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# FISK ASSOCIATES

ENGINEERS & SURVEYORS

631 UNION AVENUE

MIDDLESEX, NEW JERSEY 08846

201-356-9322

## LEGAL DESCRIPTION

Existing 25' Transcontinental Pipe Line Corporation Easement  
Stepan Chemical - Tract "B"  
Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, said point being distant 50.00 feet along said right-of-way line in an easterly direction from the easterly sideline of New Jersey State Highway Route No. 17, and running, thence;

(1) S.11<sup>o</sup>-02'-47"W., a distance of 233.40 feet to a point, thence;

(2) S.01<sup>o</sup>-52'-04"W., a distance of 92.05 feet to a point, thence;

(3) S.06<sup>o</sup>-53'-23"W., a distance of 120.87 feet to a point, thence;

(4) S.03<sup>o</sup>-57'-37"E., a distance of 195.46 feet to a point, thence;

(5) S.09<sup>o</sup>-10'-50"E., a distance of 100.28 feet to a point, thence;

(6) S.12<sup>o</sup>-03'-14"E., a distance of 98.16 feet to a point, thence;

(7) S.15<sup>o</sup>-49'-42"E., a distance of 100.82 feet to a point, thence;

(8) S.20<sup>o</sup>-54'-43"E., a distance of 43.11 feet to a point in the seventh course of the tract through which this easement passes, said point being 16.00 feet from the terminus of said seventh course.

The above bearings are based on U.S.C. & G.S. datum.

The above description is for the centerline of a 25 foot wide easement to Transcontinental Pipe Line Corporation.

RECORDED  
JUN 15 1984  
REVOLVING

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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

LEGAL DESCRIPTION

Existing Drainage Easement  
Stepan Chemical - Tract "B"  
Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being distant 375.04 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) leaving said highway, S.89<sup>0</sup>-54'-22"E., a distance of 50.00 feet to a point, thence;

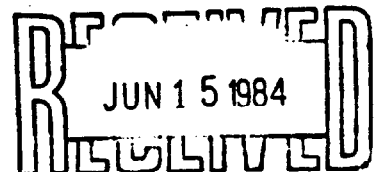
(2) on a curve to the left in a southerly direction having a radius of 1820.08 feet, a distance along the arc of 29.20 feet to a point, thence;

(3) S.89<sup>0</sup>-10'-29"W., a distance of 50.00 feet to a point in the easterly sideline of Route 17, thence;

(4) along said easterly sideline of Route 17, on a curve to the right in a northerly direction having a radius of 1870.08 feet, a distance along the arc of 30.00 feet to the POINT and PLACE of BEGINNING.

The above bearings are based on U.S.C. & G.S. datum.

Being known as Parcel E6, as shown on a map entitled "New Jersey Department of Transportation, GENERAL PROPERTY PARCEL MAP, ROUTE 17 (1953) SECTION 2" (unfiled).



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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

LEGAL DESCRIPTION

Existing Slope Easement to State of New Jersey  
Stepan Chemical - Tract "B"  
Township of Rochelle Park, Bergen County, New Jersey

Beginning at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being where said easterly sideline intersects the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) along said southerly line of said Railroad, on a curve to the right in an easterly direction having a radius of 2,814.93 feet, a distance along the arc of 44.00 feet to a point, thence;

(2) leaving said Railroad, S.09°-10'-04"W., a distance of 134.11 feet to a point, thence;

(3) S.05°-42'-38"W., a distance of 105.52 feet to a point, thence;

(4) S.03°-38'-28"W., a distance of 220.44 feet to a point, thence;

(5) S.01°-17'-37"E., a distance of 155.04 feet to a point, thence;

(6) S.05°-42'-38"E., a distance of 135.67 feet to a point, thence;

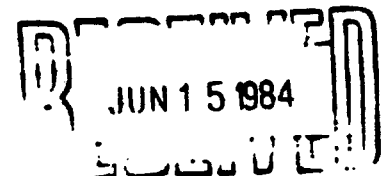
(7) S.12°-56'-39"E., a distance of 232.60 feet to a point, thence;

(8) S.71°-36'-02"W., a distance of 2.00 feet to a point in the easterly sideline of Route 17, thence;

(9) along said easterly sideline of Route 17, on a curve to the right in a northerly direction having a radius of 1870.08 feet, a distance along the arc of 945.21 feet to a point of tangency, thence;

(10) along the same, N.09°-58'-32"E., a distance of 52.51 feet to the POINT and PLACE of BEGINNING.

The above bearings are based on U.S.C. & G.S. datum.



