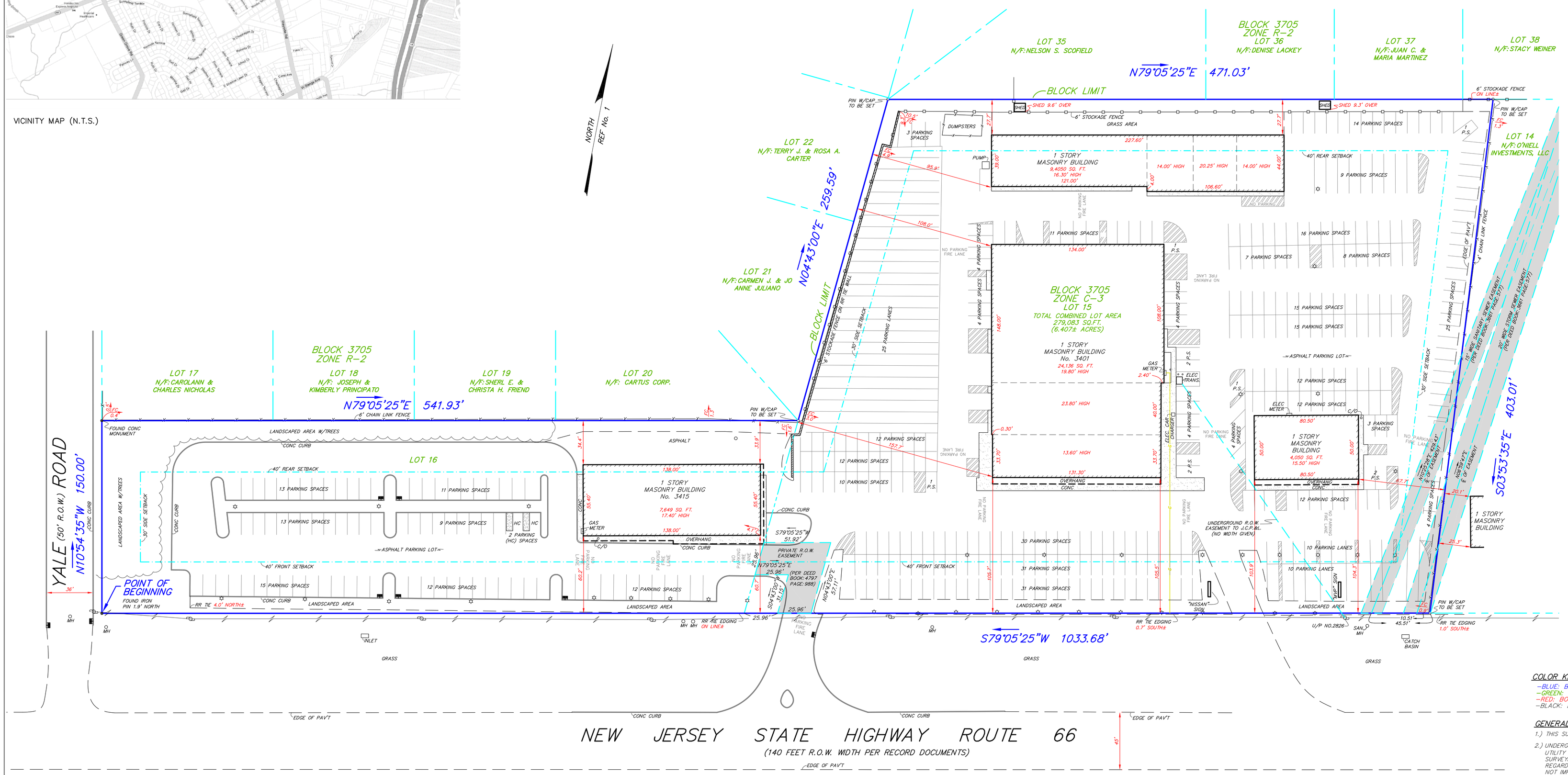
VICINITY MAP (N.T.S.)



