

RESOLUTION NO. _____

A RESOLUTION ACCEPTING AND APPROVING THE DEDICATION OF A SIDEWALK EASEMENT BY NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C., DESIGNATED REDEVELOPER OF NEWCOMB CAMPUS, SUBJECT TO THE PROVISIONS OF NEW JERSEY MUNICIPAL LAND USE LAW.

WHEREAS, Newcomb Medical Alliance Center, L.L.C. has applied to the Planning Board of the City of Vineland for minor subdivision approval and for site plan approval in conjunction with a project involving the proposed redevelopment of premises formerly occupied by Newcomb Medical Center, and now designated by the Redeveloper as Newcomb Campus, located 65 S. State Street and part of which are identified on the Tax Map of the City of Vineland as Lot 1.01, Lot 1.02 and Lot 1.03 in Block 4216; and

WHEREAS, a condition of approval of the Redeveloper's subdivision application and a condition of Redeveloper's site plan application, require Redeveloper to provide a perpetual easement to the City of Vineland in respect to all sidewalks, which are on private property within Newcomb Campus along the frontage(s) of streets abutting the Campus; and

WHEREAS, an instrument entitled "Public Sidewalk Easement", presented by Newcomb Medical Center, L.L.C., the form of which is hereby approved and accepted, represents adequate dedication and is otherwise sufficient to satisfy the said conditions of Vineland Planning Board approval of, and associated with, the intended redevelopment of Newcomb Campus as proposed by Newcomb Medical Alliance Center, L.L.C.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Public Sidewalk Easement proposed by Newcomb Medical Alliance Center, L.L.C. constitutes an adequate dedication of a sidewalk easement and is otherwise sufficient to satisfy the conditions of approval imposed by the Vineland Planning Board.

BE IT FURTHER RESOLVED that the Redeveloper is hereby authorized to record in the Office of the Clerk of the County of Cumberland the Public Sidewalk Easement, which is hereby approved and accepted.

BE IT FURTHER RESOLVED, however, that this Resolution does not constitute final acceptance of dedication, which is reserved for consideration in accordance with N.J.S.A. 40:55D-53(j) as set forth in the New Jersey Municipal Land Use Law.

Adopted: _____, 2016

ANTHONY R. FANUCCI,
President of City Council

ATTEST:

KEITH PETROSKY, RMC
City Clerk

PREPARED BY:



MICHAEL J. GRUCCIO, ESQ.

PUBLIC SIDEWALK EASEMENT

THIS INSTRUMENT is made on the 14th day of September
 , 2016,

THIS EASEMENT DEED is given by NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C., a New Jersey Limited Liability Company, having an address of 104 Garden Court, Franklin Lakes, NJ 07417 (called "Grantor") and is given and otherwise granted to the CITY OF VINELAND, a New Jersey Municipal Corporation, whose post office address is 640 E. Wood Street, P. O. Box 1508, Vineland, NJ, 083620-1508 (called "Grantee").

1. GRANT OF EASEMENT: Grantor grants an easement described below to Grantee.

2. CONSIDERATION: Grantee has paid One Dollar (\$1.00) (called "consideration") to Grantor for the Easement. Grantor has received the full consideration from the Grantee.

3. KIND OF EASEMENT: Grantor grants an easement for the purpose of construction, improving, operating and maintaining a public sidewalk over and across the property subject to the easement. The easement shall include the right to construct, install and maintain a sidewalk within and on the easement for public use.

4. EASEMENT DESCRIPTION: The Tax map reference of the property subject to the easement is part of Lot 1.01, part of Lot 1.02 and part of Lot 1.03 in Bock 4216 on the Tax Map of the City of Vineland, Cumberland County, New Jersey.

The lands so dedicated in the way of a Sidewalk Easement hereunder are particularly described in, on and by the following documents, attached hereto and made a part hereof as follows.

7. RECITAL: The Grantor's signature on this Deed results from the following history of ownership, claim or authority:

BEING part of the lands and premises title to which vested in Newcomb Medical Alliance Center, L.L.C., the Grantor herein, by Deed July 1, 2009, executed and delivered by South Jersey Health System, Inc., a New Jersey Corporation, which Deed was recorded in the Office of the Clerk of the County of Cumberland on July 6, 2009 in Book 4059, Page 5673 as Instrument Number 345704.

8. EXCEPTIONS: Grantee agrees to take title to the easement subject to easements and restrictions of record.

SIGNATURES: Grantor signs and seals this Deed as of the date of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper Managing Member.

WITNESSED BY:
ALLIANCE

NEWCOMB MEDICAL
CENTER, L.L.C.

- ◆ Exhibit "A" – Description entitled "Deed Description Sidewalk Easement over Part of Lots 1.01 and 1.02 Block 4216"
- ◆ Exhibit "B" – Plan entitled "Proposed Easement Plan for Newcomb Medical Center Block 4216, Lots 1.01 and 1.02"
- ◆ Exhibit "C" – Description entitled "Deed Description Sidewalk Easement Over Part of Lot 1.03 of Block 4216"
- ◆ Exhibit "D" – Plan entitled "Proposed Easement Plan for Newcomb Medical Center Block 4216, Lot 1.03"

5. BENEFIT: The easement described above is a perpetual public easement.

6. NO WARRANTIES: The Grantor grants the easement by what is commonly known as a quitclaim or bargain and sale deed under new Jersey Law (N.J.S.A. 46:5-1 to 5-9). The Grantor makes no promises that the Grantee will receive good title to the easement or that the easement is free from other claims.