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201-356-9322

LEGAL DESCRIPTION

25 foot wide Access Easement - Alternate #1  
Stepan Chemical - Tract "A"  
Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being distant 1,108.47 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

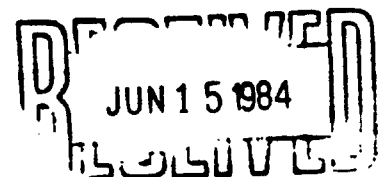
(1) leaving said highway, on a curve to the left in a northeasterly direction having a radius of 175.00 feet, a distance along the arc of 187.41 feet to a point, thence;

(2) S.55°-18'-00"E., a distance of 27.25 feet to a point, thence;

(3) on a curve to the right in a southwesterly direction having a radius of 200.00 feet, a distance along the arc of 202.59 feet to a point in the easterly sideline of Route 17, thence;

(4) along said easterly sideline of Route 17, N.19°-06'-13"W., a distance of 25.00 feet to the POINT and PLACE of BEGINNING.

The above bearings are based on U.S.C. & G. S. datum.



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631 UNION AVENUE  
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## LEGAL DESCRIPTION

25 foot wide Access Easement - Alternate #2  
Stepan Chemical - Tract "A"  
Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the southerly line of the tract through which this easement passes, said point being distant the following two courses from the intersection of the easterly sideline of New Jersey State Highway Route No. 17 with the southerly right-of-way line of the New York Susquehanna and Western Railroad Company:

(1) along said easterly sideline of Route 17 in a southerly direction 1,150.97 feet to a point, thence;  
(2) leaving said highway and along the southerly line of the entire tract, N.70°-53'-47"E., a distance of 106.46 feet to the aforementioned Point of Beginning, and from said Beginning Point, running, thence;

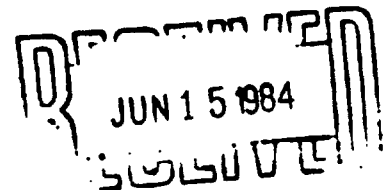
(1) N.04°-22'-15"E., a distance of 135.48 feet to a point, thence;

(2) S.55°-18'-00"E., a distance of 28.96 feet to a point in the boundary line between the Township of Rochelle Park and the Borough of Maywood, thence;

(3) along said Municipal Boundary Line, S.04°-22'-15"W., a distance of 110.00 feet to a point in the southerly line of this tract, thence;

(4) along the southerly line of this tract, S.70°-53'-47"W., a distance of 27.26 feet to the POINT and PLACE of BEGINNING.

The above bearings are based on U.S.C. & G.S. datum.



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631 UNION AVENUE

MIDDLESEX, NEW JERSEY 08846

201-356-9322

LEGAL DESCRIPTION

Existing 20' Railroad Spur Easement

Stepan Chemical - Tract "B"

Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being distant 285.26 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) leaving said highway and running on a curve to the right in southerly direction having a radius of 404.99 feet, a distance along the arc of 359.89 feet to a point of tangency, thence;

(2) S.05°-00'-32"W., a distance of 65.80 feet to a point of curvature, thence;

(3) on a curve to the left in a southerly direction having a radius of 314.31 feet, a distance along the arc of 289.48 feet to a point in the sixth course of the tract through which this easement passes, said point being 10.51 feet from the terminus of said sixth course.

The above bearings are based on U.S.C. & G.S. datum.

The above description is for the centerline of a 20 foot wide Railroad Spur Easement.

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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

LEGAL DESCRIPTION

Existing 30' Sanitary Sewer Easement  
Stepan Chemical - Tract "B"  
Borough of Maywood, Bergen County, New Jersey

BEGINNING at a point in the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, said point also being where said Railroad intersects the Municipal Boundary Line between The Borough of Maywood and the Township of Rochelle Park, and running, thence;

(1) along said southerly line of said Railroad, on a curve to the right in an easterly direction having a radius of 2,814.93 feet, a distance along the arc of 30.97 feet to a point, thence;

(2) S.04<sup>o</sup>-22'-15"W., a distance of 471.82 feet to a point, thence;

(3) S.36<sup>o</sup>-50'-32"W., a distance of 55.88 feet to a point in said Municipal Boundary Line, thence;

(4) along said Municipal Boundary Line, N.04<sup>o</sup>-22'-15"E., a distance of 526.66 feet to the POINT and PLACE of BEGINNING.

The above bearings are based of U.S.C. & G.S. datum.

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631 UNION AVENUE

MIDDLESEX, NEW JERSEY 08846

201-356-9322

LEGAL DESCRIPTION

Proposed 25' Water Line Easement

Stepan Chemical - Tract "B"

Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being distant 738.95 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) leaving said highway, S.66°-31'-28"E., a distance of 107.12 feet to a point in the sixth course of the tract through which this easement passes, said point being 52.70 feet from the origin of said sixth course.

The above bearings are based on U.S.C. & G.S. datum.

The above description is for the centerline of a 25 foot wide Water Line Easement.



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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

LEGAL DESCRIPTION

Proposed 25' Utility Easement  
Stepan Chemical - Tract "B"  
Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in easterly sideline of New Jersey State Highway Route No. 17, said point being distant 723.12 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) leaving said highway, S.80°-20'-30"E., a distance of 95.37 feet to a point in the sixth course of the tract through which this easement passes, said point being 9.85 feet from the origin of said sixth course.

