



- ### GENERAL NOTES
1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 81, AND THE BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 81.
 2. HORIZONTAL DATUM - FILED MAP NO. 175-16 (LISTED BELOW AS MAP REFERENCE NO. 1).
 3. VERTICAL DATUM - NAVD 88, BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 21, 2018, UTILIZING THE LEICA RTK COORS NETWORK.
 4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 21, 24 AND OCTOBER 8, 2018.
 5. A WRITTEN WAIVER AND PERMISSION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (45-8-36.3) AND N.J.A.C. 13:45-5.101.
 6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
 7. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE. BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
 8. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
 9. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 840202027, COMMUNITY NAME TOWNSHIP OF NEPTUNE 340317 AND BOROUGH OF TINTON FALLS 340183, EFFECTIVE DATE: 09/29/2009.
 10. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
 11. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
 12. THIS SURVEY UTILIZED AN OUTDATED TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE NUMBER: TA-135693, EFFECTIVE COMMITMENT DATE: JANUARY 9, 2017.
 13. TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE TA-135693 FOUND SUBJECT PROPERTY TO BE "UNCLAIMED." TIDELANDS MAP NUMBER N/A.
 14. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

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1. A PLAN ENTITLED "MINOR SUBDIVISION FOR ROBERT J. HILL, BLOCK 128C LOT 1-A SITUATE IN BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY ABBOTTSON - NEY ASSOCIATES, DATED 05/17/1976 AND REVISED THROUGH 10/20/1980, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 09/29/1981 AS MAP #175-16.
 2. A PLAN ENTITLED "FINAL MAJOR SUBDIVISION PLAT, LOTS 6-14, 19, 22, 46 & 49 BLOCK 128.03, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY SCHOR DEPALMA, SHEET 1 OF 2, DATED 03/17/1997 AND REVISED THROUGH 10/14/1997, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 12/10/1997 AS MAP #266-13.
 3. A PLAN ENTITLED "FINAL MAJOR SUBDIVISION PLAT, LOTS 6-14, 19, 22, 46 & 49 BLOCK 128.03, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY SCHOR DEPALMA, SHEET 1 OF 2, DATED 03/17/1997 AND REVISED THROUGH 10/14/1997, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 12/10/1997 AS MAP #266-14.
 4. A PLAN ENTITLED "BOUNDARY SURVEY, TAX MAP, LOT 2 BLOCK 1600 NEPTUNE TOWNSHIP, LOT 1.03 BLOCK 128.03 TINTON FALLS BOROUGH, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY DW SMITH ASSOCIATES, L.L.C., DATED 02/17/2017 AND REVISED THROUGH 02/23/2017.
 5. A PLAN ENTITLED "SURVEY OF PROPERTY, INTERNATIONAL DEVELOPMENT CORP., BLOCK 128.03 LOT 1.08, BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY NARRANG ASSOCIATES, SHEET 2 OF 4, DATED 03/16/2017.

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1. DEED BOOK 9239, PAGE 3183 - LOT 2, BLOCK 3902 - PO
 2. DEED BOOK 5583, PAGE 802 - LOT 3, BLOCK 3902 - PO
 3. DEED BOOK 9239, PAGE 3183 - LOT 1.03, BLOCK 128.03 - PO
 4. DEED BOOK 5768, PAGE 88 - LOT 1.08, BLOCK 128.03 - PO
 5. DEED BOOK 5769, PAGE 812 - LOT 1.07, BLOCK 128.03
 6. DEED BOOK 5918, PAGE 575 - LOT 4, BLOCK 128.03
 7. DEED BOOK 5747, PAGE 397 - LOT 47, BLOCK 128.03

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1. MORTGAGE MADE BY INTERNATIONAL DEVELOPMENT CORP. TO CENTRAL JERSEY BANK, NA, DATED OCTOBER 31, 2007, RECORDED NOVEMBER 2, 2007 IN THE MONMOUTH COUNTY CLERK/REGISTRAR'S OFFICE IN OFFICIAL RECORD 8686 PAGE 5352, SECURES \$2,150,000.00. ASSIGNMENT OF LEASES AND RENTS RECORDED IN THE MONMOUTH COUNTY CLERK/REGISTRAR'S OFFICE ON NOVEMBER 2, 2007 IN OFFICIAL RECORD 8686 PAGE 5361.
 2. SUBJECT TO VARIOUS SETBACKS AS SHOWN ON FILED MAP CASE NOS. 175-16 AND 162-24. (SETBACK LINES SHOWN)
 3. RIGHTS OF JERSEY CENTRAL POWER & LIGHT COMPANY/GPU ENERGY CO. AND BELL ATLANTIC/NEW JERSEY BELL TELEPHONE COMPANY UNDER GRANT RECORDED IN DEED BOOK 3655 PAGE 190, DEED BOOK 3674 PAGE 99, DEED BOOK 5685 PAGE 804, DEED BOOK 4122 PAGE 111 AND DEED BOOK 4887 PAGE 703. (RIGHT OF WAY AGREEMENT ALONG THE NORTHERLY LINE OF ESSEX ROAD AND JUMPING BROOK ROAD, OBSERVED UTILITIES SHOWN)