Walter E. Hanley, III
Walter E. Hanley, III

BY: [Signature]

ANGELO J. DANZA
Managing Member

STATE OF NEW JERSEY
COUNTY OF Princeton

SS:

I certify that on Sept 14, 2016, ANGELO J. DANZA, Managing Member of Newcomb Medical Alliance Center, L.L.C., personally came before me and stated to my satisfaction that:

a. This person is named in and personally signed this instrument on behalf of Newcomb Medical Alliance Center, L.L.C.;

b. This person executed this instrument as his own act as a Managing Member of Newcomb Medical Alliance Center, L.L.C.

c. This person made this instrument on behalf of Newcomb Medical Alliance Center, L.L.C. for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. Such consideration is defined in N.J.S.A.46:15-5.

Walter E. Hanley
Notary Public

Walter E. Hanley III
Attorney at Law
State of New Jersey

<p>PUBLIC SIDEWALK EASEMENT</p>	<p>Dated: <i>September 14, 2016</i></p>
<p><i>NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C., A New Jersey Limited Liability Company</i></p> <p><i>TO</i></p> <p><i>THE CITY OF VINELAND, a New Jersey Municipal Corporation</i></p>	<p>RECORD AND RETURN TO:</p> <p><i>Michael J. Gruccio, Esq. Tedesco Gruccio & Reuss 727 Landis Avenue P. O. Box 1327 Vineland, NJ 08362-1327</i></p>



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Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
Traffic Impact Studies
NJDOT Permitting
Phase I Environmental Studies
Permeability Testing
Septic System Design
Wetlands Delineation
Global Positioning Surveying (GPS)
Geographic Information Systems (GIS)
Planning/Zoning Board Representation
3D Laser Scanning

**DEED DESCRIPTION
SIDEWALK EASEMENT OVER PART OF LOTS 1.01 AND 1.02
BLOCK 4216**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the westerly line of Howard Street (50 feet wide) with the southerly line of Almond Street (66 feet wide); thence

(1) along said westerly line of Howard Street, South 08° 00' 00" West, 313.34 feet, to a point for a corner; thence

(2) over the lands of the grantor, North 82° 00' 00" West, 15.00 feet, to a point for a corner; thence

(3) still over same, parallel with and distant 15 feet from the westerly line of Howard Street, North 08° 00' 00" East, 307.34 feet, to a point for a corner; thence

(4) still over same, parallel with and distant 6 feet from the southerly line of Almond Street, North 82° 00' 00" West, 389.60 feet, to a point for a corner; thence

(5) still over same, parallel with and distant 6 feet from the easterly line of South State Street, South 08° 00' 00" West, 215.07 feet, to a point for a corner; thence

(6) still over same, South 34° 46' 27" West, 13.32 feet, to a point for a corner; thence

(7) along the said easterly line of South State Street (50 feet wide), North 08° 00' 00" East, 232.97 feet, to an iron bar found for a corner at the intersection of the said easterly line of South State Street with the said southerly line of Almond Street; thence

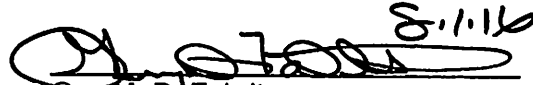
(8) along said southerly line of Almond Street, South 82° 00' 00" East, 410.60 feet, to the Place of Beginning.

