

TOWNSHIP OF MONTVILLE

ORDINANCE NO. 2024 - 01

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MONTVILLE, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF THE DEDICATION OF GABRIEL DRIVE AND ADINA TERRACE WITHIN THE BRANDYWYNE VILLAGE DEVELOPMENT

WHEREAS, the Township Committee of the Township of Montville, in the County of Morris, State of New Jersey, wishes to accept a Deed of Transference for the dedication of Gabriel Drive and Adina Terrace for roadway purposes in accordance with an Agreement entered into between the Township and Brandywyne at Montville Owners Association, Inc. and as depicted on the Deed of Transference attached hereto as Exhibit A; and

WHEREAS, both the Township Attorney and the Township Engineer for the Township of Montville reviewed the Agreement and Deed of Transference and found them acceptable in all respects;

WHEREAS, the Township Engineer has inspected the roads and determined that they meet all Township requirements for acceptance of same.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Montville, in the County of Morris, State of New Jersey as follows:

SECTION 1. The Township hereby authorizes acceptance of a Deed of Transference for the dedication of Gabriel Drive and Adina Terrace as Township roadways as depicted on Exhibit A attached hereto.

SECTION 2. The Mayor and Township Clerk and all other proper officers and employees of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this ordinance.

SECTION 3. All ordinances of the Township of Montville which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 5. All ordinances of the Township of Montville, which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

ATTEST:

**TOWNSHIP OF MONTVILLE
COUNTY OF MORRIS
STATE OF NEW JERSEY**

Stacy Kostka
Stacy Kostka, Township Clerk


Matthew S. Kayne, Mayor

Introduction: 01/23/2024
Public Hearing: 02/13/2024
Adoption: 02/13/2024

I HEREBY CERTIFY the foregoing to be a true copy of an Ordinance adopted by the Township Committee of the Township of Montville at a regular meeting held on February 13, 2024

Stacy Kostka
Stacy Kostka, Township Clerk



MORRIS COUNTY, NJ
 ANN F. GROSSI, COUNTY CLERK
 DEED-OR BOOK 24696 PG 1706
 RECORDED 12/27/2023 11:00:23
 FILE NUMBER 2023048912
 RCPT #: 1811750; RECD BY: ABedkowski
 RECORDING FEES \$150.00

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
 Morris County Clerk**

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:

December 20, 2023

Type of Document:

Deed

First Party Name:

Brandywyne at Montville Owners Association, Inc.

Second Party Name:

Township of Montville

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

139

Lot:

38 (a portion)

Municipality:

Township of Montville

Consideration:

\$1.00

Mailing Address of Grantee:

195 Changebridge Road, Montville, NJ 07045

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

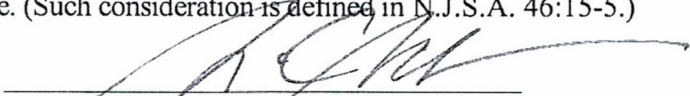
MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

STATE OF NEW JERSEY)
) ss.:
COUNTY OF MORRIS)

I CERTIFY that on December 20, 2023, Anthony Petrillo personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):
(a) is named in and personally signed this Deed on behalf of Brandywyne at Montville Owners Association, Inc., as President of the Company;
(b) signed, sealed and delivered this Deed as the Company's act and deed; and
(c) made this Deed 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.)



Steven C. Schepis, Attorney at Law
State of New Jersey

<u>DEED OF TRANSFERENCE FOR ROADWAY PURPOSES</u>	Dated: December 20, 2023
BRANDYWYNE AT MONTVILLE OWNERS ASSOCIATION, INC., GRANTOR TO TOWNSHIP OF MONTVILLE, a Body Politic of the State of New Jersey, GRANTEE	Record and return to: Steven C. Schepis, Esq. 339 Changebridge Road, STE 3 Pine Brook, NJ 07058

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s) Brandywyne at Montville Owners Association, Inc.

