

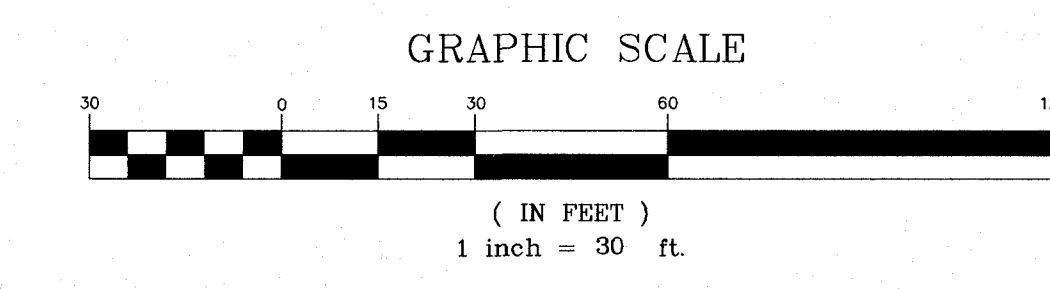
- ### NOTES
- 1) THE SUBJECT PROPERTY IS KNOWN AS TAX LOT 1 IN BLOCK 701 IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (MORE COMMONLY KNOWN AS 704 HIGHWAY 35, NEPTUNE TOWNSHIP, NJ).
  - 2) THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A FULL TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 19-002070NC, DATED DECEMBER 2, 2019.
  - 3) THIS SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED IN OCTOBER 2019 AND JANUARY 2020 AND WAS PERFORMED IN ACCORDANCE WITH N.J.A.C. 13-40-5.1.
  - 4) GPS OBSERVATIONS WERE CONDUCTED UTILIZING LEICA GS12 RTK EQUIPMENT AND DATA PROCESSED USING LEICA LAD SOFTWARE. NOS CORRS STATION NEPTUNE TOWNSHIP CORRS ASP (DPT749) SERVED AS THE HORIZONTAL CONTROL IN THE NAD83 (2011) ADJUSTMENT DATUM. SUBSEQUENT TOTAL STATION MEASUREMENTS WERE MADE UTILIZING THE GPS CONTROL.
  - 5) HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). COORDINATE VALUES SHOWN HEREON ARE GROUND BASED VALUES CALCULATED UTILIZING THE REPRODUCTION VALUE OF THE COMBINED SCALE FACTOR 0.99992531036. A SHIFT IN THE NORTHING OF +38.7016 AND EASTING OF -47.6040 WAS THEN APPLIED TO TRAVERSE POINT #5 HAVING COORDINATE VALUES OF N 506717.8531, E 622337.6167. VERTICAL DATUM IS NAVD 83.
  - 6) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA, UTILITY PAINT MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. THE UNDERSIGNED MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THE PLAN. THIS 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 UNDERGROUNDS PRIOR TO GROUND DISTURBANCE.
  - 7) THE ABSENCE OF OFFSET MEASUREMENTS TO FOUND CORNER MARKERS IMPLIES THAT MARKER WAS FOUND LESS THAN 0.1' FROM CALCULATED CORNER.
  - 8) A PORTION OF THE SITE RESIDES IN AN FLOOD ZONE AS SHOWN ON ATTACHED FEMA FIRM MAP.
  - 9) PHYSICAL ACCESS IS RESTRICTED ALONG ENTIRE EASTERLY BOUNDARY OF SITE.
  - 10) CLOSURE ERROR OF OUTBOUND PARCEL IS LESS THAN 1 IN 10,000.