The above bearings are based on U.S.C. & G.S. datum.

The above description is for the centerline of a 25 foot wide Utility Easement.

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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

LEGAL DESCRIPTION

Proposed 25' Railroad Spur Easement  
Stepan Chemical - Tract "B"

Township of Rochelle Park, Bergen County, New Jersey

BEGINNING at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being distant 281.31 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) leaving said highway, S.52°-35'-40"E., a distance of 50.00 feet to a point, thence;

(2) S.35°-34'-50"E., a distance of 81.20 feet to a point of curvature, thence;

(3) on a curve to the right in a southerly direction having a radius of 300.00 feet, a distance along the arc of 203.07 feet to a point of tangency, thence;

(4) S.03°-12'-10"W., a distance of 134.25 feet to a point of curvature, thence;

(5) on a curve to the left in a southerly direction having a radius of 300.00 feet, a distance along the arc of 27.41 feet to a point in the fifth course of the tract through which this easement passes, said point being 77.33 feet from the origin of said fifth course.

The above bearings are based on U.S.C. & G.S. datum.

The above description is for the centerline of a 25 foot wide Railroad Spur Easement.

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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

## LEGAL DESCRIPTION

Proposed 25' Railroad Spur Easement  
Stepan Chemical - Tract "B"  
Borough of Maywood and Township of Rochelle Park  
Bergen County, New Jersey

BEGINNING at a point in the easterly sideline of New Jersey State Highway Route No. 17, said point being distant 281.31 feet along said sideline in a southerly direction from the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, and running, thence;

(1) leaving said highway, S.52<sup>o</sup>-35'-40"E., a distance of 448.61 feet to a point in the fourth course of the tract through which this easement passes, said point being 84.28 feet from the origin of said fourth course.

The above bearings are based on U.S.C. & G.S. datum.

The above description is for the centerline of a 25 foot wide Railroad Spur Easement.

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MIDDLESEX, NEW JERSEY 08846  
201-356-9322

LEGAL DESCRIPTION  
Proposed 30' Sanitary Sewer Easement  
Stepan Chemical - Tract "B"

Borough of Maywood and Township of Rochelle Park  
Bergen County, New Jersey

BEGINNING at a point in the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, said point being distant 10.64 feet in a southeasterly direction along said Railroad from the point where it is intersected by the Municipal Boundary Line between the Borough of Maywood and the Township of Rochelle Park, and running, thence;

(1) S.23<sup>o</sup>-54'-54"W., a distance of 211.41 feet to a point, thence;

(2) S.01<sup>o</sup>-46'-17"E., a distance of 361.10 feet to a point, said point being distant 40.54 feet on a course of S.36<sup>o</sup>-50'-32"W. from a point in the Municipal Boundary Line.

The above bearings are based on U.S.C. & G. S. datum.

The above description is for the centerline of a 30 foot wide Sanitary Sewer Easement.

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631 UNION AVENUE  
MIDDLESEX, NEW JERSEY 08846  
201-356-9322

## LEGAL DESCRIPTION

Proposed Drainage Easement to County of Bergen  
Stepan Chemical - Tract "B"  
Township of Rochelle Park and Borough of Maywood  
Bergen County, New Jersey

BEGINNING at a point in the southerly right-of-way line of the New York Susquehanna and Western Railroad Company, said point being distant 50.00 feet along said right-of-way line in an easterly direction from the easterly sideline of New Jersey State Highway Route No. 17, and running, thence;

(1) continuing along the southerly right-of-way line of said railroad, on a curve to the right in an easterly direction having a radius of 2,814.93 feet, a distance along the arc of 309.73 feet to a point, thence;

(2) S.19<sup>0</sup>-04'-03"W., a distance of 40.00 feet to a point, thence;

(3) on a curve to the left in a westerly direction having a radius of 2,774.93 feet, a distance along the arc of 253.29 feet to a point, the chord of said curve bearing N.73<sup>0</sup>-32'-51"W., a distance of 253.20 feet, thence;

(4) on a curve to the left in a southerly direction having a radius of 1,770.12 feet, a distance along the arc of 376.12 feet to a point, the chord of said curve bearing S.04<sup>0</sup>-07'-58"W., a distance of 375.41 feet, thence;

(5) S.88<sup>0</sup>-02'-44"W., a distance of 50.00 feet to a point, thence;

(6) on a curve to the right in a northerly direction having a radius of 1,820.12 feet, a distance along the arc of 378.98 feet to a point of tangency, the chord of said curve bearing N.04<sup>0</sup>-00'-38"E., a distance of 378.30 feet, thence;

(7) N.09<sup>0</sup>-58'-32"E., a distance of 50.52 feet to the POINT and PLACE of BEGINNING.

The above bearings are based on U.S.C. & G.S. datum.