EXISTING TOPOGRAPHY LEGEND

	TYPE "B" INLET		UTILITY POLE
	TYPE "C" INLET		UTILITY POLE w/ LIGHT
	TYPE "A" INLET		LIGHT POLE
	MANHOLE (LABELED)		WALL MOUNTED LIGHT
	CLEAN OUT		OVERHEAD WIRES
	HYDRANT		JUNCTION BOX
	WATER VALVE AN BOX OR SERVICE		TRANSFORMER
	GAS VALVE AND BOX OR SERVICE		UTILITY POLE WITH GUY WIRE
	CURB (TYPE - LABELED)		TREE (DECIDUOUS) WITH CALIPER
	SIGN		TREE (CONIFEROUS) WITH CALIPER
	SANITARY SEWER PIPES (TYPE AND SIZE LABELED)		INDIVIDUAL SHRUBS & BUSHES
	STORM SEWER PIPES (TYPE AND SIZE LABELED)		HEDGES OR BUSHES
	UNDERGROUND CONDUIT (LABELED)		EDGE OF WOODS
	WATER LINE MARKOUT		EXISTING CONTOUR LINE
	GAS LINE MARKOUT		EXISTING SPOT ELEVATION
	TELEPHONE/COMM. LINE MARKOUT		RAIL ROAD TRACKS
	ELECTRIC LINE MARKOUT		GUIDE RAIL (LABELED)
	FIBER OPTIC LINE		HEADWALL
	CHAIN LINK FENCE		PVC PIPE/VENT (UNSPECIFIED)
	POST & RAIL FENCE		CONC. SIDEWALK
	RAILING (LABELED)		BRICK SIDEWALK
	GATE (SINGLE)		CENTERLINE
	GATE (DOUBLE)		BASELINE
	WELL (LABELED)		RIGHT OF WAY LINE
	ROCK WALL OR RIP RAP		
	EXPOSED LEDGE ROCK OR BOULDER		

LIST OF ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE	OC	ON CENTER
BC	BOTTOM OF CURB	PE	POLYETHYLENE PIPE
BW	BOTTOM OF WALL	PCB	POINT OF BEGINNING
BLDG	BUILDING	PC	POINT OF CURVATURE
BLK	BLOCK	PI	POINT OF INTEREST
BM	BENCHMARK	PCI	POINT OF CONTINUAL INTERSECT
BM	BENCHMARK	PF	POINT OF FOG
BOL	BOLLARD	PS	POINT OF SWITCH
CIP	CAST IRON INTRANCE	PT	POINT OF TANGENCY
CIP	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE
℄	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RR	RAILROAD
CP DRCMP	CORRUGATED METAL PIPE	SAN	SANITARY
CPVC	CHLORINATED	SCL	SCALE, MAIL FENCE
DIP	DUCTILE IRON	STOCK	STOCKADE FENCE
EL	ELECTRIC	STM	STORM
EL.EV	ELEVATION	STY	STORY
EV	EXISTING OF PAVCMENT	S/W	SIDEWALK
FCN	FENCE	TBM	TEMPORARY
FF	FINISHED FLOOR	TC	TOP OF CURB
FND	FOUND	TR LT.	TRAFFIC LIGHT
GA	GAUGE	TS	TOP OF SIGN
GAR	GARAGE	TG	TOP OF GRATE
GR	GRATE	TYP	TYPICAL
GV	GAS VALVE	U.C.	UNDERGROUND CONDUIT
HP	IRON PIPE	U.P.	UTILITY POLE
LA	LANDSCAPED	V.C.P.	VITRIFIED CLAY PIPE
MB	MAIL BOX	W/	WITH
MH	MANHOLE	W/F	WROUGHT IRON FENCE
MON	MONUMENT		

COLOR KEY:

- BLUE: BOUNDARY LINES, COURSES AND DISTANCES
- GREEN: TAX LOT/BLOCK AND AREA
- RED: BOUNDARY OFFSETS/BUILDING MEASUREMENTS
- BLACK: EXISTING FEATURES

GENERAL NOTES:

1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.

2.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA, UTILITY MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. BUTLER SURVEYING AND MAPPING, INC. MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THIS PLAN. THIS PLAN DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY GROUND DISTURBANCE.