### ALTA/ACSM CERTIFICATION

TO: \_\_\_\_\_

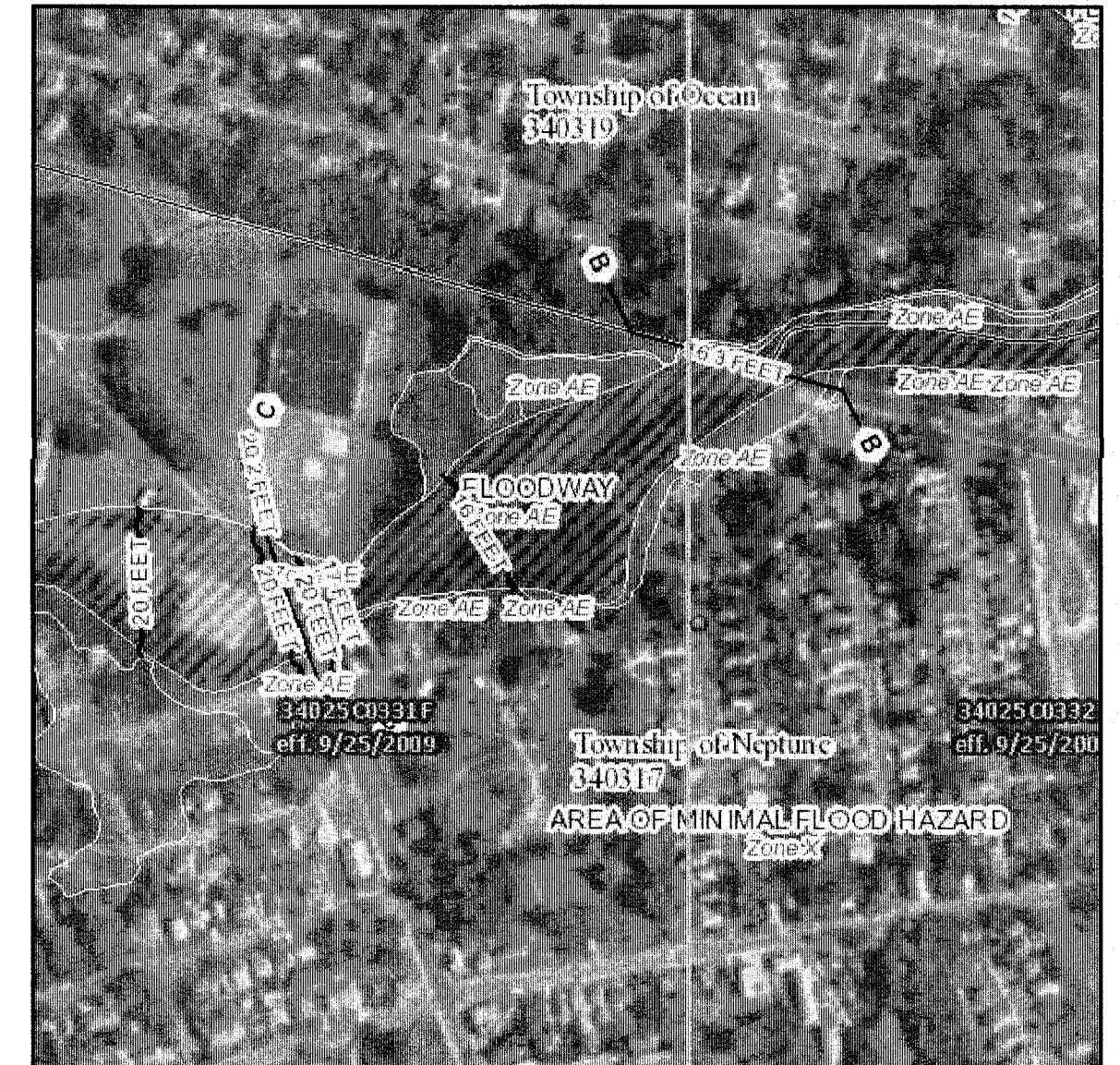
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6b, 6c, 7a, 7b(1), 7c, 8, 9 & 11-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/28/2020.