Current Street Address 20 Gabriel Drive

City, Town, Post Office Montville State NJ ZIP Code 07045

Property Information

Block(s) 139 Lot(s) a portion of Lot 38 Qualifier

Street Address Gabriel Drive and Adina Terrace

City, Town, Post Office Montville State NJ ZIP Code 07045

Seller's Percentage of Ownership 100% Total Consideration \$1.00 Owner's Share of Consideration \$1.00 Closing Date December 20 2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

December 20, 2023

Date

Anthony Petrillo, President

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
COUNTY Morris } SS. County Municipal Code 1421
MUNICIPALITY OF PROPERTY LOCATION Montville Twp.

FOR RECORDER'S USE ONLY
Consideration \$ 1,000
RTF paid by seller \$ 0
Date 12/20/23 By ASB

*Use symbol "C" to indicate that fee is exclusively for county use

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Anthony Petrillo, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the President for Grantor in a deed dated December 20, 2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
a portion of real property identified as Block number 139 Lot number 38 located at
Gabriel Drive and Adina Terrace, Montville, Morris County, New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ _____ + _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
b) By or to the United State of America, this State or any instrumentality, agency or subdivision;

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or; *
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 Entirely new improvement Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)
 Intercompany transfer between combined group members as part of the unitary business
 Combined group NU-ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 20 day of December, 2023

Steven C. Schepis, Esq.
Attorney at Law of New Jersey

Anthony Petrillo
Signature of Deponent
20 Gabriel Drive, Montville, NJ 07045
Deponent Address
XXX-XX-X 371
Last three digits in Grantor's Social Security Number

Brandywine at Montville Owners Association, Inc.
Grantor Name
20 Gabriel Drive, Montville, NJ 07045
Grantor Address at Time of Sale
The Law Office of Steven C. Schepis, LLC
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number 2023 048915 County Morris
Deed Number 048915 Book 2946 Page 1706
Deed Dated 12/20/23 Date Recorded 12/21/23

Description of Gabriel Drive

Township of Montville, Morris County, N.J.

Beginning at a point in the easterly sideline of Change Bridge Road, 44 feet from the centerline measured at right angles. Said point is located 345.63 feet along said easterly sideline of Change Bridge Road from its projected intersection with the southerly sideline of Brittany Road, 50 feet wide. Thence running;

- 1) Leaving the sideline of Change Bridge Road on a curve to the left with a radius of 25.00 feet, arc length of 39.70 feet and chord of South 38 degrees 48 minutes 53 seconds East, 35.66 feet to a point of tangency, thence
- 2) Along the northerly sideline of Gabriel Drive, 28' wide, South 84 degrees 18 minutes 55 seconds East a distance of 264.63 feet to a point of curvature, thence
- 3) Continuing along said sideline on a curve to the right with a radius of 102.00 feet, arc length of 160.70 feet and a chord of South 39 degrees 11 minutes 05 seconds East, 144.59 feet to a point of tangency, thence
- 4) Continuing along said sideline, South 05 degrees 59 minutes West a distance of 50.00' to a point of curvature, thence
- 5) Continuing along said sideline on a curve to the right with a radius of 230.34 feet, arc length of 52.99 feet and a chord of South 12 degrees 35 minutes West, 52.88 feet to a point of reverse curve, thence
- 6) Continuing along said sideline on a curve to the left with a radius of 211.00 feet, arc length of 48.60 feet and a chord of South 12 degrees 35 minutes West, 48.50 feet to a point of tangency, thence
- 7) Continuing along said sideline, South 05 degrees 59 minutes West a distance of 61.00 feet to a point of curvature, thence
- 8) Continuing along said sideline on a curve to the left with a radius of 226.00 feet, arc length of 37.67 feet and a chord of South 01 degrees 12 minutes 30 seconds West, 37.62 feet to a point of tangency, thence
- 9) Continuing along said sideline, South 03 degrees 34 minutes East a distance of 25.00 feet to a point of curvature, thence
- 10) Continuing along said sideline on a curve to the right with a radius of 314.00 feet, arc length of 52.34 feet and a chord of South 01 degrees 12 minutes 30 seconds West, 52.28 feet to a point of tangency, thence
- 11) Continuing along said sideline, South 05 degrees 59 minutes West a distance of 25.00 feet to a point of curvature, thence
- 12) Continuing along said sideline on a curve to the right with a radius of 102.00 feet, arc length of 160.02 feet and a chord of South 50 degrees 55 minutes 37 seconds West, 144.11 feet to a point of tangency, thence

