Major Subdivision Plat, Lots 1 and 5.02 Block 1401, Rockefeller Group Corporate Park, Borough of Florham Park, Morris County, New Jersey" prepared by the Chester, Ploussas, Lisowsky Partnership, dated October 6, 2009 and revised through November 23, 2009 and filed in the Morris County Clerk's Office on April 5, 2010 in Plat Book 7 page 95, File No. 20100208007, said point being marked with a capped iron set ; thence

Along the line Lot 1 Block 1401 the following eight courses:

11. Northeasterly along a curve to the left, not tangent to the previous course, having a radius of 313.00 feet, a central angle of 9 degrees 14 minutes 52 seconds, a chord of North 50 degrees 28 minutes 58 seconds East (map bearing North 50 degrees 22 minutes 34 seconds East) 50.46 feet, for an arc length of 50.52 feet to a point of reverse curvature, said point being marked with a spike and tag set; thence
12. Easterly along a curve to the right having a radius of 40.00 feet, a central angle of 87 degrees 14 minutes 52 seconds, a chord of North 89 degrees 28 minutes 58 seconds East (map bearing North 89 degrees 22 minutes 34 seconds East) 55.19 feet, for an arc length of 60.91 feet to a point of tangency, said point being marked with a spike and tag set; thence
13. South 46 degrees 53 minutes 36 seconds East (map bearing South 47 degrees 00 minutes 00 seconds East) 168.08 feet to a point, said point being marked by a spike and tag set; thence
14. Crossing an existing paved roadway, North 43 degrees 06 minutes 24 seconds East (map bearing South 43 degrees 00 minutes 00 seconds West) 25.00 feet to a point, said point being marked with a spike and tag set; thence
15. Northwesterly along a curve to the right, not tangent to the previous course, having a radius of 125.00 feet, a central angle of 17 degrees 16 minutes 00 seconds, a chord of

- North 38 degrees 15 minutes 35 seconds West (map bearing South 38 degrees 21 minutes 59 seconds East) 37.53 feet for an arc length of 37.67 feet to a point of compound curvature, said point being marked with a spike and tag set; thence
16. Northwesterly along a curve to the right having a radius of 280.00 feet, a central angle of 37 degrees 37 minutes 08 seconds, a chord of North 10 degrees 49 minutes 02 seconds West (map bearing South 10 degrees 55 minutes 26 seconds East) 180.56 feet, for an arc length of 183.84 feet to a point of tangency, said point being marked with a spike and tag set; thence
  17. North 07 degrees 59 minutes 32 seconds East (map bearing South 07 degrees 53 minutes 08 seconds West) 244.81 feet to a point of curvature, said point being marked with a spike and tag set; thence
  18. Northerly along a curve to the left having a radius of 845.00 feet, a central angle of 44 degrees 45 minutes 14 seconds, a chord of North 14 degrees 23 minutes 05 seconds West (map bearing North 14 degrees 29 minutes 29 seconds West) 643.38 feet, for an arc length of 660.03 feet to a point, said point being marked with a spike and tag set; thence
  19. Partly along the dividing line between Lot 1 Block 1401 Borough of Florham Park and Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham park), and continuing along the dividing line between Lot 5.01 Block 1401 Borough of Florham Park and Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham park) as shown on the aforesaid map entitled "Preliminary and Final Major Subdivision Plat, Lots 1 and 5.02 Block 1401, Rockefeller Group Corporate Park, Borough of Florham Park, Morris County, New Jersey" prepared by the Chester, Ploussas, Lisowsky Partnership, dated October 6, 2009 and revised through November 23, 2009 and filed in the Morris County Clerk's Office on April 5, 2010 in Plat Book 7 page 95, File No. 20100208007, North 46 degrees 40 minutes 03 seconds East (map bearing North 46 degrees 33 minutes 39 seconds East) 244.28 feet to a point in the southwesterly line of New Jersey State Highway Route 24, a variable width right of way, this course passes over a concrete monument found at 30.10 feet from the beginning of this course and passes over a concrete monument found 0.09 feet from the terminus of this course; thence
  20. Along said line of New Jersey State Highway Route 24, South 43 degrees 19 minute 57 seconds East (map bearing South 43 degrees 26 minutes 21 seconds East) 327.61 feet to an angle point in same; thence
  21. Continuing along said line of New Jersey State Highway Route 24, South 40 degrees 33 minutes 52 seconds East (map bearing South 40 degrees 40 minutes 16 seconds East) 1,112.20 feet to an angle point in same, this course passes over a concrete monument 0.08 feet from its terminus; thence
  22. Continuing along said line of New Jersey State Highway Route 24, South 30 degrees 59 minutes 35 seconds East (map bearing South 31 degrees 05 minutes 59 seconds East) 709.89 feet to the most northerly corner of Lot 1 Block 2701 Borough of Florham Park, being marked with a capped iron set; thence
  23. Along the dividing line between Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park) and Lot 1 Block 2701 Borough of Florham Park, South 43 degrees 50 minutes 44 seconds West (map bearing South 43 degrees 44 minutes 20 seconds West) 351.13 feet to a point, said point being marked with a concrete monument found; thence
  24. Continuing along the dividing line between Lot 1.01 Block 601 Borough of Madison (formerly Lot 5.02 Block 1401 Borough of Florham Park) and Lot 1 Block 2701 Borough of Florham Park, South 46 degrees 09 minutes 16 seconds East (map bearing South 46 degrees 15 minutes 40 seconds East) 496.35 feet to the point and place of BEGINNING.

