

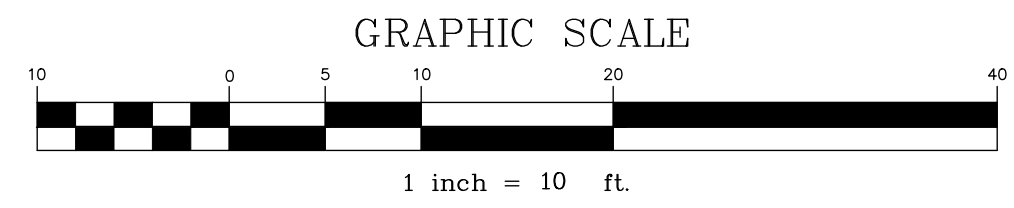
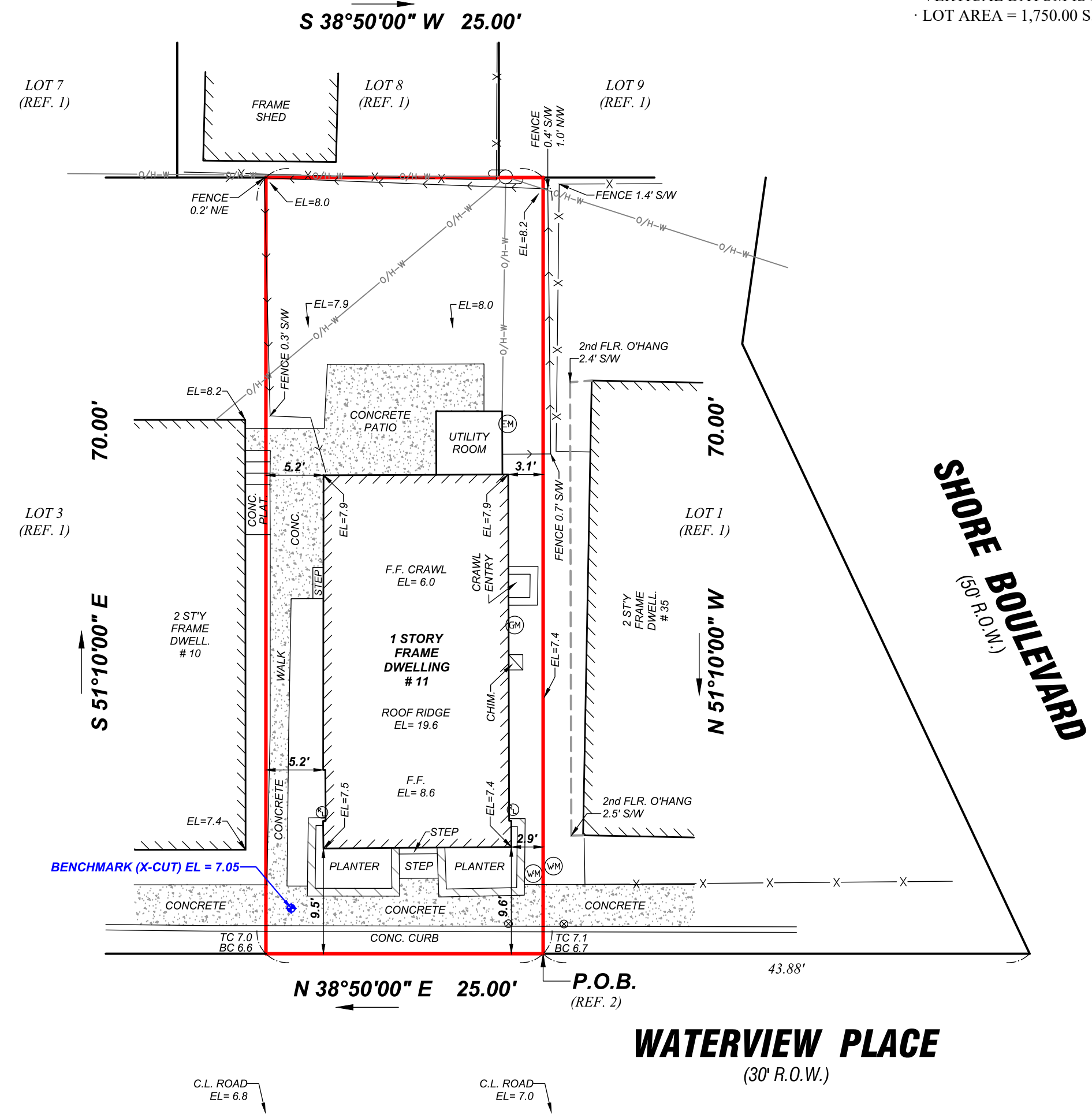
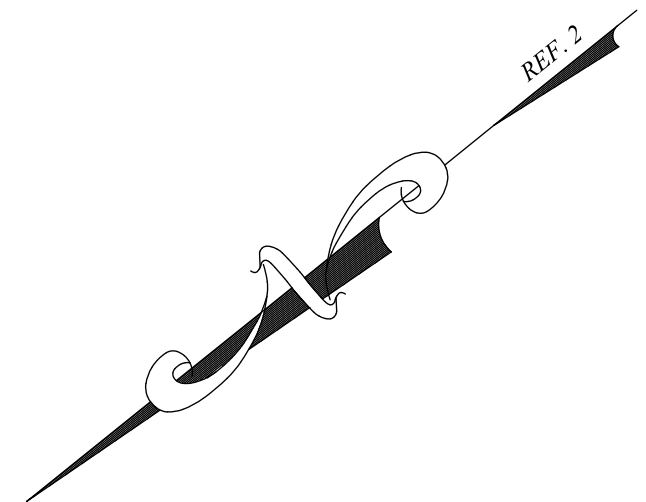
NOTES:

- RIPARIAN CLAIMS, RIPARIAN RIGHTS AND CONVEYANCE MAP WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- WETLANDS LOCATION ARE NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY.
- VERTICAL DATUM IS NAVD88.
- LOT AREA = 1,750.00 S.F. (0.0402 ± AC.)

REFERENCE:

1. LOT 2, BLOCK 24, ON THE TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG.
2. DEED OF CONVEYANCE FROM B.A. MACKNIN TO K. BALABAN DATED JULY 26, 2013 AND RECORDED IN DEED BOOK 9040, PAGE 5479.

LEGEND	
ROOF LEADER	
CLEAN / OUT	
UTILITY POLE	
GAS METER	
WATER METER	
ELECTRIC METER	
BENCHMARK	
WIRES (OVERHEAD)	
WOOD FENCE	
METAL FENCE	



<p>CERTIFIED TO: KERI ANN LUETHKE AND CHRISTOPHER CORCORAN, WIFE & HUSBAND TITLE PROTECTION GROUP LLC; WESTCOR LAND TITLE INSURANCE COMPANY; BRUTON & CIAMBRONE LLC TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p>	<p>DRAWN BY: JSL CHECKED BY: SIL SCALE: 1"=10' DATE: 11-01-25</p>
	<p>EXISTING CONDITION SURVEY FOR BLOCK 24, LOT 2, BOROUGH OF KEANSBURG MONMOUTH COUNTY, NEW JERSEY JOB NO. 1323-071 SHEET 1 OF 1</p>
<p> JASEN S. LEATHERMAN, PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 24GS04335600</p>	<p>JASEN S. LEATHERMAN, P.L.S. 1009 SHEILA DRIVE TOMS RIVER, NEW JERSEY 08753 PHONE (732) 691-3544 E-MAIL JSL2NJIT@gmail.com</p>