DEED DESCRIPTION
SIDEWALK EASEMENT PART OF LOTS 1.01 and 1.02

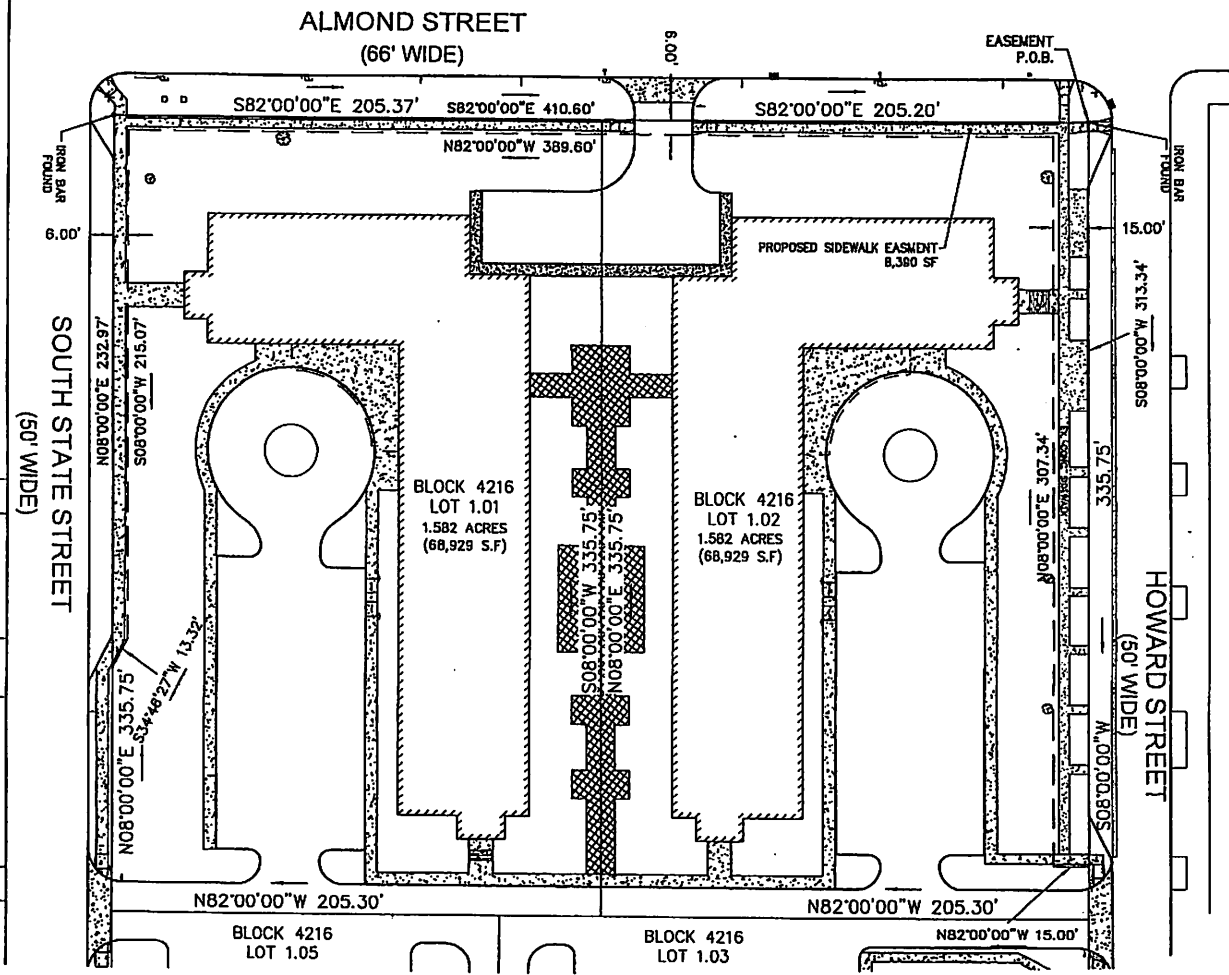
AUGUST 1, 2016
PAGE 2 of 2

CONTAINING 0.19 of an acre of land to be the same, more or less.

BEING known as a 15 foot and a 6 foot wide sidewalk easement over Part of Lots 1.01 and 1.02 of Block 4216, as shown on the City of Vineland Tax Assessment Map.

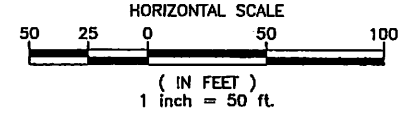


Guy M. DeFabrites
Professional Land Surveyor
New Jersey License No. 34843
Date: August 1, 2016
Comm. No.: 20160.08



GENERAL NOTES

1. TAX MAP REFERENCE, SHEET 42, BLOCK 4216, LOTS 1.01 & 1.02.
2. DEED REFERENCE, BOOK 4059 PAGE 5672.
3. PROPOSED EASEMENT IS OVER A PART OF BLOCK 4216, LOTS 1.01 & 1.02.
4. PROPOSED EASEMENT AREA: 0.590 S.F. OR 0.183 ACRE.
5. PLAN REFERENCE:
 - a) MINOR SUBDIVISION PREPARED FOR NEWCOMB MEDICAL CENTER BY FRALINGER ENGINEERING P.A. DATED 12-31-2015, LAST REVISED 01-27-16.
 - b) SITE PLAN PREPARED FOR NEWCOMB MEDICAL CENTER BY FRALINGER ENGINEERING P.A. DATED 12-31-2015, LAST REVISED 02-15-16.



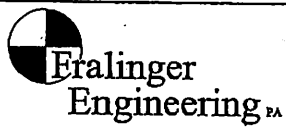
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.

NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 14:28-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.

THIS PLAN DOES NOT SHOW OR INTEND TO SHOW ANY UNRECORDED EASEMENTS OR RIGHTS-OF-WAY.

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAN, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING P.A.



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**PROPOSED EASEMENT PLAN FOR
NEWCOMB MEDICAL CENTER
BLOCK 4216, LOTS 1.01 & 1.02**

MUNICIPALITY: CITY OF VINELAND	PROJECT #: 20160.08
COUNTY: CUMBERLAND COUNTY	CADD FILE #: 20160.08.EASEMENT.DWG
STATE: NEW JERSEY	DATE: AUGUST 9, 2016
SCALE: as noted	DRAWN BY: CG

GUY M. DE FABRITES, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 34050948-000
PROFESSIONAL PLANNER N.J. LIC. NO. 3312046320

[Signature] 8.9.16
DATE
gdefabrites@fralinger.com

BLOCK 4216
LOTS 1.01/1.02
EASE



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Matthew Baldino, PE, CME
Robert A. Mulford, III, PE, CME
Scott A. Adams, PLS
Corey R. Gaskill, PE, CME
J. Michael Fralinger, Jr., PE, CME

EXHIBIT "C"

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
Traffic Impact Studies
NJDOT Permitting
Phase I Environmental Studies
Permeability Testing
Septic System Design
Wetlands Delineation
Global Positioning Surveying (GPS)
Geographic Information Systems (GIS)
Planning/Zoning Board Representation
3D Laser Scanning

**DEED DESCRIPTION
SIDEWALK EASEMENT OVER PART OF LOT 1.03 OF BLOCK 4216**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at a point for a corner in the westerly line of Howard Street (50 feet wide); said point being South 08° 00' 00" West, 22.16 feet from the property corner between Lot 1.03 and Lot 1.02 of Block 4216; thence

(1) along said westerly line of Howard Street, South 08° 00' 00" West, 148.84 feet, to a point for a corner; thence

