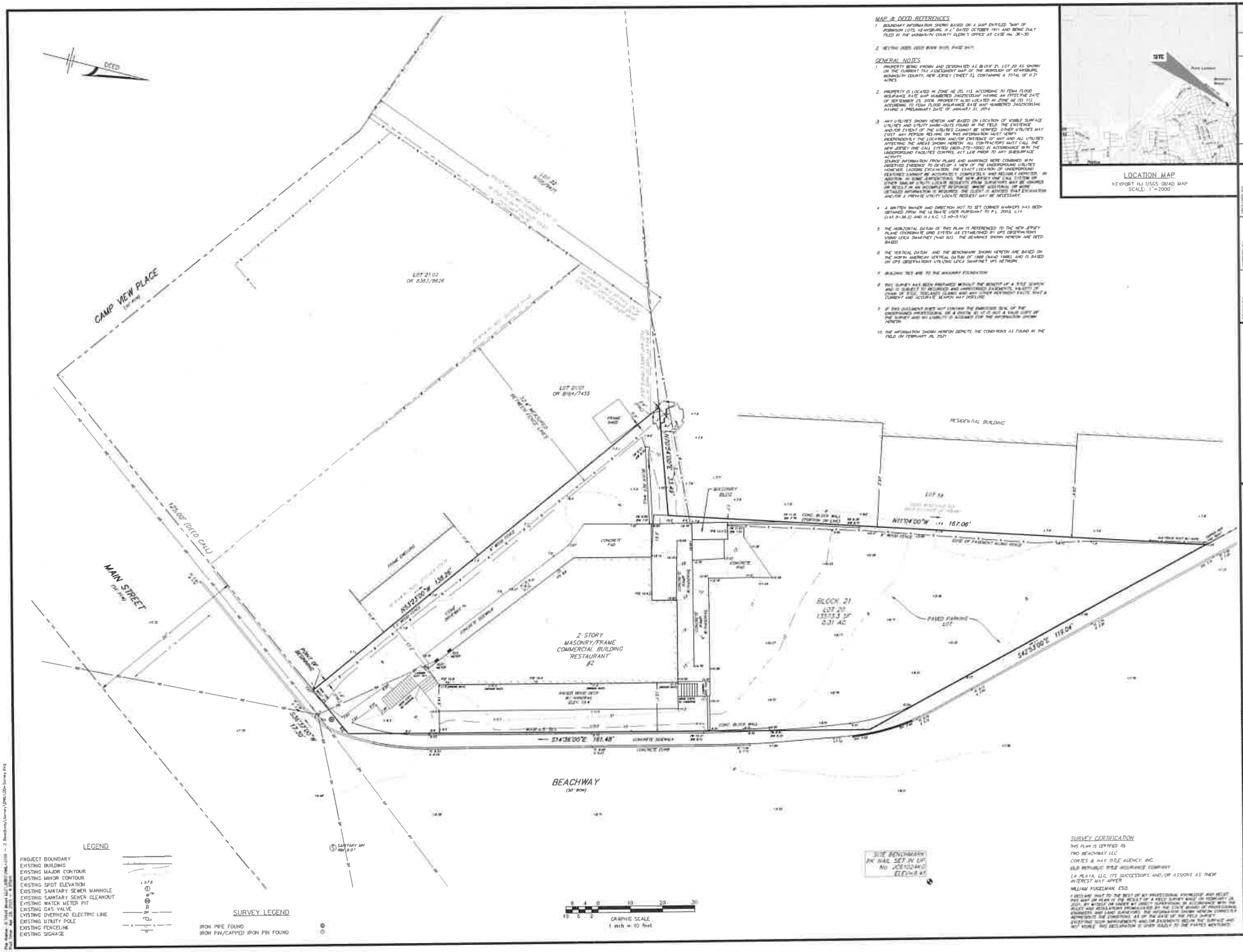


## MAP & DEED REFERENCES

1. BOUNDARY INFORMATION SHOWN BASED ON A MAP ENTITLED "MAP OF PORBOROUGH LOTS, KEANSBURG, N.J." DATED OCTOBER 1911 AND BEING DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE AT CASE No. 36-30
2. [illegible]

## GENERAL NOTES

1. PROPERTY BEING SHOWN AND DESIGNATED AS BLOCK 21, LOT 20 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY (SHEET 5), CONTAINS A TOTAL OF 0.31 ACRES.
2. PROPERTY IS LOCATED IN ZONE AE (EL 11) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 34025C0134F HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2008. PROPERTY ALSO LOCATED IN ZONE AE (EL 11) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 34025C0134G HAVING A PRELIMINARY DATE OF JANUARY 31, 2014.
3. 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 (800-272-1000) 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 IDENTIFIED. 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.
4. A WRITTEN MANNER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2011, c.14 (45:8-36.3) AND N.J.A.C. 13:40-5.1(a).
5. 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 BEARINGS SHOWN HEREON ARE GRID BASED.
6. 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.
7. BUILDING TIES ARE TO THE MASONRY FOUNDATION.
8. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, RIGHTS OF WAY OR TITLE, TRESPASS CLAIMS AND ANY OTHER INFORMATION THAT A CURRENT AND ACCURATE SEARCH MAY DISCLOSE.
9. IF THIS DOCUMENT DOES NOT CONTAIN THE EMBOSSED SEAL OF THE UNDERGROUND PROFESSIONAL OR A DIGITAL ID, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
10. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON FEBRUARY 26, 2021.




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

## LEGEND

- PROJECT BOUNDARY
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION (+37.6)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER METER PIT
- EXISTING GAS VALVE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING FENCELINE
- EXISTING SIGNAGE

## SURVEY LEGEND

- IRON PIPE FOUND
- IRON PIN/CAPPED IRON PIN FOUND

## SURVEY CERTIFICATION

THIS PLAN IS CERTIFIED TO:

TWO BEACHWAY LLC

CORTES & HAY TITLE AGENCY, INC.

OLD REPUBLIC TITLE INSURANCE COMPANY

LA PLAYA, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

WILLIAM RUDELMAN, ESQ.

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON FEBRUARY 26, 2021, BY MYSELF 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, AS OF THE DATE OF THE FIELD SURVEY, EXISTING TOPO IMPROVEMENTS AND/OR EASEMENTS WITHIN THE SURFACE AND NOT MORE THAN DESCRIPTION OF SUCH SHALL TO THE PARTIES MENTIONED.

| | |
|---|---|
| DRAWN BY | JH |
| DATE | 3-22-21 |
| CHECKED BY: | SEW |
| SCALE | 1"=10' |
| PROJECT No. | |
| DRAWING NAME | |
| RELEASED BY | SEW |
| VERTICAL SCALE | N/A |
| HAL-21001 | |
| DO-Survey-BB | |

| DATE | REVISIONS | BY | AKA |
|---|---|---|---|
| 4/12/21 | ADD COORDINATES | JH | |

Suzanne E. Warren, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. 24GS03616700

# BOUNDARY AND TOPOGRAPHIC SURVEY
## BLOCK 21; LOT 20
## TAX PLATE 5
## 2 BEACHWAY
SITUATED IN
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

McKAUGHT

Sheet Number
1 OF 1