



BOROUGH OF RUMSON

80 East River Road,
Rumson, NJ 07760
732-842-3022

Date of Application

Month: 02 Date: 03 Year: 2021

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

| | |
|---|--|
| MAJOR SUBDIVISION <input type="checkbox"/> | MINOR SUBDIVISION <input type="checkbox"/> |
| MAJOR SITE PLAN <input checked="" type="checkbox"/> | MINOR SITE PLAN <input type="checkbox"/> |

PROJECT NAME Preliminary and Final Site Plan for Residential Development

| | | | |
|-----------------------------------|--------------------|------------|-----------|
| <u>91</u> | <u>Rumson Road</u> | <u>124</u> | <u>31</u> |
| Location of subdivision/site plan | Street Address | Block | Lot |

Yellow Brook Property Co.. LLC 247 Bridge Avenue, Ste 5 Red Bank NJ 07701

| | | | | |
|-----------------------|----------------------------------|------|-------|----------|
| Name of Applicant | Address | City | State | Zip code |
| <u>(732) 915-4292</u> | <u>rmumford@mumfordhomes.com</u> | | | |
| Applicant Phone | Applicant email | | | |

Applicant is the owner

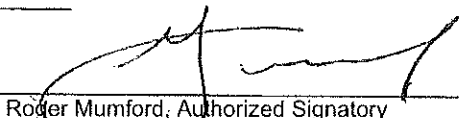
| | | | | | |
|---------------------------------|---------|------|-------|----------|-------|
| Owner (if other than Applicant) | Address | City | State | Zip code | Phone |
|---------------------------------|---------|------|-------|----------|-------|

DEVELOPMENT PLANS:

Number of proposed lots N/A

Area of entire tract 5.79 acres

Area being subdivided N/A

Signature of applicant 
Roger Mumford, Authorized Signatory

Received by _____ Date _____



BOROUGH OF RUMSON

80 East River Road,
Rumson, NJ 07760
732-842-3022

PROJECT CONTACT INFORMATION

ATTORNEY

Name: Craig M. Gianetti Address: Day Pitney, LLP, 1 Jefferson Road, Parsippany, NJ 07054

Phone: (973) 966-8053 Email: cgianetti@daypitney.com

ARCHITECT

Name: Paul Grabowski Address: Virtuoso Architecture, 1330 Laurel Avenue, Building 3, Suite 304, Sea Girt, NJ 08750

Phone: (732) 612-3125 Email: paul@virtuosoarchitecture.com

ENGINEER

Name: Brian Decina Address: French & Perillo Associates, 1800 Route 43, Suite 101, Wall, NJ 07719

Phone: (732) 312-9759 Email: brian.decina@fpaengineers.com

ENVIRONMENTAL ENGINEER

Name: Same as Engineer Address: _____

Phone: _____ Email: _____

PLANNER

Name: Roy DeBoer Address: _____

Phone: _____ Email: roydeboer@aol.com

Yellow Brook Property Co., LLC
Borough of Rumson Planning Board
Block 124, Lot 31
Application Addendum / Project Proposal

Yellow Brook Property Co., LLC (“Applicant”) is the owner of property designated on the Borough of Rumson Tax Map as Block 124, Lot 31 (the “Property”), commonly referred to as 91 Rumson Road. The Property is located in the Rumson Road Housing District (RR), which zone district was created by Ordinance 20-014 adopted by the Borough Council on December 15, 2020.

Pursuant to the terms of a certain Settlement Agreement between the Borough of Rumson and the Applicant dated January 16, 2020 as part of the Borough’s affordable housing compliance litigation, In Re Borough of Rumson, Docket No. MON-L-2483-15, the Applicant seeks preliminary and final major preliminary and final major site plan approval to construct a multi-family housing development consisting of fourteen dwelling units located within six buildings with access off of Osprey Lane. The proposed development consists of two triplex buildings, two duplex buildings and two carriage house buildings. Each building is proposed to have a concrete paver driveway. The Applicant is also proposing to construct and install parking, lighting, landscaping, stormwater management improvements and other related site improvements to serve the development.

The Applicant is not requesting variance relief in connection with this application.

