

NOTES:

1. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON APRIL 7, 2022 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
3. THIS CERTIFICATION IS GIVEN SOLELY TO THE NAMED PARTIES HEREIN EXCEPT AS FOLLOWS:
A. TO THE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.
B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.
4. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS IF ANY ARE NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS.
6. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF SUBSURFACE CONTAMINANTS.
7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES AND INFORMATION PROVIDED BY THE DEVELOPER. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITIES/STRUCTURE LOCATIONS TO BE VERIFIED AND MARKED OUT PRIOR TO ANY EXCAVATION CONSTRUCTION PER THE "UNDERGROUND FACILITY PROTECTION ACT" P.L.1994, c.118, (C.48:2-73 et seq.)
8. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.
9. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
10. THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A CERTIFIED PROFESSIONAL TITLE REPORT AND WITHOUT A TITLE REPORT FOR THE ADJOINING PROPERTIES OR ALL DEEDS BACK TO THE MOTHER PARCEL. THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY STATEMENTS OF FACT, ALL EASEMENTS, RIGHT OF WAY AGREEMENTS OF RECORD AND/OR RIGHTS OF OTHERS, WHICH MAY BE DISCLOSED BY A COMPLETE AND REASONABLE TITLE SEARCH. THE SURVEY RESTATEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.
11. VERTICAL DATUM IS ASSUMED.

SURVEY REFERENCES :

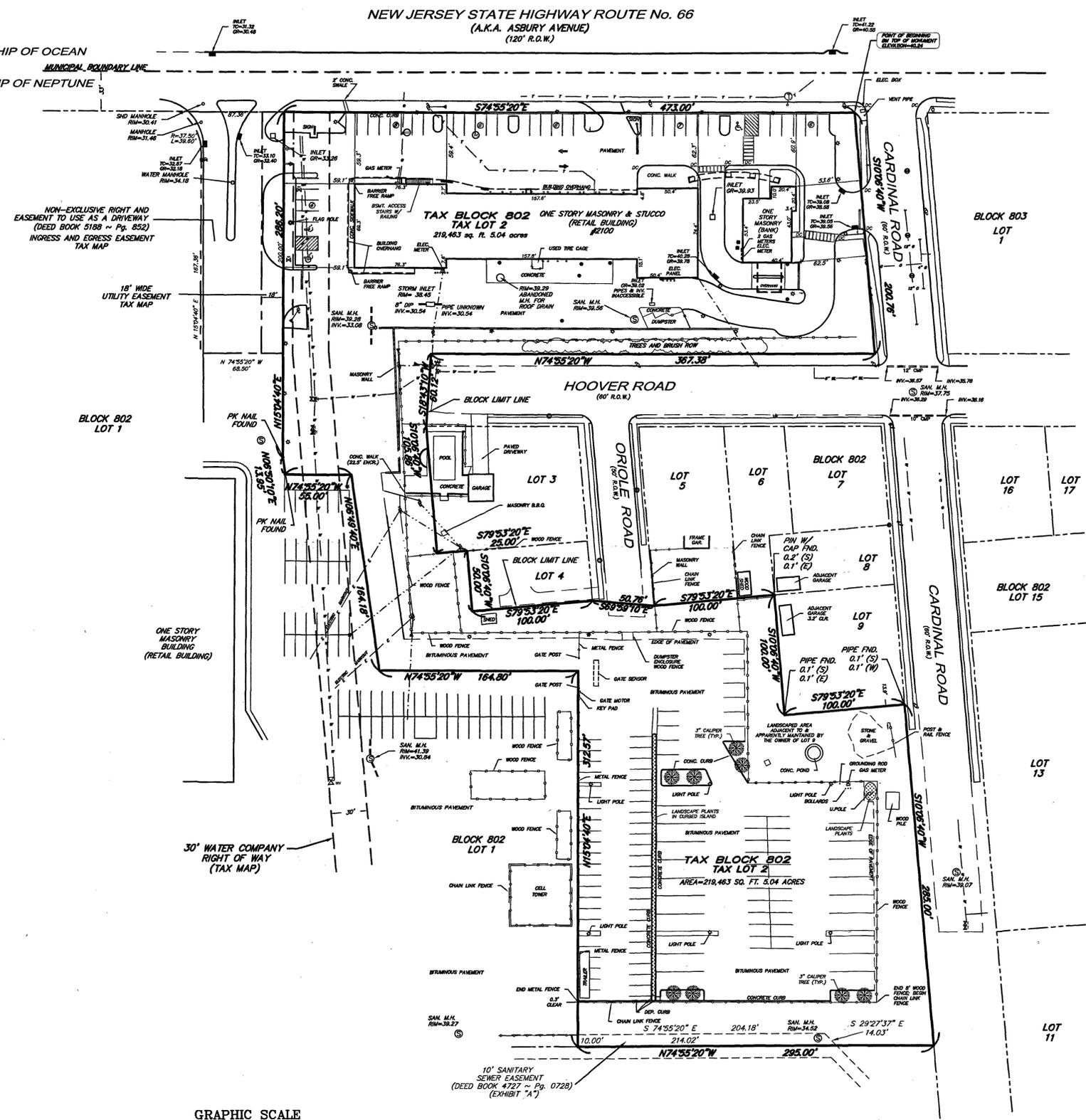
1. "SKETCH PLAT OF MINOR SUBDIVISION, NEPTUNE PARK, SITUATED IN NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" AS PREPARED BY THOMAS H. STUART, JR., P.L.S., N.J. LICENSE NO. 18593 FOR THE FIRM ABINGTON - NEY ASSOCIATES, FREEHOLD, N.J. DATED OCTOBER 3, 1979 LAST REVISED NOVEMBER 19, 1979, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON DECEMBER 14, 1979 IN CASE No. 184-18.
2. "FINAL PLAT MADE FOR NEPTUNE JOINT VENTURE SITUATED IN NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" AS PREPARED BY JAMES P. KOVACS, PE & LS, N.J. LICENSE NO. 12279 FOR THE FIRM ABINGTON - NEY ASSOCIATES, FREEHOLD, N.J. DATED NOVEMBER 20, 1981 LAST REVISED NOVEMBER 15, 1982, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 24, 1982 IN CASE No. 181-3.
3. "SURVEY OF PROPERTY SITUATED IN NEPTUNE TOWNSHIP, MONMOUTH COUNTY, N.J." PREPARED BY WILLIAM D. AYERS, C.E. # 2113, PROPERTY KNOWN AS LOTS 1-9 IN BLOCK 'B', DATED 2-25-1948.
4. "SUBDIVISION OF PLOT No. 2, SECTION No. 1, NEPTUNE TOWNSHIP, MONMOUTH CO., N.J." PREPARED BY WILLIAM D. AYERS, C.E. # 2113, DATED 7-10-1952, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JULY 29, 1952 AS CASE No. 10-25.
5. "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY KEY MAP ASBURY AVE. WIDENING FROM ROUTE 35 TO WAYSIDE ROAD (PORTION OF ASBURY AVE. AND CONNECTION, ROUTE 35 TO ROUTE 33) SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF OCEAN AND NEPTUNE, MONMOUTH COUNTY", DATED JUNE 1939, SHEETS 1 AND 2 OF 5.
6. "STATE OF NEW JERSEY HIGHWAY DEPARTMENT AS BUILT PLANS OF ROUTE 33-35 CONNECTION (1927) SECTIONS 2A AND 1B ROUTE 66 (1953) FROM ROUTE 35 TO WAYSIDE ROAD DUALIZATION OCEAN AND NEPTUNE TOWNSHIPS, MONMOUTH COUNTY", DATED JUNE 1935, SHEETS 1, 3, 4 AND 5 OF 36.
7. "MAP OF SURVEY FOR TAX LOTS 6.01 & 67 ~ TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY ~ NEW JERSEY (REFERENCE TAX MAP SHEET No. 41.01 & 41.03)" PREPARED BY NELSON ENGINEERING ASSOCIATES INC., DATED MARCH 19, 2002, REVISED DATED NOVEMBER 23, 2002.