2/26/2020  
 David P. Agnanno  
 DAVID P. AGNANNO  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 246A8209060



- ### REFERENCES
- 1) OFFICIAL TAX MAP OF THE TOWNSHIP OF NEPTUNE, SHEET NO. 7.
  - 2) TITLE REPORT PREPARED BY RACETRACK TITLE AGENCY, TITLE NO RT-10132, DATED SEPTEMBER 13, 2013 AND AMENDED THROUGH SEPTEMBER 23, 2013.
  - 3) MAP ENTITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, ROUTE-35 SECTION-37, TRAFFIC CIRCLE AT ROUTE-35 AND ASBURY AVENUE, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF NEPTUNE AND OCEAN, MONMOUTH COUNTY, SHEET 1 OF 3, DATED OCTOBER 1927.
  - 4) MAP ENTITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, ROUTE 35 (1953), SECTION 5, FROM ROUTE 138 TO ASBURY AVENUE, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF WALL AND NEPTUNE AND BOROUGHS OF BELMAR, AVON-BY-THE-SEA AND NEPTUNE CITY, COUNTY OF MONMOUTH, SHEET 1 OF 3, DATED SEPTEMBER 2001.
  - 5) MAP ENTITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 35 (1953), SECTION 5, FROM ROUTE 138 TO ASBURY AVENUE, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF WALL AND NEPTUNE AND BOROUGHS OF BELMAR, AVON-BY-THE-SEA AND NEPTUNE CITY, COUNTY OF MONMOUTH, SHEET 1 OF 3, DATED SEPTEMBER 2001.
  - 6) MAP ENTITLED, "NORTH-WEST ASBURY PARK, MONMOUTH CO., N.J.," FILED IN THE COUNTY OF MONMOUTH'S CLERKS OFFICE ON MARCH 31, 1896 AS CASE NO. 5-2.
  - 7) PLAN ENTITLED, "EXISTING CONDITIONS PLAN, MARKET PLACE AT NEPTUNE FOR BLOCK 701, LOT 1, TOWNSHIP OF NEPTUNE," PREPARED BY EP DESIGN SERVICES, LLC AND DATED 08/16/2019.

- ### EXCEPTIONS
- PROPERTY SUBJECT TO THE FOLLOWING EXCEPTIONS AS NOTED IN SCHEDULE B - SECTION II OF THE AFFORMENTIONED TITLE REPORT (NUMBERED AS THEY APPEAR IN REPORT):
- 12) UTILITY EASEMENT AS SET FORTH IN DEED BOOK 1542, PAGE 298. THIS IS AN EASEMENT TO EASTERN NEW JERSEY POWER CO TO CONSTRUCT, REPAIR, RELOCATE AND MAINTAIN AN ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE. (PLOTTED HEREON).
  - 13) RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 1820, PAGE 345 (NOT PLOTTABLE - EASEMENT IS BLANKET IN NATURE).
  - 14) RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 1841, PAGE 11. (NOT PLOTTABLE - EASEMENT IS BLANKET IN NATURE).
  - 15) CONDITIONS AND COVENANTS AS SET FORTH IN DEED BOOK 2171, PAGE 489 (NOT PLOTTED HEREON).
  - 16) RESERVATIONS AS SET FORTH IN DEED BOOK 2172, PAGE 421 (NOT PLOTTABLE - RESERVATIONS ARE BLANKET IN NATURE).
  - 17) EASEMENT AS SET FORTH IN DECLARATION OF TAKING IN DEED BOOK 8195, PAGE 8166 (PLOTTED HEREON).
  - 18) PRIVATE RIGHTS INCLUDING, WITHOUT LIMITATIONS, THE RIGHTS OF UTILITY COMPANIES IN AND TO 50 FEET OF THE PREMISES IN QUESTION AS LIES WITHIN THE BED OF LOGANTOWN ROAD AS VACATED BY BOOK 1, PAGE 15 (EASEMENT IS BLANKET IN NATURE. LOGAN ROAD HAS BEEN VACATED).



