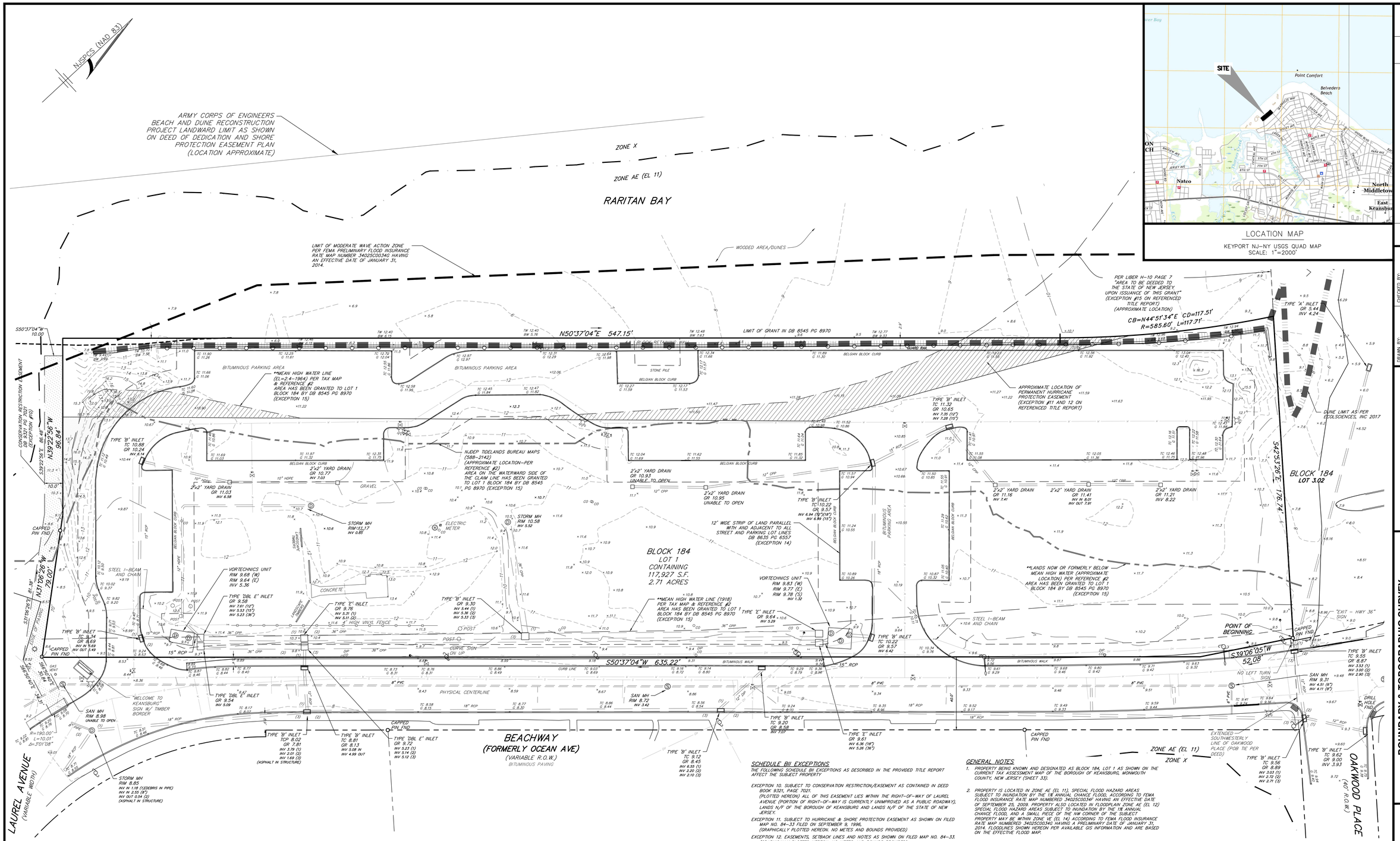

LOCATION MAP

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

SCHEDULE BII EXCEPTIONS

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

EXCEPTION 10. SUBJECT TO CONSERVATION RESTRICTION/EASEMENT AS CONTAINED IN DEED BOOK 9321, PAGE 7021.
(PLOTTED HEREON) ALL OF THIS EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF LAUREL AVENUE (PORTION OF RIGHT-OF-WAY IS CURRENTLY UNIMPROVED AS A PUBLIC ROADWAY). LANDS N/F OF THE BOROUGH OF KEANSBURG AND LANDS N/F OF THE STATE OF NEW JERSEY.