(continued)

- 13) Continuing along said sideline, North 84 degrees 07 minutes 45 seconds West a distance of 272.93 feet to a point of curvature, thence
- 14) Continuing along said sideline on a curve to the left with a radius of 25.00 feet, arc length of 38.91 feet and a chord of South 51 degrees 16 minutes 43 seconds West, 35.10 feet to a point in the easterly sideline of Change Bridge Road, 44' from the centerline measured at right angles, thence
- 15) Along the easterly sideline of Change Bridge Road, North 06 degrees 41 minutes 10 seconds East a distance of 78.00 feet to a point, thence
- 16) Leaving said sideline of Change Bridge Road and along the northerly sideline of Gabriel Drive on a curve to the left with a radius of 25.00 feet, arc length of 39.62 feet and a chord of South 38 degrees 43 minutes 17 seconds East a distance of 35.60 feet to a point of tangency, thence
- 17) Continuing along said sideline, South 84 degrees 07 minutes 45 seconds East a distance of 271.82 feet to a point of curvature, thence
- 18) Continuing along said sideline on a curve to the left with a radius of 74.00 feet, arc length of 116.09 feet and a chord of North 50 degrees 55 minutes 37 seconds East, 104.55 feet to a point of tangency, thence
- 19) Continuing along said sideline, North 05 degrees 59 minutes East a distance of 25.00 feet to a point of curvature, thence
- 20) Continuing along said sideline on a curve to the left with a radius of 286.00 feet, arc length of 47.67 feet and a chord of North 01 degrees 12 minutes 30 seconds East, 47.61 feet to a point of tangency, thence
- 21) Continuing along said sideline, North 03 degrees 34 minutes West a distance of 25.00 feet to a point of curvature, thence
- 22) Continuing along said sideline on a curve to the right with a radius of 254.00 feet, arc length of 42.33 feet and a chord of North 01 degrees 12 minutes 30 seconds East, 42.29 feet to a point of tangency, thence
- 23) Continuing along said sideline, North 05 degrees 59 minutes East a distance of 61.00 feet to a point of curvature, thence
- 24) Continuing along said sideline on a curve to the right with a radius of 239.00 feet, arc length of 55.05 feet and a chord of North 12 degrees 35 minutes 00 seconds East, 54.93 feet to a point of reverse curvature, thence
- 25) Continuing along said sideline on a curve to the left with a radius of 202.34 feet, arc length of 46.55 feet and a chord of North 12 degrees 35 minutes 00 seconds East, 46.45 feet to a point of tangency, thence

(continued)

- 26) Continuing along said sideline, North 05 degrees 59 minutes East a distance of 50.00 feet to a point of curvature, thence
- 27) Continuing along said sideline on a curve to the left with a radius of 74.00 feet, arc length of 116.59 feet and a chord of North 39 degrees 11 minutes 05 seconds West, 104.90 feet to a point of tangency, thence
- 28) Continuing along said sideline, North 84 degrees 18 minutes 55 seconds West a distance of 265.99 feet to a point of curvature, thence
- 29) Continuing along said sideline on a curve to the left with a radius of 25.00 feet, arc length of 38.83 feet and a chord of South 51 degrees 11 minutes 07 seconds West, 35.04 feet to a point in the easterly sideline of Change Bridge Road, 44 feet from the centerline measured at right angles, thence
- 30) Along the easterly sideline of Change Bridge Road, North 06 degrees 41 minutes 10 seconds East a distance of 78.01 feet to the point and place of beginning.

The area described above is a 28' wide right of way known as Gabriel Drive as shown on a map entitled "Final Subdivision Plat, Change Bridge Commons, Township of Montville, Morris County, N.J.", said map was filed in the Morris County Clerk's office on October 09, 1984 as Map No. 4309. The described area contains 34,613.4 square feet.

