

**NOTES:**

- I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON JULY 26, 2022 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
- THIS CERTIFICATION IS GIVEN SOLELY TO THE NAMED PARTIES HEREIN EXCEPT AS FOLLOWS:
  - TO THE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.
  - TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.
- THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A CERTIFIED PROFESSIONAL TITLE REPORT AND WITHOUT A TITLE REPORT FOR THE ADJOINING PROPERTIES OR ALL DEEDS BACK TO THE MOTHER PARCEL. THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY STATEMENTS OF FACT, ALL EASEMENT, RIGHT OF WAY AGREEMENTS OF RECORD AND/OR RIGHTS OF OTHERS, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH. THE SURVEY RETRACEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS IF ANY ARE NOT LOCATED BY THIS SURVEY.
- THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS.
- THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF SUBSURFACE CONTAMINANTS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES AND MARK OUTS AT THE TIME OF SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITY/STRUCTURE LOCATIONS TO BE VERIFIED AND MARKED OUT PRIOR TO ANY EXCAVATION CONSTRUCTION, PER THE "UNDERGROUND FACILITY PROTECTION ACT" P.L.1994, c.118, (C.48:2-73 et seq.)
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
- THE ELEVATIONS SHOWN ON THIS MAP ARE BASED NAVD 88 DATUM.
- THE SUBJECT PROPERTY IS DEPICTED ON THE FOLLOWING MAP  
F.E.M.A. FLOOD INSURANCE RATE MAP,  
PANEL # 340250034F-340303 BOROUGH OF KEANSBURG  
EFFECTIVE DATE 9/25/2009. ZONE AE ELEVATION OF 11.

**REFERENCES:**

- MAP ENTITLED "DEPOT PROPERTY" SITUATED IN THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, SAID MAP BEING DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MAY 15, 1912 AS CASE NO. 68-32.
- DEED BOOK 8831 PAGE 6500, REC. 05/11/2010 LOT 3, BLOCK 162. PQ.
- DEED BOOK 9202 PAGE 6058, REC. 12/14/2016 LOT 7, BLOCK 162.
- DEED BOOK 9104 PAGE 3131, REC. 03/17/2015 LOT 6, BLOCK 162.
- DEED BOOK 5876 PAGE 694, REC. 11/09/1999 LOT 4, BLOCK 162.
- DEED BOOK 9255 PAGE 5800, REC. 10/25/2017 LOT 2, BLOCK 162.
- DEED BOOK 8345 PAGE 9199, REC. 04/02/2004 LOT 1, BLOCK 162.
- DEED BOOK 8455 PAGE 319, REC. 04/23/2005 LOT 5, BLOCK 162.
- DEED BOOK 8158 PAGE 2273, REC. 10/29/2002 LOT 11, BLOCK 162.
- TAX MAP OF BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, DATED JUNE 30, 1980 LAST REV. DECEMBER 31, 2017 SHEET NO. 28.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

**BOUNDARY & TOPOGRAPHIC SURVEY OF  
50 CHURCH STREET**  
TAX LOT 3, BLOCK 162  
BOROUGH OF KEANSBURG  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE BOROUGH OF KEANSBURG SHEET No. 28)

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*Robert H. Morris* 8/31/22 FOR THE FIRM  
**ROBERT H. MORRIS, P.L.S.**  
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. GS30090

SCALE: 1"=20'	DRAWN BY: MS	CHKD. BY: RHM
FILE: 220604	DATE: 8-22-2022	SHEET 1 OF 1

