



NOTES

- THE SUBJECT PROPERTY IS KNOWN AS PLOT 1 IN BLOCK 701 IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (MORE COMMONLY KNOWN AS 704 HIGHWAY 35, NEPTUNE TOWNSHIP, NJ).
- THIS SURVEY IS BEING PERFORMED IN CONNECTION WITH THE SURVEY OF BLOCK 701, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, JOB NUMBER 2013-0409, DATED DECEMBER 2, 2013.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH N.J.A.C. 17:27 AND N.J.A.C. 17:28.
- SPS OBSERVATIONS WERE CONDUCTED UTILIZING LEICA DISTO 2 ARK EQUIPMENT AND AN AMERICAN MAPPING SYSTEM (AMS) 1150 TOTAL STATION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH N.J.A.C. 17:27 AND N.J.A.C. 17:28.
- HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83).
- VERTICAL DATUM IS NAVD 83.
- UTILITY RECORDS WERE OBTAINED FROM THE APPROPRIATE UTILITIES AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH N.J.A.C. 17:27 AND N.J.A.C. 17:28.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH N.J.A.C. 17:27 AND N.J.A.C. 17:28.
- PHYSICAL ACCESS IS RESTRICTED ALONG THE EASTERN BOUNDARY OF THE SITE.
- LEGURE ERROR OF OUTBOUND PARCEL IS LESS THAN 1 IN 10,000.

REFERENCES

- OFFICIAL TAX MAP OF THE TOWNSHIP OF NEPTUNE, SHEET NO. 7.
- THE RECORD PREPARED BY BACKTRACK TITLE AGENCY, TITLE NO. RT-1013, DATED SEPTEMBER 13, 2013 AND AMENDED THROUGH SEPTEMBER 23, 2013.
- MAP ENTITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PLAT MAP, SECTION 5, FROM ROUTE 138 TO ASBURY AVENUE, COUNTY OF MONMOUTH, NEW JERSEY, SHEET 1 OF 3, DATED FEBRUARY 11, 2013.
- MAP ENTITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PLAT MAP, SECTION 5, FROM ROUTE 138 TO ASBURY AVENUE, COUNTY OF MONMOUTH, NEW JERSEY, SHEET 2 OF 3, DATED FEBRUARY 11, 2013.
- MAP ENTITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PLAT MAP, SECTION 5, FROM ROUTE 138 TO ASBURY AVENUE, COUNTY OF MONMOUTH, NEW JERSEY, SHEET 3 OF 3, DATED FEBRUARY 11, 2013.
- PLAN ENTITLED, "EXISTING CONDITIONS PLAT MAP PARCEL 148 AS SET FORTH IN DEED BOOK 701, LOT 1, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, DATED 06/14/2013.

EXCEPTIONS

PROPERTY SUBJECT TO THE FOLLOWING EXCEPTIONS AS NOTED IN PROPERTY SURVEY:

- UTILITY EASEMENT AS SET FORTH IN DEED BOOK 1542, PAGE 28. THIS IS AN EASEMENT TO EASTERN NEW JERSEY POWER CO. TO CONSTRUCT, MAINTAIN, OPERATE AND REPAIR UNDERGROUND LINES (ELECTRICITY, TELEPHONE AND CABLEVISION) LOCATED (EAST OF HEREON).
- (NOT FLOATHING) - EASEMENT IS BLANKET IN NATURE (SEE DEED BOOK 1541, PAGE 11).
- RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 1822, PAGE 345 (NOT FLOATHING) - EASEMENT IS BLANKET IN NATURE.
- CONDITIONS AND COVENANTS AS SET FORTH IN DEED BOOK 2174, PAGE 488 (NOT FLOATHING) - EASEMENT IS BLANKET IN NATURE.
- RESERVATIONS AS SET FORTH IN DEED BOOK 2172, PAGE 421 (NOT FLOATHING) - EASEMENT IS BLANKET IN NATURE.
- EASEMENT AS SET FORTH IN DECLARATION OF HAVING IN DEED BOOK 08-1015, PAGE 88 (FLOATHING HEREON).
- PRIVATE RIGHTS INCLUDING, WITHOUT LIMITATIONS, THE RIGHTS OF UTILITY COMPANIES IN AND ABOUT THE PROPERTY (SEE DEED BOOK 1541, PAGE 11).
- NATURAL LOGAN ROAD WAS HAS BEEN WAITED.

ALTA/ACSM CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS IN ACCORDANCE WITH THE ALTA/ACSM LAND TITLE SURVEY ACT AND THE REGULATIONS THEREUNDER. THE FIELD WORK WAS COMPLETED ON 02/11/2014.