Prepared by:
Mark J. Mantyla, PLS, PE, PP
MJM Surveying & Engineering, LLC
139 West Mountain Road
Sparta, N.J. 07871

Description of Adina Terrace
Township of Montville, Morris County, N.J.

Beginning at a point in the westerly sideline of Gabriel Drive, 28 feet wide. Said point is located the following nine courses from the intersection of the projected easterly sideline of Change Bridge Road with the projected southerly sideline of Brittany Road, 50 feet wide.

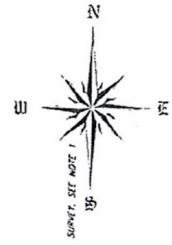
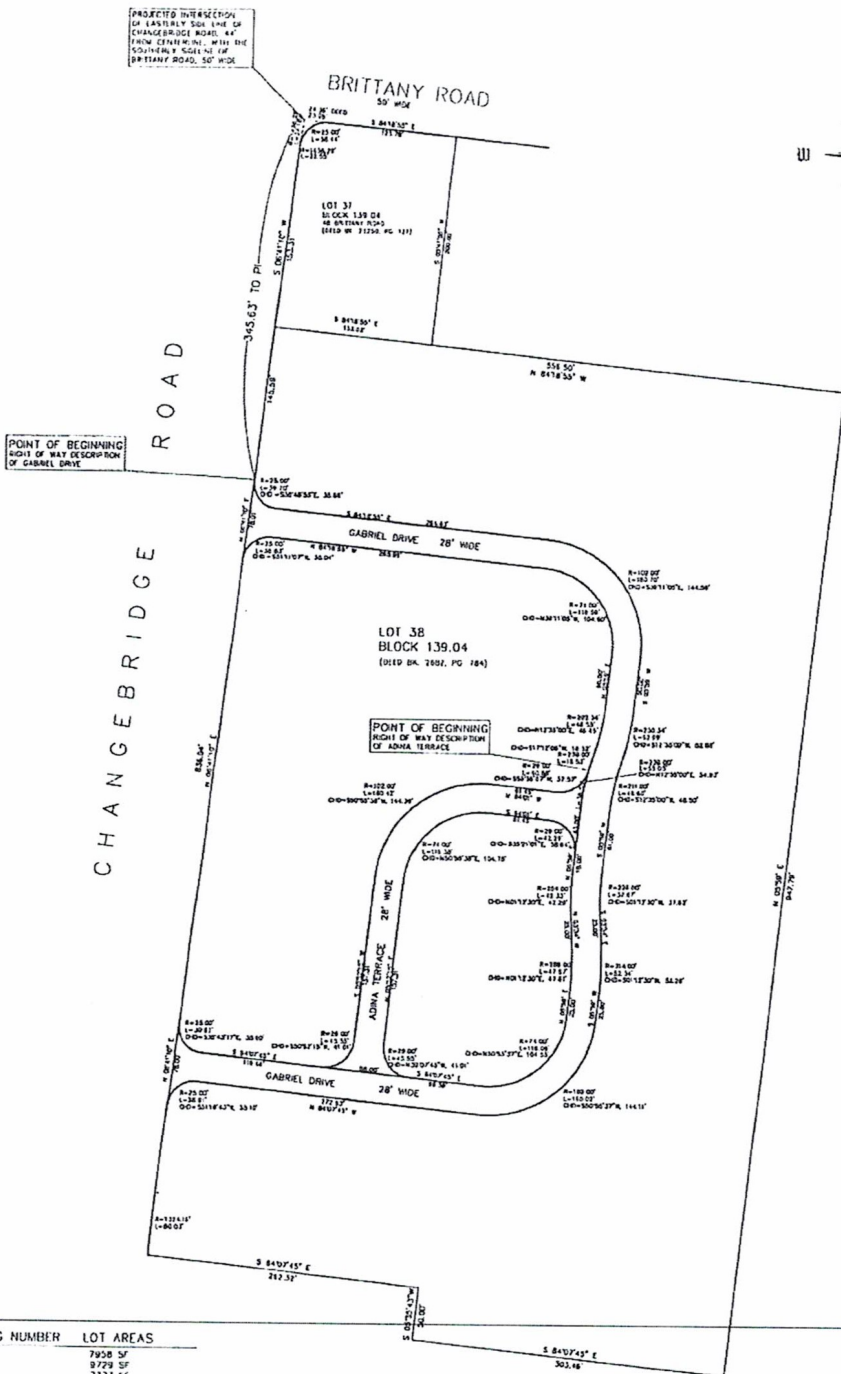
- A) In a southerly direction along the projected easterly sideline of Change Bridge Road on a curve to the left with a radius of 1438.29 feet and arc length of 24.18 feet to a point of compound curvature in the easterly sideline of Change Bridge Road, thence
- B) Along the easterly sideline of Change Bridge Road on a curve to the left with a radius of 1438.29 feet and an arc length of 22.55 feet to a point of tangency, thence
- C) Continuing along the easterly sideline of Change Bridge Road, South 06 degrees 41 minutes 10 seconds West a distance of 376.91 feet to a point, thence
- D) Leaving said sideline of Change Bridge Road and along the southerly sideline of Gabriel Drive on a curve to the right with a radius of 25.00 feet, arc length of 38.83 feet and a chord of North 51 degrees 11 minutes 07 seconds East, 35.04 feet to a point of tangency, thence
- E) Along the southerly sideline of Gabriel Drive, South 84 degrees 18 minutes 55 seconds East a distance of 265.99 feet to a point of curvature, thence
- F) Continuing along said sideline on a curve to the right with a radius of 74.00 feet, arc length of 116.59 feet and a chord of South 39 degrees 11 minutes 05 seconds East, 104.90 feet to a point of tangency, thence
- G) Continuing along said sideline, South 05 degrees 59 minutes West a distance of 50.00' to a point of curvature, thence
- H) Continuing along said sideline on a curve to the right with a radius of 202.34 feet, arc length of 46.55 feet and a chord of South 12 degrees 35 minutes West, 46.45 feet to a point of reverse curve, thence
- I) Continuing along said sideline on a curve to the left with a radius of 239.00 feet, arc length of 16.52 feet and a chord of South 17 degrees 12 minutes 06 seconds West, 16.52 feet to the point of beginning: thence running