DEED REFERENCES :

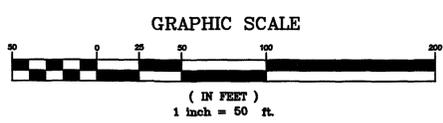
DEED BOOK	PAGE	BLOCK	LOT
4727	726	1007	6.01
4727	727	1007	6.01 ACCESS EASEMENT
4727	728	1007	6.01 SANITARY EASEMENT
5188	852	1007	6.01 ACCESS EASEMENT
5618	966	1007	67
5293	151	1004	5
5271	529	1004	6 & 7
4979	617	1003	6 & 7
5478	757	1003	8
5073	354	1003	9
4801	600	1003	10

NO.	REVISION DESCRIPTION	DATE	DRWN. BY	CHKD. BY
SURVEY OF PROPERTY TAX LOT 2 ~ TAX BLOCK 802 (FORMERLY TAX LOTS 6.01 & 67, TAX BLOCK 1007) TOWNSHIP OF NEPTUNE MONMOUTH COUNTY ~ NEW JERSEY (REFERENCE TAX MAP SHEET No. 8)				
 Nelson Engineering Associates, Inc.				
444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732) 518-2190 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900				
SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING				
FOR THE FIRM:  4/26/22 DATE				
ROBERT H. MORRIS, P.L.S. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. 30090				
SCALE: 1"=50'	DRAWN BY: MS	CHKD. BY: RHM		
FILE: 220309	DATE: 04-07-2022	SHEET 1 OF 1		

FOR :VERANO NJ, LLC. dba ZEN LEAF NEPTUNE.



- LEGEND**
- MONITORING WELL
 - BOLLARD
 - UTILITY POLE
 - ▲ GUY WIRE
 - ★ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ GAS POST
 - ⊕ SIGN
 - ⊕ SEWER MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ DRAINAGE MANHOLE
 - ⊕ CURB INLET CATCHBASIN
 - ⊕ FLAT GRATE CATCHBASIN
 - ⊕ PN & CAP FND. (TYP.)
 - ⊕ CONC. MON. FND. (TYP.)
 - ⊕ CLEANOUT (TYP.)
 - ⊕ A/C UNIT (TYP.)



\\Nelsonmas\nejobs\2022\220309 McCracken 2100 Rt. 66, Neptune REF: 110601\Survey\220309 UPDATE 04-07-2022-MS.dwg, 4/26/2022 11:18:23 AM