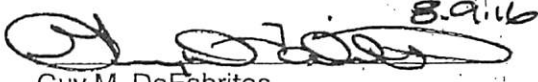
(2) over the lands of the grantor, North 82° 00' 00" West, 15.00 feet, to a point for a corner; thence

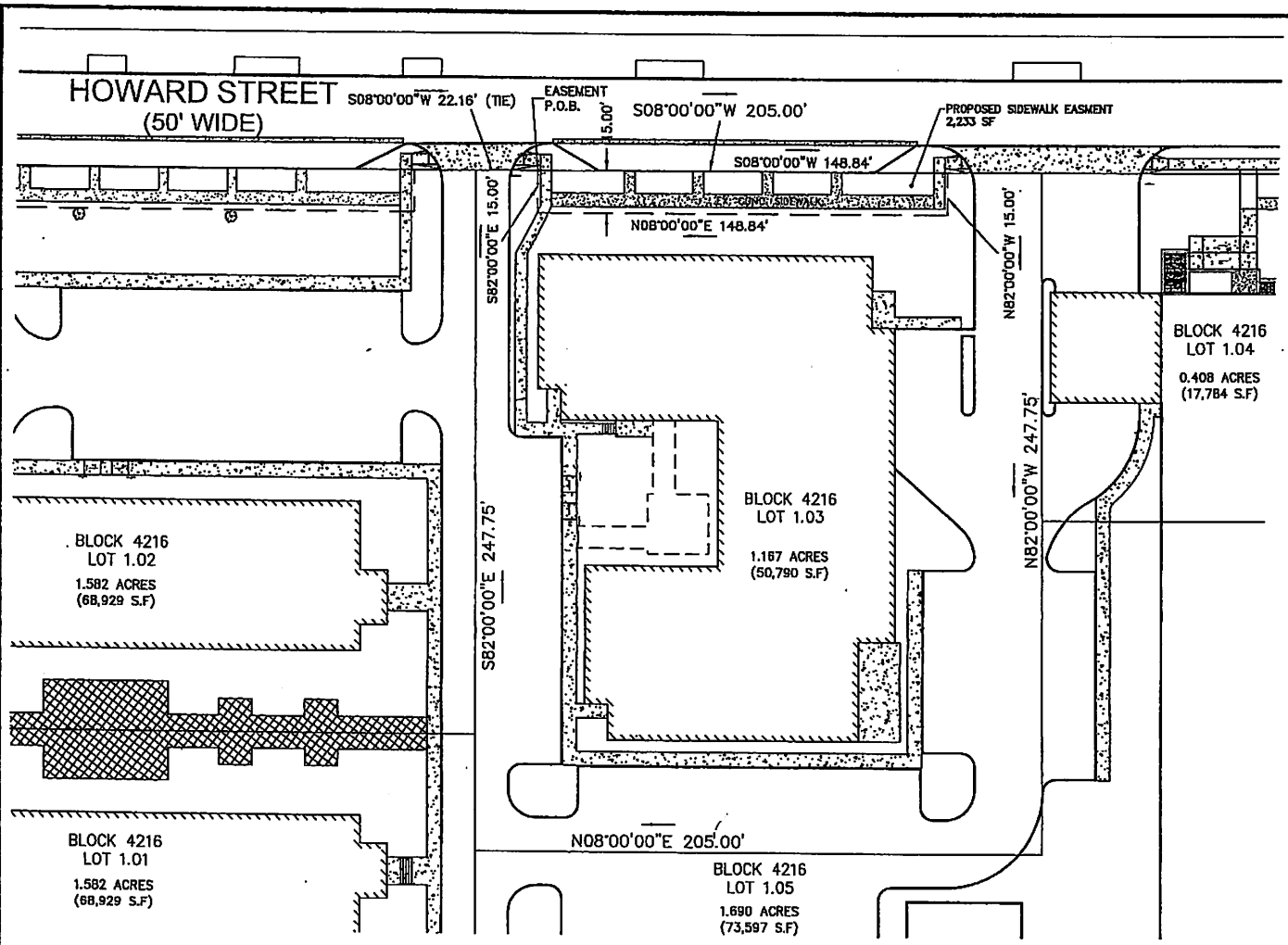
(3) still over same, parallel with and distant 15 feet from the westerly line of said Howard Street, North 08° 00' 00" East, 148.84 feet, to a point for a corner; thence

(4) still over same, South 82° 00' 00" East, 15.00 feet, to the Place of Beginning.

CONTAINING 0.05 of an acre of land to be the same, more or less.

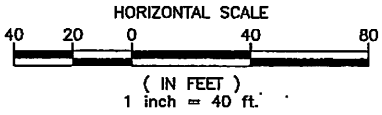
BEING known as a 15 foot wide sidewalk easement over Part of Lot 1.03 of Block 4216, as shown on the City of Vineland Tax Assessment Map.


Guy M. DeFabrites
Professional Land Surveyor
New Jersey License No. 34843
Date: August 9, 2016
Comm. No.: 20160.08



GENERAL NOTES

1. TAX MAP REFERENCE: SHEET 42, BLOCK 4216, LOT 1.03.
2. DEED REFERENCE: BOOK 4059 PAGE 5672.
3. PROPOSED EASEMENT IS OVER A PART OF BLOCK 4216, LOT 1.03.
4. PROPOSED EASEMENT AREA: 2,233 S.F. OR 0.051 ACRE.
5. PLAN REFERENCE:
- a) "IGNOR SUBDIVISION PREPARED FOR 'NEWCOMB-MEDICAL CENTER' BY FRALINGER ENGINEERING PA, DATED 12-31-2015, LAST REVISED 01-27-16.
- b) "SITE PLAN PREPARED FOR 'NEWCOMB MEDICAL CENTER' BY FRALINGER ENGINEERING PA, DATED 12-31-2015, LAST REVISED 02-15-16.



