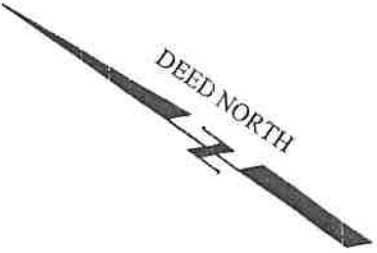


DEED NORTH



S54°40'00"W 50.00'

LOT 12

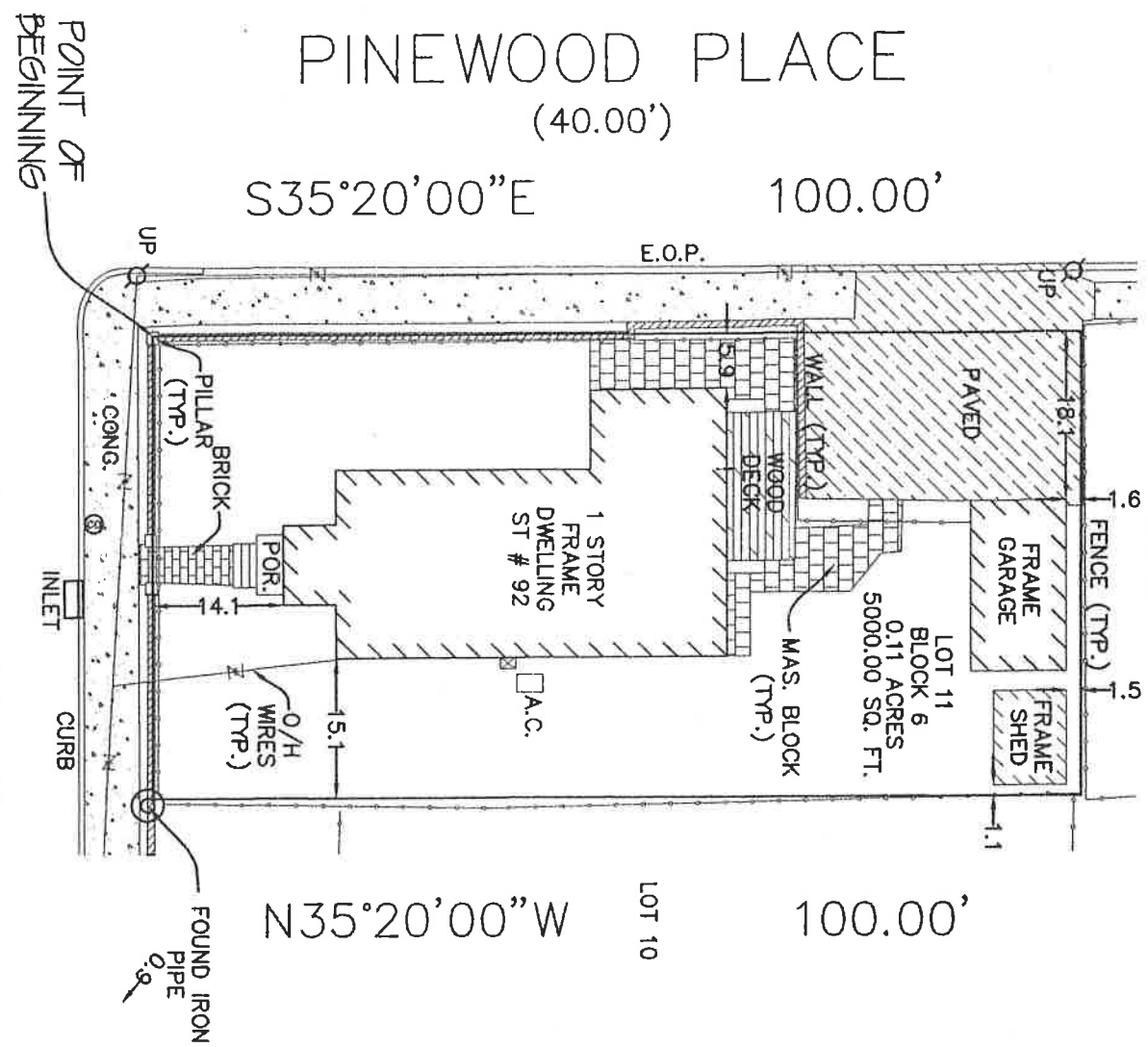
LOT 13

PINEWOOD PLACE
(40.00')

S35°20'00"E 100.00'

N35°20'00"W 100.00'

N54°40'00"E 50.00'



SEABREEZE WAY
(F.K.A. BAYVIEW AVENUE) (40.00')

DEED REFERENCE:
BOOK 5324
PAGE 708

CERTIFICATION:
LOUIS RYAN AND JOSEPH RYAN
RICK SILVER, ESQ.
NOBLE TITLE AGENCY, INC. (NT78245)
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BCB COMMUNITY BANK, ITS SUCCESSORS AND/OR
ASSIGNS, AS THEIR INTEREST MAY APPEAR

MAP REFERENCE:
LOTS 51 & 52 BLOCK C
"MAP OF KEANSBURG HEIGHTS"
FILED DATE: 06-25-1909
CASE NUMBER: 36-19

- NOTE:**
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
 2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDE LAND CLAIM
 3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
 4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
 5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
 6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
 7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
 8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

Leeper Land Group, LLC
Professional Land Surveyors
767 Brunswick Pike
Lambertville N.J. 08530

LLG

p. 609 571 3955
f. 609 571 9490
www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision	Date	By
----------	------	----

Scale:	Date:	Drawn By:	Job Number:
1" = 20'	05-17-2021	A.M.	21-1578

PLAN OF SURVEY
TAX LOT 11 BLOCK 6
92 SEABREEZE WAY
BOROUGH OF KEANSBURG
COUNTY OF MONMOUTH
STATE OF NEW JERSEY

Daren C. Leeper 05-17-2021
DAREN C. LEEPER DATE
N.J. Professional Land Surveyor GS 43340