[Signature]
DATE: 2/11/2014
TITLE: SURVEYOR AND SURVEYOR

LEGEND

As indicated on plat, with the buildings and improvements thereon, situated, lying and being in the Township of Neptune, County of Monmouth, State of New Jersey.

| | |
|----------|-----------|
| (Symbol) | INDICATED |
| (Symbol) | EXISTING |
| (Symbol) | PROPOSED |
| (Symbol) | RESERVE |
| (Symbol) | ADJACENT |
| (Symbol) | ADJACENT |
| (Symbol) | ADJACENT |
| (Symbol) | ADJACENT |
| (Symbol) | ADJACENT |

RECORD DESCRIPTION

1. First certain lot, block or parcel of land, with the buildings and improvements thereon, situated, lying and being in the Township of Neptune, in the County of Monmouth, State of New Jersey.
2. Beginning at a point in the Southerly line of Asbury Avenue, which point is distant on a course of South 72 degrees 03 minutes 03 seconds West, 144.45 feet from South 24 degrees 00 minutes East, 65.50 feet to a monument set by the State Highway Department; thence
3. Along the Southerly line of Asbury Avenue as it intersects the Southerly line of the Southerly line of the State Highway Department; thence
4. North 03 degrees 13 minutes 40 seconds West, 1148.87 feet to a monument set by the New Jersey State Highway Department; thence
5. North 03 degrees 13 minutes 40 seconds West, 1148.87 feet along the arc of a curve with a radius of 1550.00 feet to a point; thence
6. North 03 degrees 13 minutes 40 seconds West, 1148.87 feet to a monument set by the New Jersey State Highway Department; thence
7. Still along the Southerly line of Asbury Avenue, South 72 degrees 03 minutes 03 seconds East, 63.50 feet to a point; thence
8. Still along the Southerly line of Asbury Avenue, South 72 degrees 03 minutes 03 seconds East, 63.50 feet to a point; thence
9. Still along the Southerly line of Asbury Avenue, South 72 degrees 03 minutes 03 seconds East, 63.50 feet to a point; thence
10. Still along the Southerly line of Asbury Avenue, South 72 degrees 03 minutes 03 seconds East, 63.50 feet to a point; thence
11. North 03 degrees 13 minutes 40 seconds West, 1148.87 feet along the arc of a curve with a radius of 1550.00 feet to a point; thence
12. South 72 degrees 03 minutes 03 seconds East, 63.50 feet to a point; thence
13. Still along the Southerly line of the Power Company Easement, South 87 degrees 42 minutes 50 seconds East, 290.34 feet to an angle point; thence
14. North 68 degrees 40 minutes 40 seconds East, 459.88 feet to a monument set by the Power Company Easement; thence
15. South 03 degrees 13 minutes 40 seconds East, 1203.83 feet to a point; thence
16. North 03 degrees 13 minutes 40 seconds East, 1203.83 feet to a point; thence
17. North 72 degrees 03 minutes 03 seconds East, 212.12 feet to a point; thence

ALTA/NSPS LAND TITLE SURVEY

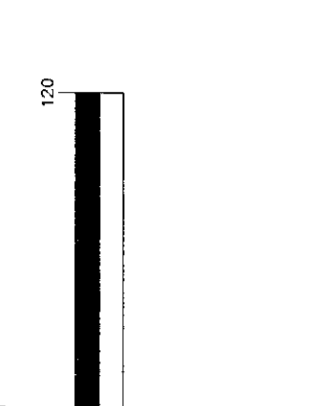
OF PROPERTY SITUATED AT
BLOCK 701, LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