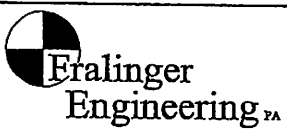
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NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY 'FRESHWATER WETLANDS PROTECTION ACT' (P.L.S.A. 13-9B-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.

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PROPOSED EASEMENT PLAN FOR NEWCOMB MEDICAL CENTER BLOCK 4216, LOT 1.03	
MUNICIPALITY: CITY OF VINELAND	PROJECT #: 20160.08
COUNTY: CUMBERLAND COUNTY	CADD FILE #: 20160.08.EASEMENT.DWG
STATE: NEW JERSEY	DATE: AUGUST 9, 2016
SCALE: as noted	DRAWN BY: CO

GUY M. DE FABRITES, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24090494300
PROFESSIONAL PLANNER N.J. LIC. NO. 39100468200

[Signature] 8/9/16
DATE
gdefabrites@fralinger.com

BLOCK 4216
LOT 1.03
EASE

EXHIBIT "D"

PREPARED BY


MICHAEL J. GRUCCIO, ESQ.

PETITION OF DEDICATION

TO THE MAYOR AND COUNCIL OF THE CITY OF VINELAND:

LADIES AND GENTLEMEN:

The undersigned, NEWCOMB MEDICAL ALLIANCE CENTER, L.L.C.,
having an address of 104 Garden Court, Franklin Lakes, NJ 07417, does
hereby PETITION Mayor and Council of the City of Vineland to accept and
approve as public sidewalk(s), for the unobstructed use of the public, the
lands described herein in furtherance of a redevelopment project, known as
the Redevelopment of Newcomb Campus located on premises situate at 65
S. State Street, designated on the Tax Map of City of Vineland as Lot 1 in
Block 4216 and as depicted on the map entitled "Minor Subdivision
Prepared for Newcomb Medical Center" prepared by Guy M. DeFabrites,
P.L.S. P.P., Professional Land Surveyor NJ License No. 34843 and

Professional Planner NJ License No. 4688 and on a Site Plan entitled "Newcomb Medical Center, prepared by J. Michael Fralinger, Jr., P.E., C.M.E., New Jersey Professional Engineer License No. 24GEO4903700, which plans were approved, subject to requirements and conditions with respect to perfection, by the City of Vineland Planning Board, at, and in conjunction with, public hearings conducted on April 13, 2016, and which subdivision approval and site plan approval are memorialized, respectively, by Vineland Planning Board Resolution No. 6158 and Resolution No. 6159, adopted on May 11, 2016.

The lands so dedicated are particularly described in, on and by the following documents prepared by Guy A. DeFabrites, PLS, PP, which documents are attached hereto and made a part hereof as follows:

- ◆ Exhibit "A" – Description entitled "Deed Description Sidewalk Easement over Part of Lots 1.01 and 1.02 Block 4216"
- ◆ Exhibit "B" – Plan entitled "Proposed Easement Plan for Newcomb Medical Center Block 4216, Lots 1.01 and 1.02"

- ◆ Exhibit "C" - Description entitled "Deed Description Sidewalk Easement Over Part of Lot 1.03 of Block 4216"
- ◆ Exhibit "D" - Plan entitled "Proposed Easement Plan for Newcomb Medical Center Block 4216, Lot 1.03"


The Petitioner agrees for itself, and for its successors and assigns, that no building or other improvements shall be erected or placed on said dedicated easement area, contrary to the provision or provisions of any ordinance of the City of Vineland. Petitioner further agrees to pay all costs incident to the dedication, as well as all costs associated with the passage and publication of an appropriate Ordinance, pertaining to the dedication.

IN WITNESS WHEREOF, Petitioner has caused these presents to be properly signed and sealed on this 14 day of September, 2016.

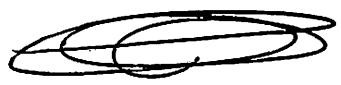
WITNESSED BY:
 ALLIANCE
 Jersey

NEWCOMB MEDICAL
 CENTER, L.L.C., A New

Limited Liability Company



Walter E. Stanley, III

BY: 

ANGELO J. DANZA,
Managing Member

STATE OF NEW JERSEY : SS:
COUNTY OF Essex :

I certify that on 14 day of September, 2016,

ANGELO J. DANZA, Managing Member of Newcomb Medical Alliance Center, L.L.C., a New Jersey Limited Liability Company, personally came before me and stated to my satisfaction that:

A. This person is named in and personally signed this document as Managing Member of the Limited Liability Company; and

B. This person executed this document as his own act as Managing Member of the Limited Liability Company.


NOTARY PUBLIC

Walter E. Hanley III
Attorney at Law
State of New Jersey



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Geographic Information Systems (GIS)
Planning/Zoning Board Representation
3D Laser Scanning

**DEED DESCRIPTION
SIDEWALK EASEMENT OVER PART OF LOTS 1.01 AND 1.02
BLOCK 4216**

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the westerly line of Howard Street (50 feet wide) with the southerly line of Almond Street (66 feet wide); thence