Containing 49.439 acres of land more or less.

The above described parcel being subject to:

1. Access and utility easement as shown on filed map number 5723.
2. 20 feet wide utility easements as shown on filed map number 5723.
3. 10 feet wide telecommunications easement as shown on map filed in Book 7 Page 70 File number 2008084454.
4. Easement for ingress & egress as shown on map filed in Book 7 Page 95 File 20100208807.

Excepting from Green Acres Funding participation the following two (2) described encumbrances.

#### **North Impacted Area**

**BEGINNING** at the most westerly corner of Lot 1 Block 2701 Borough of Florham Park, being the beginning of the 24<sup>th</sup> course of Lands described above as Lot 1.01 Block 601 Borough of Madison, being marked with a concrete monument found and runs thence the following nine (9) courses across said Lot 1.01 Block 601:

1. South 43 degrees 50 minutes 44 seconds West, 12.65 feet to a point; thence
2. North 52 degrees 14 minutes 20 seconds West, 50.84 feet to a point; thence
3. Northwesterly on a curve to the left, not tangent to the previous course having a radius of 445.04 feet, a central angle of 13 degrees 42 minutes 00 seconds, a chord of North 59 degrees 05 minutes 20 seconds West 106.16 feet, for an arc length of 106.41 feet to a point; thence
4. North 65 degrees 56 minutes 20 seconds West, 112.02 feet to a point marked with an iron pipe set; thence
5. North 17 degrees 06 minutes 40 seconds East, 92.68 feet to a point marked with an iron pipe set; thence
6. South 75 degrees 21 minutes 41 seconds East, 121.35 feet to a point marked with an iron pipe set; thence
7. South 35 degrees 22 minutes 04 seconds East, 47.43 feet to a point marked with an iron pipe set; thence
8. South 49 degrees 59 minutes 28 seconds East, 68.88 feet to a point marked with an iron pipe set; thence
9. South 45 degrees 37 minutes 57 seconds East, 79.89 feet to a point in the dividing line between Lot 1 Block 2701 Borough of Florham Park and Lot 1.01 Block 601, Borough of Madison, being in the 23<sup>rd</sup> course of lands described above as Lot 1.01 Block 601, said point marked with an iron pipe set; thence
10. Along said dividing line, South 43 degrees 50 minutes 44 seconds West, 57.28 feet to the point and place of BEGINNING.

Containing 0.602 acres of land more or less.

## South Impacted Area

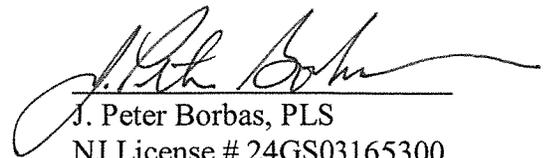
**BEGINNING** at a point on the dividing line between Lot 1 Block 601 and Lot 1.01 Block 601 Borough of Madison, being in the 2<sup>nd</sup> course of lands described above as Lot 1.01 Block 601 Borough of Madison, said point being 222.81 feet northwesterly along said 2<sup>nd</sup> course from the beginning of said 2<sup>nd</sup> course, also being 222.74 feet northwesterly along said 2<sup>nd</sup> course from a concrete monument in said 2<sup>nd</sup> course, and runs thence;

