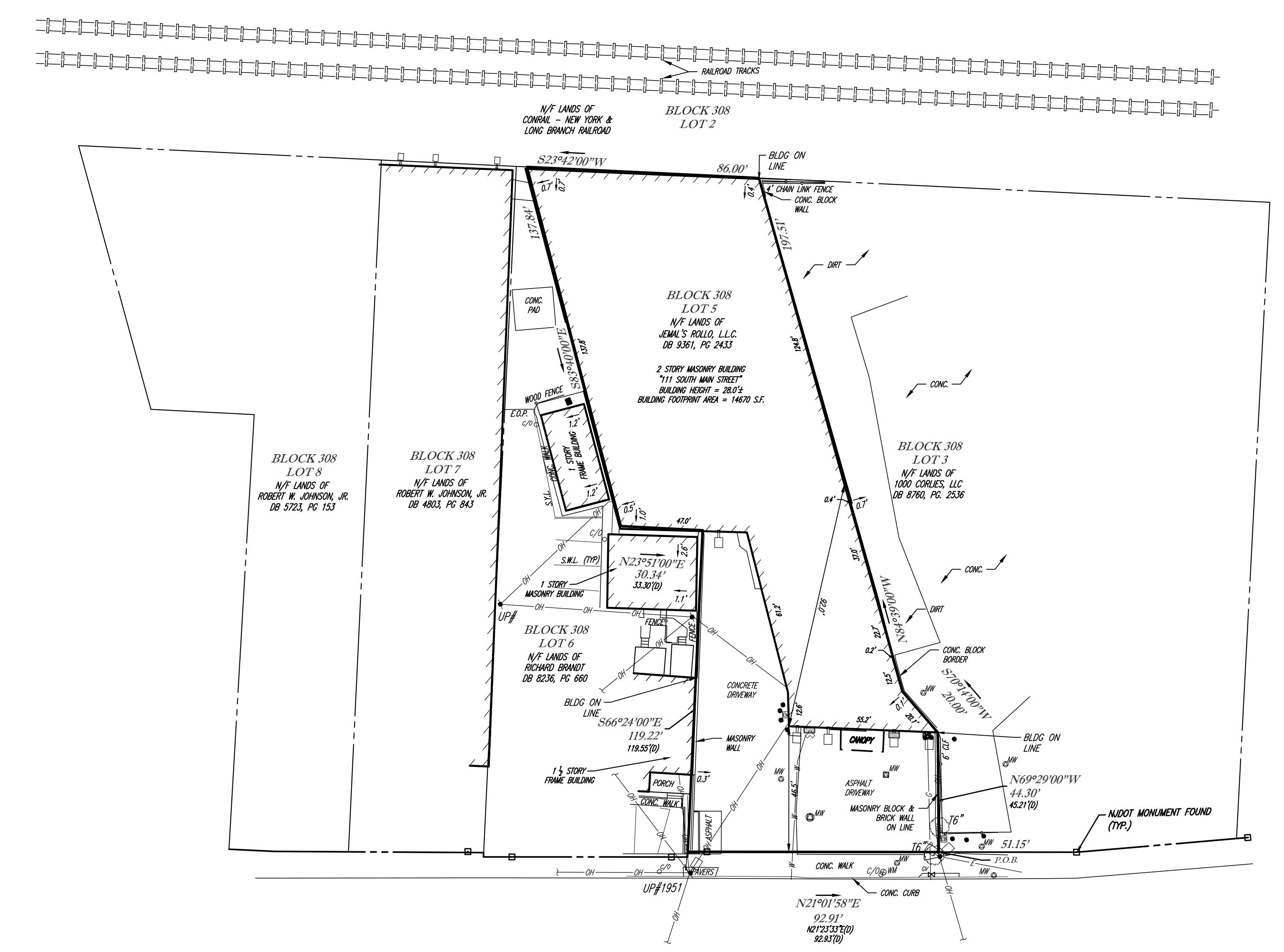


VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



NJ STATE HIGHWAY ROUTE NO. 33
 (A.K.A. CORLIES AVENUE)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

NJ STATE HIGHWAY ROUTE NO. 71
 (A.K.A. SOUTH MAIN STREET)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

NOTES:

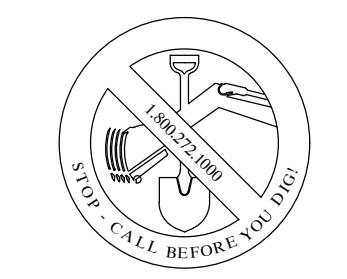
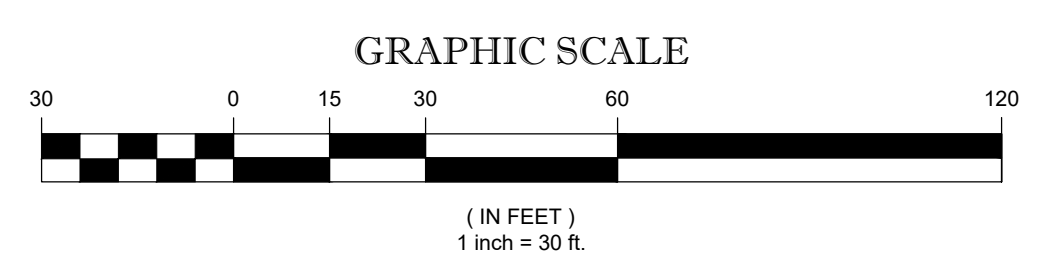
- PROPERTY KNOWN AS LOT 5, BLOCK 308, AS SHOWN ON THE OFFICIAL TAX MAP OF CITY, COUNTY, NEW JERSEY.
- AREA = 20,708 S.F. OR 0.475 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
PRELIMINARY FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #3.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, SHEET #3.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 334 OF 457", MAP NUMBER 34025C0334F, EFFECTIVE DATE: SEPTEMBER 25, 2009.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 334 OF 457", MAP NUMBER 34025C0334F, PRELIMINARY DATE: JANUARY 31, 2014.
- NJDOT "GENERAL PROPERTY PARCEL MAP - ROUTE 71 (1953) SECTION 2, SHARK RIVER INLET TO PO-AR AVENUE, DEAL, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE BOROUGH OF AVON-BY-THE-SEA, BRADLEY BEACH, ALLENHURST AND DEAL AND IN THE TOWNSHIP OF NEPTUNE AND CITY OF ASBURY PARK, COUNTY OF MONMOUTH" DATED JULY 1999, SHEET 2 OF 8.

LEGEND

	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND ELECTRIC LINE
	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
	APPROX. LOC. UNDERGROUND WATER LINE
	SIAMASE CONNECTION
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	CLEAN OUT
	BOLLARD
	MONITORING WELL
	BUILDING LIGHT
	S.W.L. SOLID WHITE LINE
	S.Y.L. SOLID YELLOW LINE



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL.

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

02-27-2020
DATE

FIELD DATE 02-24-2020	BOUNDARY & LOCATION SURVEY			
FIELD BOOK NO. ###-###	BLOCK 308, LOT 5			
FIELD BOOK PG. ##	111 SOUTH MAIN STREET			
FIELD CREW E.M.	TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY			
DRAWN D.Z.	STATE OF NEW JERSEY			
REVIEWED D.P.S.	APPROVED J.D.S.	DATE 02-27-2020	SCALE 1"=30'	FILE NO. 01-200087-00
				DWG. NO. 1 OF 1

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