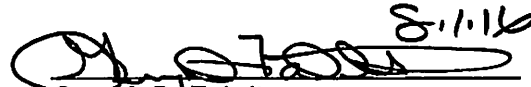
- (1) along said westerly line of Howard Street, South $08^{\circ} 00' 00''$ West, 313.34 feet, to a point for a corner; thence
- (2) over the lands of the grantor, North $82^{\circ} 00' 00''$ West, 15.00 feet, to a point for a corner; thence
- (3) still over same, parallel with and distant 15 feet from the westerly line of Howard Street, North $08^{\circ} 00' 00''$ East, 307.34 feet, to a point for a corner; thence
- (4) still over same, parallel with and distant 6 feet from the southerly line of Almond Street, North $82^{\circ} 00' 00''$ West, 389.60 feet, to a point for a corner; thence
- (5) still over same, parallel with and distant 6 feet from the easterly line of South State Street, South $08^{\circ} 00' 00''$ West, 215.07 feet, to a point for a corner; thence
- (6) still over same, South $34^{\circ} 46' 27''$ West, 13.32 feet, to a point for a corner; thence
- (7) along the said easterly line of South State Street (50 feet wide), North $08^{\circ} 00' 00''$ East, 232.97 feet, to an iron bar found for a corner at the intersection of the said easterly line of South State Street with the said southerly line of Almond Street; thence
- (8) along said southerly line of Almond Street, South $82^{\circ} 00' 00''$ East, 410.60 feet, to the Place of Beginning.

**DEED DESCRIPTION
SIDEWALK EASEMENT PART OF LOTS 1.01 and 1.02**

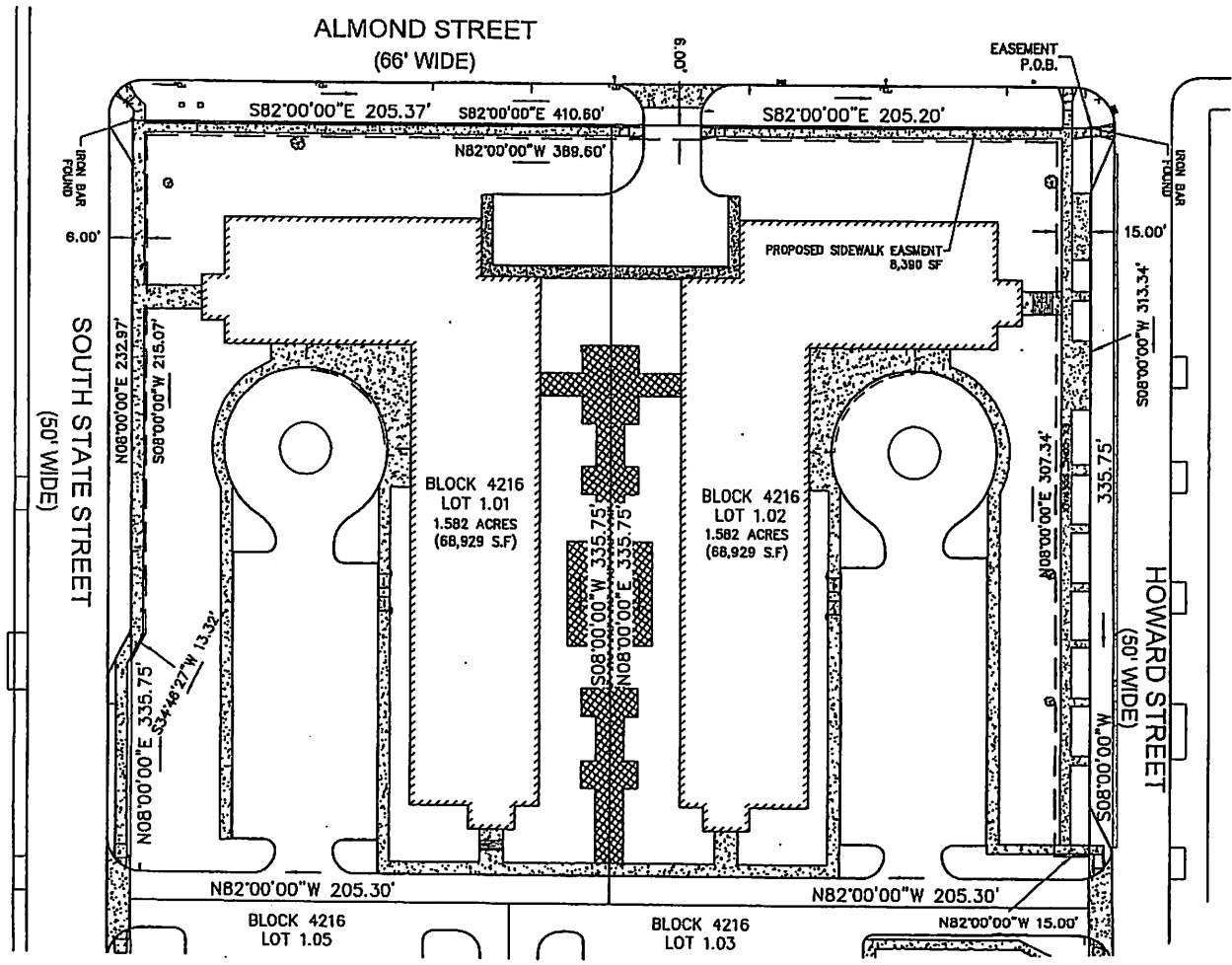
**AUGUST 1, 2016
PAGE 2 of 2**

CONTAINING 0.19 of an acre of land to be the same, more or less.