-
- 1) Leaving said sideline of Gabriel Drive and along the northerly sideline of Adina Terrace, 28 feet wide, on a curve to the right with a radius of 29.00 feet, arc length of 40.88 feet and chord of South 55 degrees 36 minutes 07 seconds West a distance of 37.57 feet to a point of tangency, thence
 - 2) Continuing along said sideline, North 84 degrees 01 minutes West a distance of 61.45 feet to a point of curvature, thence
 - 3) Continuing along said sideline on a curve to the left with a radius of 102.00 feet, arc length of 160.42 feet and a chord of South 50 degrees 55 minutes 38 seconds West, 144.39 feet to a point of tangency, thence

- 4) Continuing along said sideline, South 05 degrees 52 minutes 15 seconds West a distance of 157.31 feet to a point of curvature, thence
- 5) Continuing along said sideline on a curve to the right with a radius of 29.00 feet, arc length of 45.55 feet and a chord of South 50 degrees 52 minutes 15 seconds West, 41.01 feet to a point in the northerly sideline of Gabriel Drive, thence
- 6) Continuing along said sideline of Gabriel Drive, South 84 degrees 07 minutes 45 seconds East a distance of 86.00 feet to a point, thence
- 7) Leaving said sideline of Gabriel Drive and along the easterly sideline of Adina Terrace on a curve to the right with a radius of 29.00 feet, arc length of 45.55 feet and a chord of North 39 degrees 07 minutes 45 seconds West, 41.01 feet to a point of tangency, thence
- 8) Continuing along said sideline of Adina Terrace, North 05 degrees 52 minutes 15 seconds East a distance of 157.31 feet to a point of curvature, thence
- 9) Continuing along said sideline on a curve to the right with a radius of 74.00 feet, arc length of 116.38 feet and a chord of North 50 degrees 55 minutes 38 seconds East, 104.75 feet to a point of tangency, thence
- 10) Continuing along said sideline, South 84 degrees 01 minutes East a distance of 61.45 feet to a point of curvature, thence
- 11) Continuing along said sideline on a curve to the right with a radius of 29.00 feet, arc length of 42.29 feet and a chord of South 35 degrees 21 minutes 01 seconds East, 38.64 feet to a point in the westerly sideline of Gabriel Drive, thence
- 12) Along said sideline of Gabriel Drive, North 05 degrees 59 minutes East a distance of 43.00 feet to a point of curvature, thence
- 13) Continuing along said sideline on a curve to the right with a radius of 239.00 feet, arc length of 38.53 feet and a chord of North 10 degrees 36 minutes 08 seconds East, 38.49 feet to the point and place of beginning.