EXCEPTION 11. SUBJECT TO HURRICANE & SHORE PROTECTION EASEMENT AS SHOWN ON FILED MAP NO. 84-33 FILED ON SEPTEMBER 9, 1996.
(GRAPHICALLY PLOTTED HEREON. NO METES AND BOUNDS PROVIDED)

EXCEPTION 12. EASEMENTS, SETBACK LINES AND NOTES AS SHOWN ON FILED MAP NO. 84-33.
(GRAPHICALLY PLOTTED HEREON. NO METES AND BOUNDS PROVIDED)

EXCEPTION 13. TERMS AND CONDITIONS OF STATE OF NEW JERSEY DEP CAFRA PERMIT IN DEED BOOK 8286, PAGE 6324. CAFRA PERMIT RECORDED IN DEED BOOK 8286 PAGE 6324 IS EXPIRED. THE CURRENT CAFRA PERMIT IS RECORDED IN DEED BOOK 9317 PAGE 5221.
(BLANKET IN NATURE)

EXCEPTION 14. UTILITY GRANT AS CONTAINED IN DEED BOOK 1870, PAGE 194 AND DEED BOOK 8635, PAGE 6557.
(DB 1870, PG 194 DOES NOT TOUCH SUBJECT PROPERTY)
(DB 8635 PG 6557 SHOWN HEREON)

EXCEPTION 15. SUBJECT TO TERMS AND CONDITIONS OF RIPARIAN GRANT MADE BY THE STATE OF NEW JERSEY TO EXECUTIVE DEVELOPMENT, L.L.C., DATED JANUARY 13, 2006, RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 3, 2006, IN DEED BOOK 8545, PAGE 8970 AND RE-RECORDED ON MARCH 14, 2006 IN DEED BOOK 8548, PAGE 4823 AND ITS DUPLICATE FILED IN THE NEW JERSEY TIDELANDS BUREAU IN LIBER BOOK H-10 PAGE 7. (PORTION OF RIPARIAN GRANT IS SHOWN HEREON WHERE IT ABUTS SUBJECT PROPERTY)

EXCEPTION 16. PRESENT LEVEL OF RARITAN BAY IS NOT HEREBY GUARANTEED.
(NOT PLOTTABLE)

EXCEPTION 17. LANDS LYING UNDER AND WITHIN RARITAN BAY ARE NOT HEREBY INSURED.
(NOT PLOTTABLE)

EXCEPTION 18. POLICY DOES NOT INSURE ANY PART OF THE INSURED PREMISES LYING BEYOND THE MEAN HIGH WATER MARK OF THE RARITAN BAY AS MAY BE ESTABLISHED BY THE STATE OF NEW JERSEY.
(NOT PLOTTABLE)

EXCEPTION 19. RIGHTS, IF ANY, OF THE PUBLIC FOR ACCESS TO, AND USE OF, THE DRY SAND AREA ADJOINING THE FORESHORE.
(NOT PLOTTABLE)

EXCEPTION 20. NOTE: THIS POLICY INSURES THAT THE APPLICANT FOR, AND RECIPIENT OF, THE RIPARIAN GRANT WAS THE UPLAND OWNER.
(NOT PLOTTABLE)

ADDITIONAL DOCUMENTS NOT CONTAINED IN SCHEDULE BII EXCEPTIONS:
DB 5513 P 442 - ROW AGREEMENT TO JCP&L AND BELL ATLANTIC.
-ON THE NORTH OF BEACHWAYAVENUE BETWEEN JC 66 AND JC 65 TO INSTALL A NEW POLE JC1020KG AND ITS ASSOCIATED GUY
-7.5' ON EITHER SIDE OF ANY INSTALLED UNDERGROUND ELECTRIC CABLE.

GENERAL NOTES

1. 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).