DEVELOPMENT REGULATIONS

22 Attachment 2

DOCUMENTS REQUIRED TO BE SUBMITTED

(Ord. No. 08-015D, § 1; Ord. No. 12-013D)

| Item No. | Description | Variance | Concept Plan | MINOR APPLICATION | | MAJOR APPLICATION | | | | |
|----------|---|----------|--------------|-----------------------------------|-----------|-----------------------------------|-------|-----------------------|-------|-----|
| | | | | Subdivision | Site plan | Subdivision Preliminary | Final | Site Plan Preliminary | Final | |
| A. | Application Form. | X | | X | X | X | X | X | X | X |
| B. | Project Plan Information. | | | | | | | | | N/A |
| 1. | Name and address of owner and applicant. | X | X | X | X | X | X | X | | X |
| 2. | Notarized signature. | | | X (Final plat prior to filing) | | X (Final plat prior to filing) | | | | N/A |
| 3. | Name, signature, license number seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat. | X | X | X | X | X | X | X | X | X |
| 4. | Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location. | X | X | X | X | X | X | X | X | X |
| 5. | Key map at specified scale showing location to surrounding properties, streets, municipal boundaries, etc., within 500' of property. | X | | X | X | X | X | X | X | X |
| 6. | North Arrow & Scale. | X | X | X | X | X | X | X | X | X |
| 7. | Schedule of required zone district requirements including lot area, width, lot shape circle, lot coverage, floor area ratio, yard setbacks, building coverage, open space, parking, etc. | X | X | X | X | X | X | X | X | X |
| 8. | Signature blocks for | | | X | X | X | X | X | X | X |

RUMSON CODE

| | chairman, secretary, and municipal engineer. | | | | | | | | | | |
|-----|--|---|---|---|---|---|---|---|---|---|-----|
| 9. | Proof that taxes are current. | X | | X | X | X | X | X | X | X | X |
| 10. | Certification blocks required by map filing law. | | | X | | | | X | | | N/A |
| 11. | Monumentation as specified by map filing law. | | | X | | | | X | | | N/A |
| 12. | Date of current property survey. | | | X | X | X | X | X | X | X | X |
| 13. | Plans to a scale of not less than 1"=100' on one of four of the following standard sheet sizes: 8 1/2" x 13" 15" x 21" 24" x 36" 30" x 42" | | | X | X | X | | X | X | X | X |
| 14. | Metes and bounds description showing dimensions, bearings of original and proposed lots. | | | X | | | | X | | | N/A |
| 15. | Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets. | | | X | | X | | X | | X | X |
| 16. | Acreage of tract to the nearest tenth of an acre. | X | | X | X | X | | X | X | X | X |
| 17. | Date of original preparation and of each subsequent revision. Include brief narrative of each revision. | | | X | X | X | | X | X | X | X |
| 18. | Size and location of any existing and proposed structures with all setbacks dimensioned. | X | X | X | X | X | | X | X | X | X |
| 19. | Size and location of all existing structures within 200' of the site | | | X | X | X | | X | X | X | X |

DEVELOPMENT REGULATIONS

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|-----|---|---|---|---|---|---|---|---|---|---------------|
| | boundaries. | | | | | | | | | |
| 20. | Tax lot and block numbers of existing and proposed lots. | | | X | | X | X | | | N/A |
| 21. | Area of proposed lots in square feet. | | X | X | | X | X | | | N/A |
| 22. | Any existing or proposed easement or land reserved for or dedicated to public use. | X | X | X | X | X | X | X | X | X |
| 23. | Property owners within 200 feet of subject property. | | | X | X | X | X | X | X | X |
| 24. | Location of streams, flood-plains, wetlands or other environmentally sensitive areas on or within 200' of the project site (Note: variance applications need only show these features on-site). | X | | X | X | X | X | X | X | X |
| 25. | List of Variances required or requested. | X | | X | X | X | X | X | X | None proposed |
| 26. | List of requested design waivers or exceptions. | | | X | X | X | X | X | X | None proposed |
| 27. | Phasing Plan as applicable to include: | | | | | | | | | |
| | 1. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site. | | | | | X | X | X | X | X |
| | 2. Timetable and phasing sequence. | | | | | | | | | |
| 28. | Preliminary architectural plans and elevations. | X | X | | X | | | X | X | X |
| 29. | Site identification signs, traffic control signs, and identification signs. | | | | X | X | X | X | X | X |
| 30. | Sight Triangles. | | | X | X | | X | X | X | X |
| 31. | Proposed street names when new road is proposed. | | | | | X | X | X | X | None proposed |
| 32. | Parking plan showing | | | | X | | | X | X | X |