METES AND BOUNDS
TAX LOTS 15 & 16 BLOCK 3705
3401 & 3415 N.J.S.H. ROUTE 66
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

ALL that certain Lot, piece or parcel, of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Neptune, State of New Jersey

BEGINNING at the intersection of the easterly line of Yale Road (50 feet wide) with the Northerly line of NJ State Highway Route No. 66 (140 feet wide), as shown on a certain filed map entitled, "Map of Section 3, Malmar Farm Estates" filed in the Monmouth County Clerk's Office on 1/08/1960 in Case No. 69, Sheet 30; and from said point running; thence

1) Along said easterly line of Yale Road, North 10 degrees 54 minutes 35 seconds West a distance of 150.00 feet to a found concrete monument at the southwest corner of Lot 12, Block 9-33 as shown on the above referenced filed map; thence

2) Along the southerly line of Lots 12, 11, 10, and 9, Block 9-33, North 79 degrees 05 minutes 25 seconds East, a distance of 541.93 feet to the easterly line of the whole tract known as Malmar Farm Estates; thence

3) Along said Tract Line, North 04 degrees 43 minutes 00 seconds East, a distance of 259.59 feet to a point; thence

4) North 79 degrees 05 minutes 25 seconds East a distance of 471.03 feet to a point; thence

5) South 03 degrees 53 minutes 35 seconds East a distance of 403.01 feet to a point on said northerly line of NJ State Highway Route No. 66; thence

6) Along the same, South 79 degrees 05 minutes 25 seconds West a distance of 1033.68 feet to the POINT AND PLACE OF BEGINNING

GRAPHIC SCALE

40 0 40 80

(IN FEET)
1 inch = 40 ft.

REFERENCES:

1.) A CERTAIN FILED MAP ENTITLED, "MAP OF SECTION NO. 3 MALMAR FARM ESTATES, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 1/08/1960 IN MAP CASE 69 SHEET 30

2.) A CERTAIN MAP ENTITLED, "ALTA/ACSM LAND TITLE SURVEY FOR BLOCK 900 LOT 34, BLOCK 9033 LOTS 13-17, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ" PREPARED BY ROBERT T. KEE, JR. DATED 6/11/1998

3.) DEEDS FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK:
- BOOK: 9609 PAGE: 5159 (PARCEL)
- BOOK: 829 PAGE: 211 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 831 PAGE: 301 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 1514 PAGE: 327 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 1530 PAGE: 126 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 2017 PAGE: 291 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 2754 PAGE: 324 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 3412 PAGE: 591 (UTILITY EASEMENT TO J.C.P.&L.)(NOT PLOTABLE)
- BOOK: 3697 PAGE: 831 (UTILITY EASEMENT TO J.C.P.&L.)(PLOTTED)
- BOOK: 1833 PAGE: 265 (SLOPE RIGHTS)(NOT PLOTTABLE)
- BOOK: 1840 PAGE: 423 (SLOPE RIGHTS)(NOT PLOTTABLE)
- BOOK: 1843 PAGE: 496 (SLOPE RIGHTS)(NOT PLOTTABLE)
- BOOK: 3685 PAGE: 823 (SLOPE RIGHTS)(NOT PLOTTABLE)
- BOOK: 3661 PAGE: 577 (SANITARY/STORM SEWER EASEMENTS) (PLOTTED)
- BOOK: 4797 PAGE: 988 (PRIVATE R.O.W. EASEMENT) (PLOTTED)
- BOOK: 3375 PAGE: 246 (NOT PLOTABLE)
- BOOK: 2852 PAGE: 445 (EASEMENT TO MONMOUTH WATER)(NOT PLOTTABLE)
- BOOK: 8736 PAGE: 4429 (NOT PLOTABLE)

4.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3472-1934436-NWK, DATED DECEMBER 17, 2012.

REV. NO.	DESCRIPTION	DATE	BY

MAP OF PROPERTY PREPARED FOR

PMB 66 REALTY, LLC

3401 & 3415 N.J.S.H. ROUTE 66
TAX LOTS 15 & 16 IN BLOCK 3705
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

BOUNDARY SURVEY

BUTLER
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PROFESSIONAL ENGINEERING AND SURVEYING SERVICES
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DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER • 24GA28157600

JOHN J. BUTLER, PLS
N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 43267

Designer:	J.J.B.
Draftsman:	W.M.B.
Checked By:	J.J.B.
Proj No.:	BSM12-2025.B
Scale:	1"= 40'
DATE:	09/05/2024
Sheet 1 of 1	