2. 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 34025C0034F HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. 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 PIECE OF THE NW CORNER OF THE SUBJECT PROPERTY MAY BE WITHIN ZONE VE (EL 14) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 34025C0034G HAVING A PRELIMINARY DATE OF JANUARY 31, 2014. FLOODLINES SHOWN HEREON PER AVAILABLE GIS INFORMATION AND ARE BASED ON THE EFFECTIVE FLOOD MAP.

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 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.

4. 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.

5. 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.

6. a. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (c45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

7. THIS SURVEYOR HAS BEEN PROVIDED WITH A TITLE COMMITMENT PREPARED BY THE LEAR TITLE AGENCY HAVING A COMMITMENT DATE OF APRIL 10, 2023, ISSUING OFFICE FILE NUMBER LTA101422.

8. IF THIS DOCUMENT DOES NOT CONTAIN THE EMBOSSED SEAL OF THE UNDERSIGNED PROFESSIONAL OR A DIGITAL ID, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

9. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD JANUARY 23, 2025.

MAP & DEED REFERENCES

1. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY BLOCK 184, LOT 1 SITUATED IN BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, DATED MARCH 17, 2017.

2. MAP ENTITLED "AMENDED MAJOR FINAL SITE PLAN, TIERRA DEL SOL (HARBOR LIGHTS ON THE BAYSHORE), BLOCK 184, LOTS 1 & 2" LAST REVISED FEBRUARY 15, 2007.

3. VESTING DEED, DEED BOOK 9166, PAGE 4216.

4. LIBER H-10 PG 7 (TIDELANDS GRANT)

5. MAP ENTITLED, "MINOR SUBDIVISION PLAT, (PROPOSED LOTS 3.02 AND 3.03 IN BLOCK 184), BOROUGH OF KEANSBURG, BLOCK 184, LOT 3, BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY T&M ASSOCIATES, DATED NOVEMBER 7, 2018.

SURVEY CERTIFICATION

BEACHWAY AVENUE REALTY LLC; HARTER & PFLEGER, LLC
LEAR TITLE AGENCY LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 JANUARY 23, 2025, 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, EXCEPTING SUCH IMPROVEMENTS AND/OR EASEMENTS BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE PARTIES MENTIONED.

LEGEND

- PROJECT BOUNDARY
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION — × 57.6
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANNHOLE — Ⓢ
- EXISTING STORM SEWER LINE
- EXISTING INLET/CATCH BASIN
- EXISTING MANHOLE/STORM GRATE — Ⓓ
- EXISTING WATER LINE — W — W — W
- EXISTING WATER VALVE
- EXISTING SPRINKLER BOX
- EXISTING GAS LINE — G — G — G
- EXISTING GAS VALVE
- EXISTING ELECTRIC LINE — E — E — E
- EXISTING UTILITY POLE
- EXISTING FENCELINE — X — X — X
- 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
- CROSS CUT FOUND
- DRILL HOLE FOUND

20 10 0 20 40 60
15 5
GRAPHIC SCALE
1 inch = 20 feet

DATE	REVISIONS	DRAWN BY	CHECKED BY
10/8/25	REVISED PER NJDEP COMMENTS DATED 9/24/25	DT	JMA
2/14/25	UPDATE SURVEY	DT	JMA

DRAWN BY: WKS
CHECKED BY: JA
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
PROJECT No.: BAR-2301
DATE: 9/1/23

10/8/2025
Suzanne E. Warren, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. GSG@Sgroup
Certificate of Authorization No. GA51(Ø)Sgroup

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 184 LOT 1
TAX PLATE 33
BEACHWAY

SITUATED IN
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic Engineering Partners
10000 Bridge Pt. Ct. Suite 202
Mt. Laurel Twp. NJ 08054
609-910-1400
1971 Highway 34, Suite 201
Wall Township NJ 07719
732-722-5899
18 Cabrini Terrace, Suite 24
Montclair, NJ 07060
973-715-8632

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Sheet Number
X1.01

File Name: G:\Beachway Avenue Realty_JOBS\BAR-2301 Beachway Ave - Keansburg\Survey\DWG\00-Survey Lot 1.dwg
Plot Time: Oct 15, 2025 - 2:53pm