RUMSON CODE

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|-----|--|----|--|--|---|---|---|---|---|---|
| | spaces, size, and type aisle width curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided. | | | | | | | | | |
| 33. | Solid waste management and recycling plan showing holding location and provisions for waste and recyclables. | | | | X | X | X | X | X | X |
| C. | <u>Construction Plans</u> | | | | | | | | | |
| 1. | Site Layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable. | | | | X | X | X | X | X | X |
| 2. | Grading and utility plan to include as applicable: | X* | | | X | X | X | X | X | X |
| | a. Existing and proposed contours at 1' intervals for grades 3% or less and at 2' intervals for grades more than 3%. | | | | | | | | | |
| | b. Elevations of existing and proposed structures. | | | | | | | | | |
| | c. Location and invert elevation of existing and proposed drainage structures. | | | | | | | | | |
| | d. Location of all streams, ponds, lakes, wetland areas. | | | | | | | | | |
| | e. Locations of existing and proposed utilities including depth of structures locations of manholes, valves, services, etc. | | | | | | | | | |
| 3. | Profiles of existing and proposed roadways including all utilities and stormwater facilities. Roadway | | | | | X | X | X | X | X |

DEVELOPMENT REGULATIONS

| | | | | | | | | | | |
|---|---|--|--|--|---|---|---|---|---|---|
| | cross sections at 50' intervals. Horizontal and vertical scales to be the same. | | | | | | | | | |
| 4. | Landscaping Plan to include: | | | | X | X | X | X | X | X |
| | a. Location of existing vegetation and clearing limits. Tree save plan for major applications. | | | | | | | | | |
| | b. Proposed buffer areas and method of protection during construction. | | | | | | | | | |
| | c. Proposed landscaped areas. | | | | | | | | | |
| *For the construction of a new dwelling or a substantial addition resulting in a 25% or greater increase in floor area. | | | | | | | | | | |
| | d. Number, type and location or proposed plantings including street trees. | | | | | | | | | |
| | e. Details for method of planting, including optimum planting season. | | | | | | | | | |
| 5. | Soil Erosion and Sediment Control plan prepared in accordance with the standards for Soil Erosion and Sediment Control Standards in New Jersey. | | | | X | X | X | X | X | X |
| 6. | Lighting plan to include: | | | | X | X | X | X | X | X |
| | 1. Location and height of proposed fixtures. | | | | | | | | | |
| | 2. Detail for construction of fixture. | | | | | | | | | |
| 7. | Construction details for all improvements. | | | | X | X | X | X | X | X |

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| | | | | | | | | | | | |
|--|---|----|---|----|----|----|----|----|----|----|---|
| | 1) Roadways 2) Curb 3) Sidewalk 4) Driveway Aprons 5) Drainage inlets 6) Pipe Bedding 7) Outfalls 8) Manholes 9) Gutters 10) Plantings 11) Soil Erosion & Sediment Control Structures 12) Parking Lots | | | | | | | | | | |
| 8. | Soil borings with seasonal high-water table based on motting data. | X* | | X* | X* | X* | X* | X* | X* | X* | X |
| D. | <u>Supplementary Documents</u> | | | | | | | | | | |
| 1. | List of all Federal, State, regional and/or municipal approvals of permits required. | | | X | X | X | X | X | X | X | X |
| 2. | Copies of any existing or proposed deed restrictions or covenants. | | | X | X | X | X | X | X | X | X |
| *For any application involving the construction of a basement or cellar or a stormwater management basin or recharge system. | | | | | | | | | | | |
| 3. | Freshwater Wetlands Letter of Interpretation for the project area. | | | X | X | X | X | X | X | X | X |
| 4. | Disclosure Statement (see N.J.S.A. 40:55D-48.1 et seq.) | | | | X | X | X | X | X | X | X |
| 5. | Statement from utility companies as to serviceability of the site. | | | X | X | X | X | X | X | X | X |
| 6. | Stormwater Management calculations. | | | | | X | X | X | X | X | X |
| 7. | Payment of all applicable fees. | | X | X | X | X | X | X | X | X | X |
| 8. | Environmental Impact Report. | | | | | X | | | | X | X |

CORPORATE OWNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in **Yellow Brook Property Co., LLC** are disclosed as set forth below. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to any corporation or partnership which owns more than 10% interest in **Yellow Brook Property Co., LLC** followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

- Roger Mumford, 247 Bridge Ave., Suite 5, Red Bank, NJ 07701

No other individual or entity owns 10% or more interest.

the year of our Lord one thousand nine hundred and seven,
fore me, the subscriber, a foreign Commissioner of deeds for the State of New Jersey, residing in
the City of Philadelphia and State of Pennsylvania personally appeared Rinaldo A. Lukens and Martha
his wife, and William C. Mackey and Sophia his wife who, I am satisfied, are the grantors mentioned
in the above deed or Conveyance, and I having first made known to them the contents thereof, they
acknowledged that they signed, sealed and delivered the same as their voluntary act and deed; and
the said Martha Lukens and Sophia Mackey being of full age, on a private examination apart from
their said husbands before me acknowledged that they signed, sealed and delivered the same as their
voluntary act and deed, freely, without any fear, threats or compulsion of their said husbands All
of which is hereby certified.

