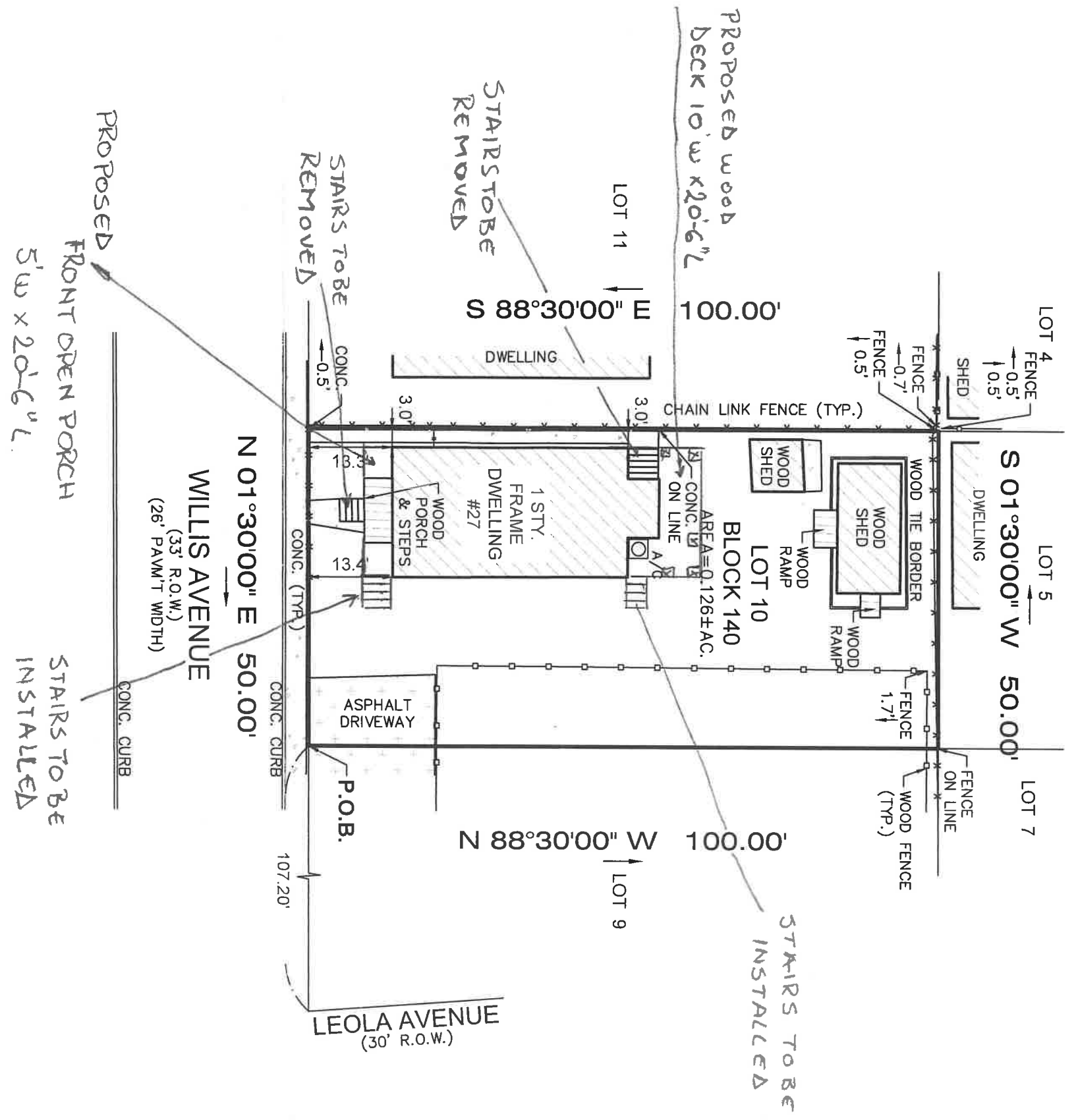




DB 5905 PG 136



NOTE: SUBJECT DEED STATES BEING THE SAME AS CONVEYED IN DB 2288 PG 299. WHICH IS 50' WIDE.

DISCUSSION TOPIC: ASPHALT DRIVEWAY CROSSES BOUNDARY LINE

PREPARED FOR: ROMEO DRAGHICI
 TITLE INSURER: FOUNDATION TITLE, LLC - EATONTOWN (315-230363)
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 BUYERS ATTORNEY: VALERIE F. AVRIN, Esquire

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/1/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. 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.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

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 www.morganengineeringllc.com

CERTIFICATE OF AUTHORIZATION: 24GA28229800

SURVEY OF PROPERTY

LOT 10 BLOCK 140
 BOROUGH OF KEANSBURG
 COUNTY OF MONMOUTH
 NEW JERSEY

David J. VonSteenburg
DAVID J. VONSTEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: JCS	Date: 4/1/2024	JOB #: 24-02163	CAD File #: 24-02163	Sheet #: 1 OF 1
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