FILE DEC 10 2020

LEGEND:

(---) PROPERTY LINE (PARCEL IN QUESTION)	(---) OFF-SITE PROPERTY LINES
(---) EXISTING MAJOR CONTOUR & ELEVATION	(---) EXISTING MINOR CONTOUR & ELEVATION
(---) APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES	(---) APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES
(---) APPROX. LOC. EXIST UNDERGROUND GAS LINES	(---) APPROX. LOC. EXIST UNDERGROUND OVERHEAD LINES
(---) APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES	(---) APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES
(---) APPROX. LOC. EXIST UNDERGROUND WATER LINES	(---) EXISTING BARRIÈRE FENCE
(---) EXISTING BOARD ON BOARD FENCE	(---) EXISTING CHAINLINK FENCE
(---) EXISTING POST AND RAIL FENCE	(---) EXISTING STOCKADE FENCE
(---) EXISTING VINYL FENCE	(---) EXISTING EDGE OF WATER
(---) EXISTING WETLANDS LINES	(---) EXISTING SANITARY SEWER (8" AND ABOVE)
(---) EXISTING STORM SEWER	(---) SPOT ELEVATIONS
(---) GUTTER ELEV.	(---) TOP OF CURB ELEV.
(---) FINISH FLOOR ELEV.	(---) CONC. MONUMENT FND
(---) CONC. MONUMENT SET	(---) LP / I.B. FND
(---) LP / I.B. SET	(---) STAKE FND
(---) STAKE SET	(---) PK NAIL FND
(---) DRILL HOLE FND	(---) DRILL HOLE SET
(---) SURVEY STONE FND	(---) SURVEY CAP FND
(---) SURVEY BENCHMARK	(---) EXCESS/INGRESS
(---) METLAND FLAG	(---) BORING LOCATION
(---) TEST PIT LOCATION	(---) DIRECTION
(---) DIRECTION	(---) STAKE STALL COUNT
(---) P.O.B. POINT OF BEGINNING	

DYNAMIC SURVEY, LLC BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/MSPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS	
245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222 148 Robinson Street, Suite 102, Toms River, NJ 08053 T: 732.874.0198 F: 732.874.3201 790 Newtown Turnpike, Suite 425, Newtown, PA 18940 T: 247.685.0274 F: 247.685.0341 901 Moscrop Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 T: 512.644.2446 1301 Central Expressway South, Suite 210, Allen, TX 75013 T: 972.534.3100 F: 972.534.3100 14501 Oak Kary Road, Suite 250, Houston, TX 77079 T: 281.789.4400	
New Jersey Certificate of Authorization No. 245420239001 www.dynamic-survey.com	
ADDITIONAL OFFICE CONVENIENCES LOCATED AT: 7901 W. 11th Street, Suite 100, Overland Park, KS 66212 T: 913.646.1111 F: 913.646.1112 10000 E. 11th Avenue, Suite 100, Denver, CO 80231 T: 303.751.1111 F: 303.751.1112	
TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY	
PROJECT: SITAR COMPANY EXISTING CONDITIONS 800 ESSEX ROAD BLOCK 3902, LOTS 2 AND 3 (NEPTUNE), BLOCK 128.03, LOT 1.03 (TINTON FALLS) TOWNSHIP OF NEPTUNE AND BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, N.J.	JOB No: 0467-99-003S DATE: 10/10/2018 FIELD BY: BFB SCALE: (H) 1"=30' (V) N/A DRAWN BY: BVT/RLG CHECKED BY: CB STAKEOUT CHECK: DATE STAKEOUT CHECK: DATE DSURVEY Client Code: 0467 Rev. # 1
Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signatures and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution stated herein. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.	
Craig Black PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LICENSE NO: 246804257400	

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Plot: N:\Projects\18092018\18092018_003\18092018_003.dwg Plotter: HP DesignJet 5000 Series Plot Style: DynamicSurvey.ctb Scale: 1"=30'