(L.S.)

Wm H. R. Lukens
Foreign Commissioner of Deeds for
New Jersey.

Received and recorded July 5 A.D. 1907 at 8 o'clock A.M.

Joseph McDermott,

Comp'd.

Clerk.

DB 806-83

R 7-5-1907

Ehrick Paraly)
To)
The New York and New Jersey)
Telephone Company)

Pole Nos. ----

Jacket No. ----
Oceanic N J June 26 1907

successors and assigns, the right to erect, maintain and renew its poles, wires and fixtures, and
to trim trees as may be necessary to keep the wires cleared, at least eighteen inches, (18")
front of and abutting my property on the east side of Bingham Ave Poles to be painted in the town
of Oceanic, County of Monmouth State of New Jersey

In consideration of the sum of One Dollar each in
hand, paid to me by The New York and New Jersey Tele-
phone Company, the receipt whereof is hereby acknow-
ledged, I hereby grant to the said Company, its

Case No. 3656

Ehrick Paraly.

Agent W T Spear
Witness John Corlies

Ehrick Paraly

State of New Jersey)
County of Essex)

Be it remembered that on this 26th day of June Nineteen hundred and sev-
en before me, the subscriber, Master in Chancery of New Jersey, person-
ally came W T Spear of full age, who, being by me duly sworn, on his oath said that he saw the
within named Ehrick Paraly sign, seal and deliver the within instrument as his voluntary act and
deed; and that deponent at the time signed the same as subscribing witness.

Sworn and subscribed before me at Newark,) W T Spear
New Jersey, the day and year aforesaid.)

S. P. Northrup
M C C of N J

R 7-5-1907

Ehrick Parvly }
To }
New York & New Jersey }
Telephone Company }

Form 973 Exchange Line
Pole Nos —
Jacket No —

Oceanic N.J. Dec 12, 1907.

In consideration of the sum of One Dollar cash in hand paid to me by The New York and New Jersey Telephone Company, the receipt whereof is hereby acknowledged, I hereby grant to the said Company, its successors and assigns, the right to erect, maintain and renew its poles, wires and fixtures and to trim trees as may be necessary to keep the wires cleared at least eight feet, inches (8 ft) in front of and abutting my property on the East side of Burlington Ave. in the Borough of Rumson County of Monmouth State of New Jersey.
Ehrick Parvly
Ehrick Parvly
Case No 3972
Agent W. J. Spear

State of New Jersey }
County of Essex }

It is remembered that on the 23rd day of December nine-teen hundred and seven before me the undersigned a Master in Chancery of New Jersey personally came W. J. Spear of full age who being by me duly sworn on his oath said that he saw the within named Ehrick Parvly sign, seal and deliver the within instrument as his voluntary act and deed and that defendant at the time agreed the same as subscribing witness.

Given and subscribed }
before me at Newark }
New Jersey, the day }
and year aforesaid. }
D. A. Thompson, M.C. of N.J.

W. J. Spear.

Rec'd and Recorded December 27th 1907, at 11 A.M.
Joseph M. Tennant
Clerk.

~~Joseph Strohmenger }
To }
New York & New Jersey }
Telephone Company }~~

~~Exchange Line Pole Nos —
Jacket No —
Oceanic N.J. Dec 11, 1907.
In consideration of the sum of One Dollar cash in hand paid to me by The New York and New Jersey Telephone Company the receipt whereof is hereby acknowledged~~

5. That it will warrant generally the property hereby conveyed except as aforesaid.

IN WITNESS WHEREOF the said grantor has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereunto affixed, all on the day and year first above written.

SIGNED, SEALED AND DELIVERED (Corporate Seal) D. C. Hembling Developing Co.