1. Along the dividing line between Lot 1 Block 601 and Lot 1.01 Block 601 Borough of Madison, North 46 degrees 12 minutes 28 seconds West, 300.84 feet to a corner in same marked with an iron pipe set, thence
2. Continuing along the dividing line between Lot 1 Block 601 and Lot 1.01 Block 601 Borough of Madison, North 80 degrees 33 minutes 06 seconds West, 101.24 feet to a point in same marked with an iron pipe set; thence the following nine (9) courses across Lot 1.01 Block 601 Borough of Madison
3. North 23 degrees 42 minutes 40 seconds West, 82.32 feet to a point marked with an iron pipe set; thence
4. North 49 degrees 38 minutes 14 seconds East, 131.84 feet to a point marked with an iron pipe set; thence
5. South 62 degrees 15 minutes 11 seconds East, 33.05 feet to a point; thence
6. Southeasterly along a curve to the right, not tangent to the previous course having a radius of 339.79 feet, a central angle of 16 degrees 24 minutes 33 seconds, a chord of South 54 degrees 07 minutes 41 seconds East 96.98 feet, for an arc length of 97.31 feet to a point; thence
7. southeasterly on a curve to the right, not tangent to the previous course having a radius of 1,492.35 feet, a central angle of 03 degrees 22 minutes 18 seconds, a chord of South 44 degrees 14 minutes 15 seconds East 87.81 feet, for an arc length of 87.82 feet to a point; thence
8. South 39 degrees 38 minutes 01 seconds East, 138.25 feet to a point; thence
9. South 01 degrees 21 minutes 24 seconds West, 28.17 feet to a point; thence
10. South 42 degrees 45 minutes 37 seconds East, 72.76 feet to a point; thence
11. South 42 degrees 05 minutes 18 seconds West, 84.06 feet to the point and place of BEGINNING.

Containing 1.307 acres of land more or less.

Net Area of Green Acres Funding Participation is 47.530 acres of land more or less.

The above description was written pursuant to a survey of property designated as Tax Lot 1.01 Block 601 Borough of Madison (Formerly Lot 5.02 Block 1401 Borough of Florham Park) Morris County, New Jersey. Said survey was prepared by Borbas Surveying and Mapping, 402 Main Street, Boonton, NJ 07005, Date: December 12, 2012 and is marked as file No. 080101. A reduced copy of said plan is attached hereto and made a part hereof.



J. Peter Borbas, PLS  
NJ License # 24GS03165300

December 12, 2012



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM  
STATE LAND ACQUISITION PROGRAM

SURVEYOR'S CERTIFICATION AND SUMMARY FORM

**PROJECT INFORMATION**

PROJECT NAME: Madison Recreation Complex  
GREEN ACRES SOURCE OF FUNDING/ PROJECT NUMBER: SA- -  
GREEN ACRES PARTICIPATION ACRES THIS FUNDING SOURCE: 49.4391  
SELLER'S NAME: Borough of Madison  
MANAGING AGENCY/ENTITY: Borough of Madison

**ACQUISITION PARCEL INFORMATION**

BLOCK: 601 LOT: 1.01 MUNICIPALITY: Borough of Madison COUNTY: Morris  
ENTIRE  or PART  (OF LOT) FEE  PERCENT of LOT: 100 ACRES: 49.4391  
EASEMENT  TYPE OF EASEMENT \_\_\_\_\_

**ACQUISITION SURVEY INFORMATION**

PREPARED FOR : Borough of Madison  
SURVEY FIRM: Borbas Surveying & Mapping, LLC CONTRACT No. S-  
SURVEYOR: J. Peter Borbas NJPLS No.: 24GS03165300  
DATE ON SURVEY PLAN: December 12, 2012 DATE SIGNED: December 12, 2012  
DATE LAST REVISED: \_\_\_\_\_

**ACQUISITION TITLE INFORMATION**

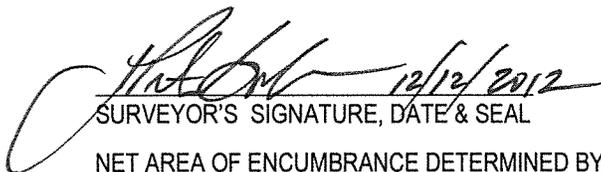
TITLE COMPANY None Provided-Subject to findings of a title search  
COMMITMENT No. \_\_\_\_\_ DATE OF COMMITMENT \_\_\_\_\_

**CERTIFICATION**

I hereby certify that I have completed the above survey(s) in accordance with the Green Acres Survey Guidelines contained in a written contract as indicated. Based upon an actual field survey and my examination of evidence, the above parcels consist of a total surveyed area of 49.4391 acres subject to the following:

EASEMENTS: Access & Utility Easement, Easement for Ingress & Egress, 20' Wide Utility Easement & 10' Wide Telecommunications Easement

PUBLIC ROAD 0 AC. CLAIMED NJ TIDELANDS 0 AC. CLOUDED TITLE 0 AC.  
UNDERWATER 0 AC. ENCROACHMENTS: YES  NO  NUMBER OF DESCRIPTIONS: 1

  
SURVEYOR'S SIGNATURE, DATE & SEAL

REVIEW BY GREEN ACRES, NJDEP

NET AREA OF ENCUMBRANCE DETERMINED BY GREEN ACRES: 1.909 AC.