BEING known as a 15 foot and a 6 foot wide sidewalk easement over Part of Lots 1.01 and 1.02 of Block 4216, as shown on the City of Vineland Tax Assessment Map.

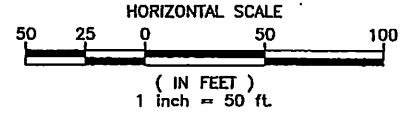
A handwritten signature in black ink, appearing to read "Guy M. DeFabrites", with the date "8.1.16" written above it.

Guy M. DeFabrites
Professional Land Surveyor
New Jersey License No. 34843
Date: August 1, 2016
Comm. No.: 20160.08



GENERAL NOTES

1. TAX MAP REFERENCE SHEET 42, BLOCK 4216, LOTS 1.01 & 1.02.
2. DEED REFERENCE BOOK 4259 PAGE 5872.
3. PROPOSED EASEMENT IS OVER A PART OF BLOCK 4216, LOTS 1.01 & 1.02.
4. PROPOSED EASEMENT AREA: 0.390 S.F. OR 0.183 ACRE.
5. PLAN REFERENCE:
 - a) "MINOR SUBDIVISION PREPARED FOR NEWCOMB MEDICAL CENTER" BY FRALINGER ENGINEERING PA, DATED 12-31-2015, LAST REVISED 01-27-16.
 - b) "SITE PLAN PREPARED FOR NEWCOMB MEDICAL CENTER" BY FRALINGER ENGINEERING PA, DATED 12-31-2015, LAST REVISED 02-15-16.



THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.

NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 13:9B-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.

THIS PLAN DOES NOT SHOW OR INTEND TO SHOW ANY NONRECORDED EASEMENTS OR RIGHTS-OF-WAY.

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAN, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING PA.



CONSULTING ENGINEERS PLANNERS LAND SURVEYORS ENVIRONMENTAL SERVICES

629 Shiloh Pike
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Phone: (856) 451-2990
Fax: (856) 455-9702
www.fralinger.com

**PROPOSED EASEMENT PLAN FOR
NEWCOMB MEDICAL CENTER
BLOCK 4216, LOTS 1.01 & 1.02**

MUNICIPALITY: CITY OF VINELAND	PROJECT #: 20160.08
COUNTY: CUMBERLAND COUNTY	CADD FILE #: 20160.08.EASEMENT.DWG
STATE: NEW JERSEY	DATE: AUGUST 9, 2016
SCALE: as noted	DRAWN BY: CG

GUY M. DE FABRITIS, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 246503484300
PROFESSIONAL PLANNER N.J. LIC. NO. 312100484300

[Signature] 8/9/16
DATE
gde.fabritis@fralinger.com

BLOCK 4216
LOTS 1.01/1.02
EASE



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629 Shiloh Pike • Bridgeton • New Jersey • 08302
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www.fralinger.com

Albert A. Fralinger, Jr., PE, PLS & PP
J. Michael Fralinger, Sr. (1957-2009)
Charles M. Fralinger, PLS
Carl R. Gaskill, PE, PLS, PP & CME
Stephen J. Nardelli, PE, PP, CME & CPWM
Barry S. Jones, PLS & PP
Guy M. DeFabrites, PLS & PP
Stephen P. McKeich, PLS
William J. Olbrich, PLS
Matthew Baldino, PE, CME
Robert A. Mulford, III, PE, CME
Scott A. Adams, PLS
Corey R. Gaskill, PE, CME
J. Michael Fralinger, Jr., PE, CME

EXHIBIT "C"

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
Traffic Impact Studies
NJDOT Permitting
Phase I Environmental Studies
Permeability Testing
Septic System Design
Wetlands Delineation
Global Positioning Surveying (GPS)
Geographic Information Systems (GIS)
Planning/Zoning Board Representation
3D Laser Scanning

DEED DESCRIPTION

SIDEWALK EASEMENT OVER PART OF LOT 1.03 OF BLOCK 4216

ALL that certain part and parcel of land situate, lying, and being in the City of Vineland, County of Cumberland, State of New Jersey and being more particularly described as follows:

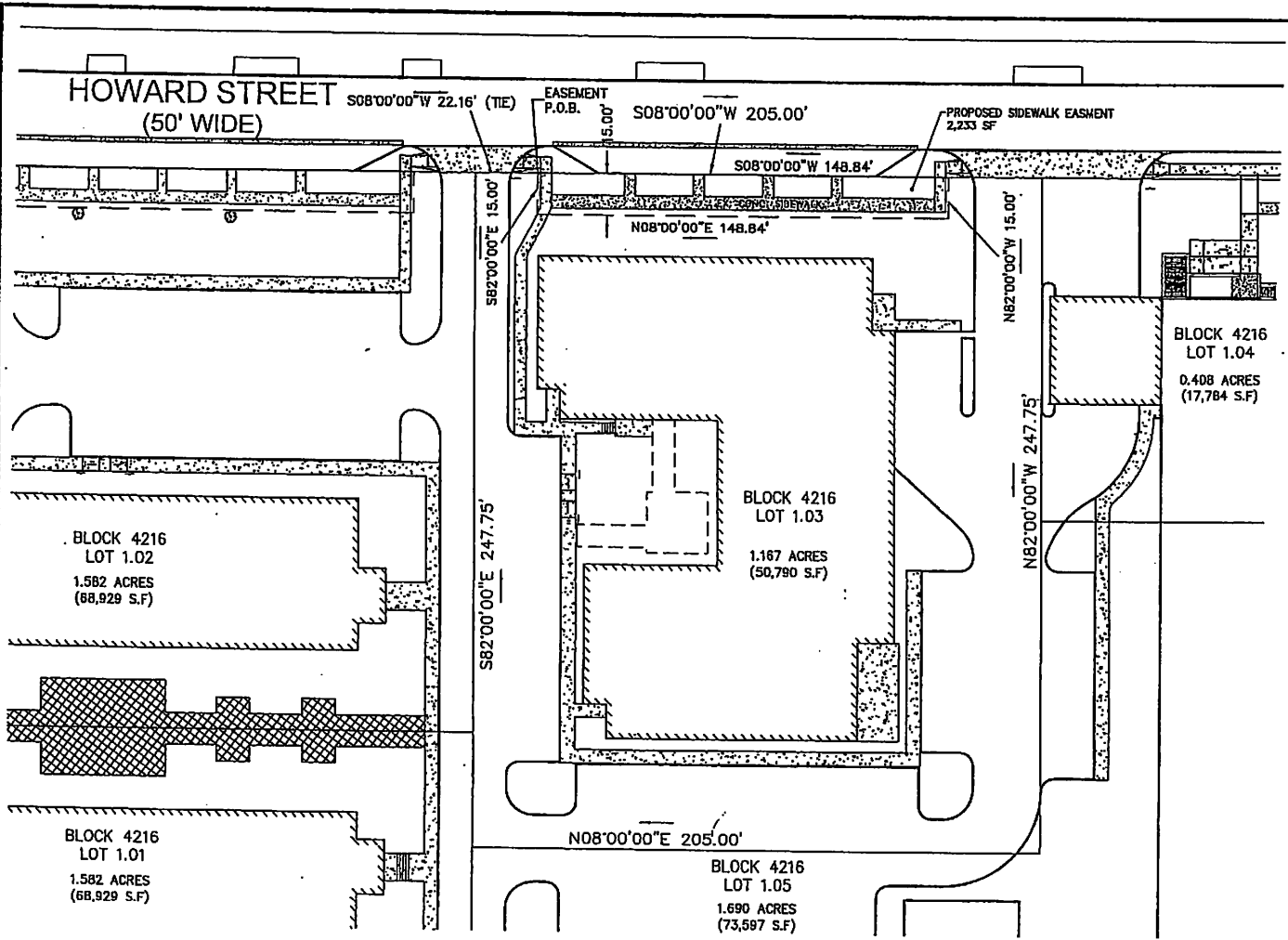
BEGINNING at a point for a corner in the westerly line of Howard Street (50 feet wide); said point being South 08° 00' 00" West, 22.16 feet from the property corner between Lot 1.03 and Lot 1.02 of Block 4216; thence

- (1) along said westerly line of Howard Street, South 08° 00' 00" West, 148.84 feet, to a point for a corner; thence
- (2) over the lands of the grantor, North 82° 00' 00" West, 15.00 feet, to a point for a corner; thence
- (3) still over same, parallel with and distant 15 feet from the westerly line of said Howard Street, North 08° 00' 00" East, 148.84 feet, to a point for a corner; thence
- (4) still over same, South 82° 00' 00" East, 15.00 feet, to the Place of Beginning.

CONTAINING 0.05 of an acre of land to be the same, more or less.

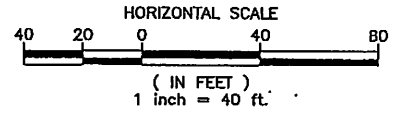
BEING known as a 15 foot wide sidewalk easement over Part of Lot 1.03 of Block 4216, as shown on the City of Vineland Tax Assessment Map.

Guy M. DeFabrites
Professional Land Surveyor
New Jersey License No. 34843
Date: August 9, 2016
Comm. No.: 20160.08



GENERAL NOTES

1. TAX MAP REFERENCE: SHEET 42, BLOCK 4216, LOT 1.03.
2. DEED REFERENCE: BOOK 4059 PAGE 5872.
3. PROPOSED EASEMENT IS OVER A PART OF BLOCK 4216, LOT 1.03.
4. PROPOSED EASEMENT AREA: 2,233 S.F. OR 0.051 ACRE.
5. PLAN REFERENCE:
 - a) "MINOR SUBDIVISION PREPARED FOR NEWCOMB-MEDICAL CENTER" BY FRALINGER ENGINEERING PA, DATED 12-31-2015, LAST REVISED 01-27-16.
 - b) "SITE PLAN PREPARED FOR NEWCOMB MEDICAL CENTER" BY FRALINGER ENGINEERING PA, DATED 12-31-2015, LAST REVISED 02-15-16.




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PROPOSED EASEMENT PLAN FOR NEWCOMB MEDICAL CENTER BLOCK 4216, LOT 1.03	
MUNICIPALITY: CITY OF VINELAND	PROJECT #: 20160.08
COUNTY: CUMBERLAND COUNTY	CADD FILE #: 20160.08.EASEMENT.DWG
STATE: NEW JERSEY	DATE: AUGUST 9, 2016
SCALE: AS NOTED	DRAWN BY: CG

GUY M. DE FABRITES, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24050344310
PROFESSIONAL PLANNER N.J. LIC. NO. 31320463200

[Signature] 8/9/16
DATE

gdefabrites@fralinger.com

BLOCK 4216
LOT 1.03
EASE

EXHIBIT "D"