IN THE PRESENCE OF By Charles B. Hembling
Charles B. Hembling
President

Attest: Donald C. Hembling
Donald C. Hembling
Secretary

\$3.60 I.R.U.S. STAMPS CANCELLED

STATE OF NEW JERSEY)
COUNTY OF MONMOUTH) SS

BE IT REMEMBERED That on this 10th day of June nineteen hundred and forty eight, before me, the subscriber, a Master in Chancery of New Jersey personally appeared Donald C. Hembling who being by me duly sworn on his oath, says that he is the Secretary of D.C. Hembling Developing Co. the grantor named in the foregoing instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the seal was so affixed and the said instrument signed and delivered by Charles B. Hembling who was at the date thereof the President of said corporation, in the presence of this deponent, and said President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn and subscribed before me
at Red Bank, N.J. the date
aforesaid.

Donald C. Hembling
Donald C. Hembling

Thos. P. Doremus
Thos. P. Doremus
A Master in Chancery of N.J.

Received & Recorded June 12th, A.D. 1948 at 9 A.M.

Comp'd J. Russell Woolley, Clerk

DB 2170-277

EDGAR WIDIN ET)
LILLIAN E. HIS UX)
TO)
ELINOR GLEMBY)
THIS DEED made the eleventh day of June in the year of our Lord,
one thousand nine hundred and forty eight.
BETWEEN Edgar Widin and Lillian E. Widin, his wife, of Westfield,
New Jersey, hereinafter known as the grantors.

AND Elinor Glemby of Avenue of Two River in the Borough of Rumson, County of Monmouth and State of New Jersey, hereinafter known as the grantees.

R 6-12-1948

WITNESSETH That in consideration of the sum of One Dollar and other valuable consideration, the said grantors do grant, bargain, sell and convey, unto the said grantee, her heirs and assigns forever,

ALL that certain tract of land and premises situate in the Borough of Rumson in the County of Monmouth and State of New Jersey.

BEGINNING at a point in the center line of Osprey Lane where the southerly side of Rumson Road intersects the center line of Osprey Lane; thence (1) along the southerly side of Rumson Road, south 64 degrees 49 minutes west 562.50 feet to a monument; thence (2) along the easterly line of lands belonging to Edward Folker, now or formerly, south 19 degrees 17 minutes east 1082.32 feet to a point; thence (3) north 64 degrees 49 minutes east parallel with the southerly side of Rumson Road 551.39 feet to a point in the center line of Osprey Lane; thence (4) along the center line of Osprey Lane north 18 degrees 42 minutes west 1083.59 feet to the point or place of beginning.

The above description prepared by Frank E. Mitchell, surveyor, May 24, 1948, Red Bank, N.J.

Intended to be a part of the same land and premises conveyed unto Edgar Widin and Lillian E. Widin, his wife, by deed of Moises Chayo and Fortunes Chayo, husband and wife, dated April 1, 1948 and recorded in the Monmouth County Clerk's Office April 2, 1948 in Book 2160 of Deeds page 235 &c.

Subject to zoning and building ordinances of the Borough of Rumson.

Subject to the public and private rights in that portion of the premises above described lying in the bed of a street known as Osprey Lane running from Rumson Road to the South Shrewsbury River along the easterly side of captioned property.

→ This conveyance is made subject to the right of the owner of the premises immediately to the south of the premises herein described to join on to existing gas, electric and telephone lines, independent however of the meters supplying the main dwelling on the premises herein described.

Together with all the electric and gas fixtures and chandeliers, window-shades, wire screens and storm-sash, and personal property and furniture contained in the residence on the above described property.

TO HAVE AND TO HOLD said premises with the appurtenances unto the said grantee, her heirs and assigns forever. The said Edgar Widin and Lillian E. Widin,

COVENANT

1. That they are lawfully seized of the said land;
2. That they have the right to convey the said land to the grantee;
3. That the grantee shall have quiet possession of the said land free from all incumbrances;
4. That the grantors will execute such further assurances of the said land as may be requisite.

5. That they will warrant generally the property hereby conveyed.

IN WITNESS WHEREOF the said grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
THOS. P. DOREMUS
Thos. P. Doremus

Edgar Widin
Edgar Widin
Lillian E. Widin
Lillian E. Widin

\$27.50 I.R.U.S. STAMPS CANCELLED

2/23-79

STATE OF NEW JERSEY)
COUNTY OF MONMOUTH) SS

BE IT REMEMBERED That on this eleventh day of June in the year of our Lord, one thousand nine hundred and forty eight before me, the subscriber, a Master in Chancery of New Jersey personally appeared Edgar Widin and Lillian E. Widin, his wife, who, I am satisfied, are the grantors mentioned in the within instrument, to whom I first made known the contents thereof and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

Thos. P. Doremus
Thos. P. Doremus
A Master in Chancery of New Jersey

Received & Recorded June 12th, A.D. 1948 at 9 A.M.