SOLSTICE SURVEYING

DES. BY: D.P.A.
CHK'D BY: D.P.A.
SCALE: 1" = 40'
DATE: 02/26/2014
JOB NO.: 2013-049

116 1st Upper Sunset Drive
Trenton, NJ 08646-3285
www.solsticesurveying.com

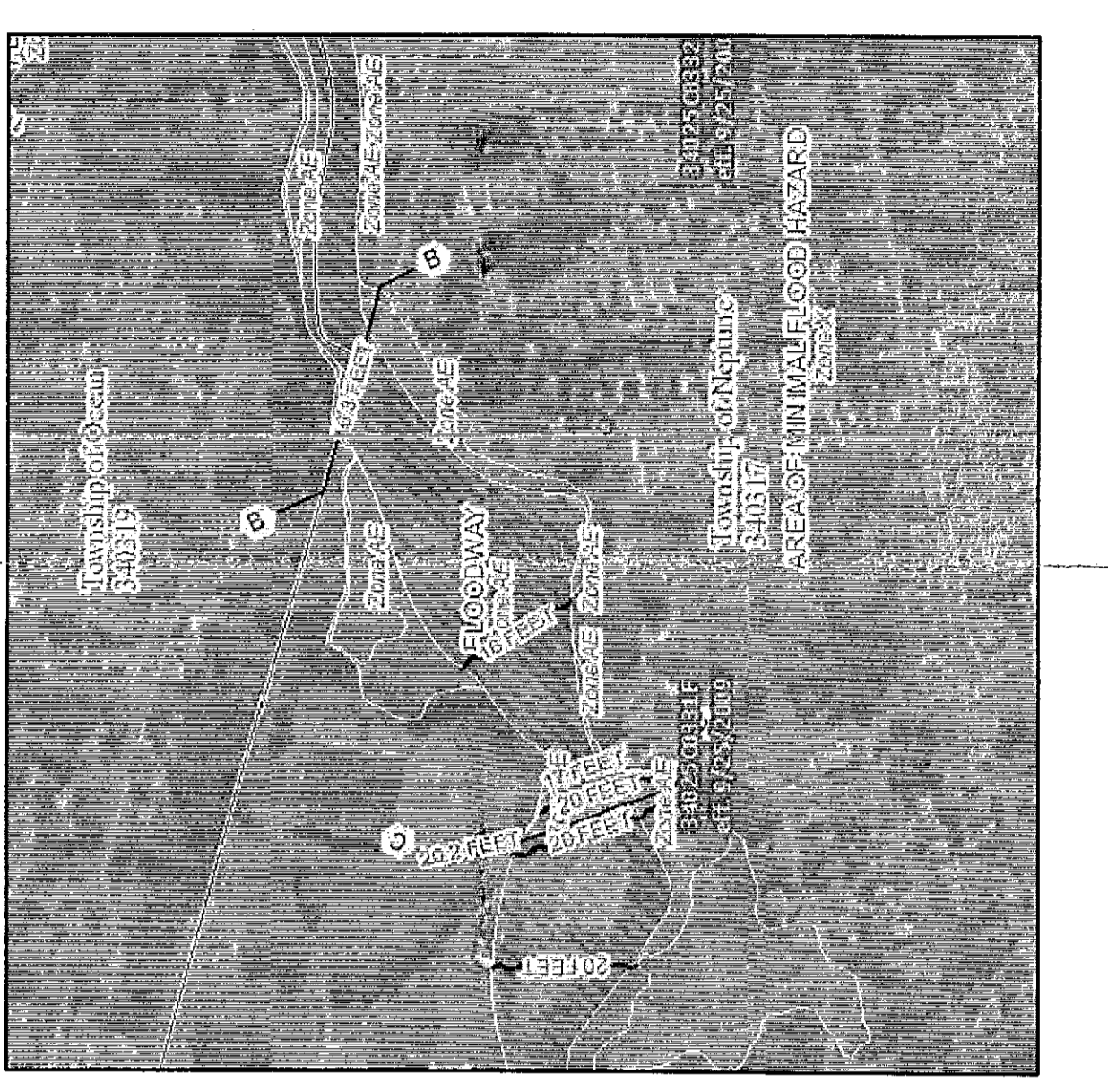
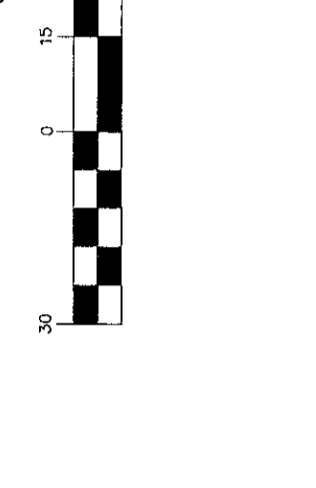
DAVID P. AUSTIN, P.L.S., S.A.S., S.E.
REGISTERED PROFESSIONAL SURVEYOR
MONMOUTH COUNTY, NEW JERSEY
L.S. 53082



FLOOD MAP

SCALE: 1" = 500'±

(TAKEN FROM FEMA FIRM MAP PANEL 34025C032P7)



RECORD DESCRIPTION

1. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
2. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
3. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
4. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
5. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
6. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
7. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
8. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
9. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
10. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
11. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
12. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
13. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
14. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
15. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
16. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
17. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence

NEW DESCRIPTION

1. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
2. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
3. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
4. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
5. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
6. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
7. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
8. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
9. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
10. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
11. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
12. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
13. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
14. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
15. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
16. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence
17. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 53 degrees 39 minutes 46 seconds West, a distance of 270.08 feet to a point; thence