The area described above is a 28' wide right of way known as Adina Terrace as shown on a map entitled "Final Subdivision Plat, Change Bridge Commons, Township of Montville, Morris County, N.J.", said map was filed in the Morris County Clerk's office on October 09, 1984 as Map No. 4309. The described area contains 12,197.8 square feet.

Prepared by:
Mark J. Mantyla, PLS, PE, PP
MJM Surveying & Engineering, LLC
139 West Mountain Road
Sparta, N.J. 07871



POINT OF BEGINNING
RIGHT OF WAY DESCRIPTION
OF GABRIEL DRIVE

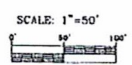
POINT OF BEGINNING
RIGHT OF WAY DESCRIPTION
OF ADINA TERRACE

BUILDING NUMBER	LOT AREAS
1	7958 SF
2	8729 SF
3	7377 SF
4	8463 SF
5	8486 SF
6	8406 SF
7	7399 SF
8	8153 SF
9	8622 SF
10	8537 SF
11	8281 SF
12	8673 SF
13	8269 SF
14	7537 SF
15	8812 SF
TOTAL AREA OF BUILDING LOTS 133,732 SF	

TOTAL AREA OF LOT 38 = 519,188.3 SF = 11.82 ACRES
 TOTAL AREA OF RIGHTS OF WAY=45,811.2 SF. = 1.08 ACRES
 (GABRIEL DRIVE=34,613.4 SF, ADINA TERRACE=12,197.8 SF)
 TOTAL AREA OF BUILDING LOTS=133,732 SF. = 3.07 ACRES
 REMAINING OPEN SPACE AREA =338,645.1 SF.=7.77 ACRES

MAP/DEED REFERENCES:

- 1) FINAL SUBDIVISION PLAN, CHANGE BROCK COMMONS, TOWNSHIP OF MONTVILLE, MORRIS COUNTY, N.J., FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON OCTOBER 09, 1984 AS MAP No. 4309
- 2) DEED FROM DAVID SCHECHER & NORMA SCHECHER TO M & H MONTVILLE, P.C., DATED JAN 18, 1985 AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON AUGUST 02, 1985 IN DEED BOOK 2482, PG 784
- 3) DEED FROM ROBERT CHAFFET AND PATRICIA CHAFFET TO MELANIE SHAIN AND NATASHA M SHAIN, DATED OCTOBER 18, 2017 AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON NOVEMBER 28, 2017 IN DEED BOOK 23250, PG 127



**RIGHT OF WAY
DEED PLOTTING PLAN**
 (Gabriel Road & Adina Terrace)
 FOR
 Brandywine at Montville Association
 SITUATED IN
 TOWNSHIP OF MONTVILLE,
 MORRIS COUNTY, N.J..
 BEING KNOWN AS LOT 38, BLOCK 139.04
 AS SHOWN ON THE OFFICIAL TAX MAP

PREPARED BY:
 MJP & PL #24080327200 CEIN OF NJ#2104181000
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 DATE: July 4, 2023
 REVISED: December 18, 2023-add North Arrow

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