Comp'd J. Russell Woolley, Clerk

W. EUGENE KOLBAS ET)
CHARLOTTE HIS UX)
TO)
DAVID JOHN ROWLAND ET)
JANET L. HIS UX)

THIS DEED made the eleventh day of June in theyear one thousand nine hundred and forty eight. BETWEEN W. Eugene Kolbas and Charlotte Kolbas, husband and wife, of the City of West Orange in the County of Essex and State of New Jersey, hereinafter known as the grantors.

AND David John Rowland and Janet L. Rowland, husband and wife, - hereinafter known as the grantees.

WITNESSETH That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the said grantors do grant, bargain, sell and convey unto the said grantees, their heirs and assigns forever.

ALL that certain tract of land and premises situats in the Borough of Fair Haven in the County of Monmouth and State of New Jersey,

BEGINNING at a point in the easterly side of Hance Road said point being 902.80 feet on a course of south 31 degrees 02 minutes 40 seconds east from a concrete monument now located at the southeasterly corner of Third Street and Hance Road, also said point of beginning, being 25 feet measured at right angles from the center line of the concrete pavement in Hance Road; thence (1) north 58 degrees 57 minutes 20 seconds east 200 feet to a point; thence (2) south 31 degrees 02 minutes 40 seconds east parallel to the aforementioned center line of Hance Road 70 feet to a point; thence (3) south 58 degrees 57 minutes 20 seconds west 200 feet to a point in the easterly side line of Hance Road; thence (4) north 31 degrees 02 minutes 40 seconds west parallel to the center line of Hance Road and along said easterly side line 70 feet to the point or place of beginning.

This Indenture,

Made the 10th day of September, in the year of our Lord
One Thousand Nine Hundred and Fifty-Six;

Between ROBERT D. HOWARD and EVELYN L. HOWARD,
husband and wife,

of the Borough of Rumson, in the County
of Monmouth and State of New Jersey.
party of the first part:

And JOHN R. BEERS and B. LOUISA BEERS,
husband and wife,
with Post Office Address at 42 Spring
Street, in the City of Newark, in the
County of Essex and State of New Jersey,

party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

ONE (\$1.00) DOLLAR and other good and valuable consideration
lawful money of the United States of America,

to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do give, grant bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to their heirs and assigns, forever, All that
tract or parcel of land and premises, hereinafter particularly
described, situate, lying and being in the Borough of Rumson,
in the County of Monmouth and State of New Jersey

R 9-12-1956

BEGINNING at a point in the southerly side of Rumson Road,
which point is distant 309.04 feet on a course of south 64 de-
grees 49 minutes west from a monument at the intersection of the
southerly side of Rumson Road with the westerly line of Osprey
Lane or Fishhawk Lane, which point or place of beginning is the
northwesterly corner of lands now or formerly owned by Gordon
B. Volland and Berta F. Volland, his wife, and from thence run-
ning (1) South 4 degrees 26 minutes 20 seconds west along said
Volland lands 23.26 feet to a point; thence (2) still along
said Volland lands and lands now or formerly owned by Michael
J. Bozza and Grace A. Bozza south 18 degrees 42 minutes east
380 feet to a point; thence (3) along the southerly line of
said Bozza lands north 74 degrees 14 minutes east 317.20 feet
to the westerly line of said Osprey Lane; thence (4) along said
Lane south 18 degrees 42 minutes east 445.53 feet to a monument;
thence (5) South 71 degrees 18 minutes west 97.65 feet to a
monument; thence (6) South 18 degrees 42 minutes east 37.25
feet to a monument; thence (7) South 71 degrees 18 minutes
west 108 feet to a stake; thence (8) North 18 degrees 42 minutes
west 50 feet to a stake; thence (9) South 69 degrees 58 minutes
west 345.20 feet to a stake; thence (10) North 19 degrees 17
minutes west 458.89 feet to the southerly line of lands now or
formerly of John F. Johnson and Lucille Johnson; thence (11)
along the southerly line of said lands north 64 degrees 49
minutes east 190 feet; thence (12) along the easterly line of
said Johnson lands north 19 degrees 17 minutes west 328 feet to
a point; thence (13) north 8 degrees 2 minutes east 23.26 feet
to the southerly line of Rumson Road; thence (14) along the
southerly line of said road north 64 degrees 49 minutes east

28 feet more or less to the point or place of Beginning.

Containing 5.79 acres.

