

ARMY CORPS OF ENGINEERS
BEACH AND DUNE RECONSTRUCTION
PROJECT LANDWARD LIMIT AS SHOWN
ON DEED OF DEDICATION AND SHORE
PROTECTION EASEMENT PLAN
(LOCATION APPROXIMATE)

LIMIT OF MODERATE WAVE ACTION ZONE
PER FEMA PRELIMINARY FLOOD INSURANCE
RATE MAP NUMBER 540250034G HAVING
AN EFFECTIVE DATE OF JANUARY 31,
2014.

PER LIBER H-10 PAGE 7
"AREA TO BE DEEDED TO
THE STATE OF NEW JERSEY"
UPON ISSUANCE OF THIS GRANT
(EXCEPTION #18 ON REFERENCED
TITLE REPORT)
(APPROXIMATE LOCATION)

LOCATION MAP
KEYPORT NJ-NY USGS QUAD MAP
SCALE: 1"=2000'

**BLOCK 184
LOT 1
CONTAINING
117,927 S.F.
2.71 ACRES**

**BLOCK 184
LOT 3
CONTAINING
329,290 S.F.
7.56 ACRES**

**BEACHWAY
(FORMERLY OAK AVE)
(VARIABLE R.O.W.)**
BITUMINOUS PAVING

SCHEDULE BII EXCEPTIONS
THE FOLLOWING SCHEDULE BII EXCEPTIONS AS DESCRIBED IN THE PROVIDED TITLE REPORT
AFFECT THE SUBJECT PROPERTY:

GENERAL NOTES

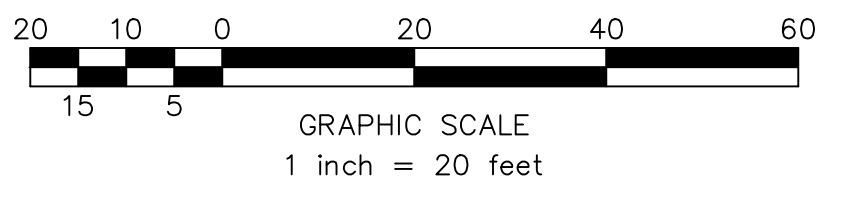
- PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 184, LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY (SHEET 33).
- PROPERTY IS LOCATED IN ZONE AE (EL 11), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 540250034G HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2008. PROPERTY ALSO LOCATED IN FLOODPLAIN ZONE AE (EL 12) SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND A SMALL PORTION OF THE NW CORNER OF THE SUBJECT PROPERTY MAY BE WITHIN ZONE VE (EL 14) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 540250034G HAVING AN EFFECTIVE DATE OF JANUARY 31, 2014. FLOODLINES SHOWN HEREON PER AVAILABLE GIS INFORMATION AND ARE BASED ON THE EFFECTIVE FLOOD MAP.
- ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE EXISTENCE AND/OR EXTENT OF THE UTILITIES CANNOT BE VERIFIED. OTHER UTILITIES MAY EXIST. ANY PERSON RELYING ON THIS INFORMATION MUST VERIFY INDEPENDENTLY THE LOCATION AND/OR EXISTENCE OF ANY AND ALL UTILITIES AFFECTING THE AREAS SHOWN HEREON. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-372-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY. SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, THE NEW JERSEY ONE CALL SYSTEM OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THE HORIZONTAL DATUM OF THIS PLAN IS REFERENCED TO THE NEW JERSEY PLANE COORDINATE GRID SYSTEM AS ESTABLISHED BY GPS OBSERVATIONS USING LEICA SMARTNET (NAD 83), THE MERIDIAN AND BEARINGS SHOWN HEREON MAY NOT MATCH PRIOR RECORDS, DEEDS OR MAPS.
- THE VERTICAL DATUM AND THE BENCHMARK SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), AND IS BASED ON GPS OBSERVATIONS UTILIZING LEICA SMARTNET VRS NETWORK.
- THIS SURVEYOR HAS BEEN PROVIDED WITH A TITLE COMMITMENT PREPARED BY THE LEAD TITLE AGENCY HAVING A COMMITMENT DATE OF APRIL 10, 2023, ISSUING OFFICE FILE NUMBER 17A10422.
- IF THIS DOCUMENT DOES NOT CONTAIN THE EMBOSSED SEAL OF THE UNDERGROUND PROFESSIONAL OR A DIGITAL 10, 17 IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
- THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD APRIL 28 & AUGUST 21, 2023.

LEGEND

PROJECT BOUNDARY	---
EXISTING BUILDING	▭
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING SPOT ELEVATION	•
EXISTING SANITARY SEWER LINE	---
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM SEWER LINE	---
EXISTING INLET/CATCH BASIN	⊙
EXISTING MANHOLE/STORM GRATE	⊙
EXISTING WATER LINE	---
EXISTING WATER VALVE	⊙
EXISTING SPRINKLER BOX	⊙
EXISTING GAS LINE	---
EXISTING GAS VALVE	⊙
EXISTING ELECTRIC LINE	---
EXISTING UTILITY POLE	⊙
EXISTING FENCELINE	---
EXISTING GUIDERAIL	---
EXISTING LIGHT POLE	⊙
EXISTING SIGNAGE	⊙
EXISTING HYDRANT	⊙
EXISTING DUNE LIMIT LINE	---
EXISTING DUNE LIMIT FLAG	---

SURVEY LEGEND

IRON PIPE FOUND	⊙
IRON PIN/CAPPED IRON PIN FOUND	⊙
MONUMENT FOUND (FM)	⊙
MONUMENT FOUND (NFM)	⊙
STONE FOUND	⊙
CRACK CUT FOUND	+
DRILL HOLE FOUND	+



RELEASED BY: J.A.	CHECKED BY: W.S.	DRAWN BY: W.S.	DATE: 9/1/23	PROJECT NO.: BAR-2301	DRAWING NAME: 00-Survey Let 1.dwg	REVISIONS:	DATE:	DRAWN BY: CHECKED BY:
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1"=20'							
9/1/23								
Suzanne E. Warren, P.L.S.								
PROFESSIONAL LAND SURVEYOR								
SITUATED IN								
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY								
BOUNDARY & TOPOGRAPHIC SURVEY								
BLOCK 184 LOT 1								
TAX PLATE 33								
BEACHWAY								
Sheet Number								
1 OF 1								

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Plot Time: Aug 12, 2024 - 11:56am