The foregoing description was prepared, in accordance with a Survey entitled, "Map of Lands of Robert D. Howard, Rumson Road & Osprey Lane, Rumson, New Jersey", prepared by Henry F. Labrecque, Engineer, dated June 18, 1954, Scale 1" = 50'.

Being intended as the lands remaining in the name of the within sellers from the original tract of land acquired by the sellers from Elinor Glemby, unmarried by Deed bearing date October 29, 1951 and recorded in the Monmouth County Clerk's Office March 3, 1952 in Book 2341 of Deeds for said County, page 468.

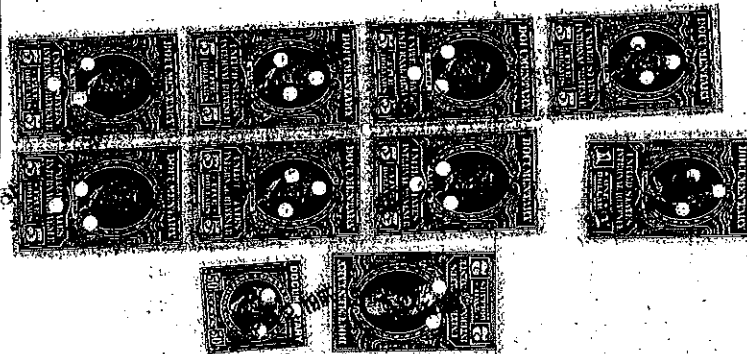
→ SUBJECT to and together with the right of ingress and egress over the private drive leading from Rumson Road to the hereinabove described premises.

SUBJECT to the rights, public and private, in so much of said premises as lies within Osprey Lane or Fish Hawk Lane.

SUBJECT to the location of cesspools, septic tanks, artesian wells, gas pipes and mains, electric conduits, water pipes or mains, telephone lines or poles or other utilities which an examination of the premises would disclose.

SUBJECT to grants to the New York and New Jersey Telephone Company recorded in Book 806, page 83 and Book 817 page 273.

SUBJECT to rights granted to adjoining property owners by deed book 2170, page 277.



3001-50

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining; Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof. To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever:

And the said Robert D. Howard and Evelyn L. Howard, husband and wife,

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the said party of the first part have hereunto set their hands and seal on the day and year first above written.

Signed, Sealed and Delivered in the presence of: Robert D. Howard (L.S.) Evelyn L. Howard (L.S.) Abraham J. Zager

Revenue Stamps - \$38.50

State of New Jersey, } ss: County of MONMOUTH

Be it Remembered, That on this 10th day of September, in the year of Our Lord One Thousand Nine Hundred and Fifty-Six before me the subscriber, a Master of the Superior Court of New Jersey, personally appeared ROBERT D. HOWARD and EVELYN L. HOWARD, husband and wife,

who, I am satisfied, are the grantors mentioned in the within instrument to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Abraham J. Zager A Master of the Superior Court of New Jersey

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Deed

ROBERT D. HOWARD and
EVELYN L. HOWARD, husband
and wife,

TO
JOHN R. BEERS,

Dated, Sept. 10, 1956

Executed in the Office of
the County of on
the day of A.D.
19 at o'clock in the
and Recorded in Book room
of DEEDS
for said County, on page

RECORDED MORGENTHAU
COUNTY CLERK'S OFFICE

SEP 12 AM 11:13

BOOK 2700 PAGE 29

CLERK

024091

28/RS

W.S. R. Clark, Jr.

PARSONS, LABRECQUE, CARLSON & COMBS
COUNSELLORS AT LAW
RED BANK, N.J.

Right of Way Agreement

IN CONSIDERATION of One Dollar (\$1.00), paid by JERSEY CENTRAL POWER & LIGHT COMPANY, a New Jersey corporation, or NEW JERSEY BELL TELEPHONE COMPANY, the receipt of which is hereby acknowledged, the undersigned do (does) hereby grant and convey unto said Jersey Central Power & Light Company, its successors and assigns, and New Jersey Bell Telephone Company, its associated and allied Companies, their successors and assigns, the right to enter without notice upon premises of the undersigned in the Borough

of Rumson County of Hornmouth and State of New Jersey, situate on the west side of Osprey Lane, south of Rumson Road, being block 12h Lot 3l as shown on the tax maps of said borough.

and from time to time to erect, maintain, renew, relocate, redesign, alter and remove poles, guys, anchors, guy stubs, crossarms, wires, cables and appurtenances in perpetuity for the transmission and distribution of electricity, the operation of communication and CATV systems, and in addition thereto to erect and maintain such other wires or appurtenances on said poles and crossarms as said Companies may deem necessary and proper to be attached thereto, upon, over, across, along and beyond said property, the course of said pole line to run as follows:

Beginning at the existing pole JC 381 located on the easterly side of Osprey Lane; thence extending in a westerly direction overhead with wires across Osprey Lane 107ft ± to a pole (stake #1) to be installed 27 ft ± west of the easterly property line along with its supporting anchor guy; thence from (stake #1) overhead with wires in a southwesterly direction 180ft ± to the second pole (stake #2) to be installed with its supporting anchor, all to be installed on the premises of the Grantor.

It is agreed that the Companies may improve said pole line from time to time so that utility service may be supplied in a proper manner and shall have the right to trim and keep trimmed, or cut and remove such tree or tree branches as may be required to maintain service at all times.

(Non-corporate)
(Grantors)

Date January 16TH 1984

WITNESS:
Charles C. Earle, Jr.

Reinhard Hou (L.S.)

Nancy Hou / H/W (L.S.)

(Corporate)
(Grantors)

ATTEST: _____ BY _____
Secretary President

Prepared by: Charles C. Earle, Jr.

DEED

BOOK 4459 PAGE 728

R 2-2-1984

STATE OF NEW JERSEY)

COUNTY OF)

BE IT REMEMBERED, that on this _____ day of _____, 19____, before me, the subscriber, personally appeared _____ who, being by me duly sworn on his oath, deposes and proves to my satisfaction, that he is _____ Secretary of

(Corporate)

the Grantor named in the within Instrument, that _____ is _____ President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of said Corporation; the deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said _____ President, as and for his _____ voluntary act and deed and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his _____ name thereto as witness. The full and actual consideration paid for the transfer of title to realty evidenced by the within Deed, as such consideration is defined in P.L. 1968, c.49, Sec. 1(c) is \$1.00.

Sworn to and subscribed before me at the date aforesaid.

Secretary

Notary Public of New Jersey

My Commission Expires _____

006984
Parcel No. _____
Line: MONMOUTH
County: MONMOUTH
MONMOUTH COUNTY
RECORDED
FEB 2 HIGHWAY AGREEMENT
W.O.# 53-8639
53-711
COUNTY CLERK

Beinhard Hou &
Naney Hou H/W

TO
JERSEY CENTRAL POWER
& LIGHT COMPANY

Dated: January 16th 1984
RECEIVED in the Clerk's Office of the County of _____ New Jersey, on the _____ day of _____ A.D., 19____ at _____ o'clock in the _____ noon, and recorded in Book _____ of Deeds for said County, on Page _____

This instrument prepared by: *Charles C. Earle Jr.*

RECORD AND RETURN TO
JERSEY CENTRAL POWER & LIGHT COMPANY
REAL ESTATE DEPARTMENT
MADISON AVE. AT PUNCH BOWL RD.
MORRISTOWN, N.J. 07960

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(Direct Acknowledgment)

STATE OF NEW JERSEY)

COUNTY OF MONMOUTH)

BE IT REMEMBERED, That on this 16th day of January 1984, in the County and State aforesaid, personally appeared before me, the subscriber, a Notary Public of New Jersey, Beinhard Hou & Naney Hou H/W who, I am satisfied, are the Grantor & mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed. The full and actual consideration paid for the transfer of title to realty evidenced by the within Deed, as such consideration is defined in P.L. 1968, c.49, Sec. 1(c), is \$1.00.

CHARLES C. EARLE, JR.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 20, 1987
My Commission Expires _____

Charles C. Earle Jr.
Notary Public of New Jersey
STATE OF NEW JERSEY)
COUNTY OF MONMOUTH)

(Subscribing Witness Act.)

I, _____, hereby certify that on the _____ day of _____, 19____, in the County of _____ and State aforesaid, personally appeared before me _____, whom I personally know to be the subscribing witness to the execution of the foregoing Instrument and who, being duly sworn, deposed and said that _____ he subscribed his _____ name to the said Instrument as a subscribing witness on the date contained therein, and that _____ he saw _____ sign, seal and deliver the said Instrument as _____ voluntary act and deed, and that _____ he subscribed his _____ name thereto at the same time as an attesting witness.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year aforesaid. The full and actual consideration paid for the transfer of title to realty evidenced by the within Deed, as such consideration is defined in P.L. 1968, c.49, Sec. 1(c) is \$1.00.

Notary Public of New Jersey

My Commission Expires _____

BOOK 4459 PAGE 729
END OF DOCUMENT