**ALTA/NSPS LAND TITLE SURVEY**  
 OF PROPERTY SITUATED AT  
 TAX LOT 1 IN BLOCK 701  
 TOWNSHIP OF NEPTUNE,  
 MONMOUTH COUNTY, NEW JERSEY

**SOLSTICE SURVEYING**  
 113 Upper Sunset Drive  
 Long Valley, NJ 07860  
 Ph: (973)847-8664  
 www.solsticesurveying.com

NJ Certificate of Authorization No. 246A8209060

DES. BY: D.P.A.  
 CHK'D BY: D.P.A.  
 SCALE: 1" = 40'  
 DATE: 02/26/2020  
 JOB NO.: 2013049  
 SHEET: SV

David P. Agnanno, P.L.S. DATE: 2/26/2020  
 NJ PROFESSIONAL LAND SURVEYOR LIC. NO. 246A04330500  
 WARNING: IF THIS DRAWING DOES NOT CONTAIN A RAISED IMPRESSION SEAL, OVER THE PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.

### NEW DESCRIPTION

- 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, County of Monmouth, State of New Jersey:
- BEGINNING at a point of intersection of the southerly right of way line of Asbury Avenue (a.k.a. NJ State Highway Route 66) (66' wide) and the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 59 Degrees 57 Minutes 46 Seconds West, a distance of 270.96 feet to an iron found, thence:
1. Along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 59 Degrees 57 Minutes 46 Seconds West, a distance of 270.96 feet to an iron found, thence;
  2. Continuing along the division line between Lot 53 in Block 231 and Lot 1 in Block 233, South 04 Degrees 39 Minutes 46 Seconds West, a distance of 21.12 feet to a point in the division line between Lot 54 in Block 231 and Lot 1 in Block 233, said point witnessed by an iron recovered 0.2' southerly and 0.2' westerly of corner, thence;
  3. Along the division line between Lot 54 in Block 231 and Lot 1 in Block 233, North 75 Degrees 53 Minutes 04 Seconds East, a distance of 105.83 feet to a point in the division line between Lot 45 in Block 231 and Lot 1 in Block 233, said point witnessed by an iron recovered 0.1' westerly and 0.3' southerly of corner, thence;
  4. Along the division line between Lot 45 in Block 231 and Lot 1 in Block 233, South 54 Degrees 34 Minutes 56 Seconds West, a distance of 459.86 feet to a point, thence;
  5. Continuing along the division line between Lot 45 in Block 231 and Lot 1 in Block 233 and also the division line between Lot 37 in Block 231 and Lot 1 in Block 233, South 80 Degrees 11 Minutes 26 Seconds West, a distance of 289.94 feet to a point, thence;
  6. Continuing along the division line between Lot 37 in Block 231 and Lot 1 in Block 233, North 84 Degrees 16 Minutes 34 Seconds East, a distance of 37.57 feet to a non-tangent point of curvature along the northeasterly right of way line of NJ State Highway Route 35 (width varies), thence;
  7. The following four (4) courses along the northeasterly right of way line of NJ State Highway Route 35:
    1. Northeasterly, along a curve to the left, having a Radius of 307.87 feet, an Arc length of 307.87 feet, a chord bearing North 37 Degrees 21 Minutes 24 Seconds West, a distance of 306.62 feet to a concrete monument at a point of non-tangency, thence;
    2. North 40 Degrees 52 Minutes 19 Seconds West, a distance of 61.78 feet, to a point, thence;
    3. North 42 Degrees 04 Minutes 52 Seconds West, a distance of 150.00 feet, to a concrete monument at a point of curvature, thence;
    4. Northeasterly, along a curve to the right, having a Radius of 150.00 feet, an Arc length of 169.97 feet, a chord bearing North 10 degrees 40 minutes 02 seconds West, a distance of 161.58 feet to an iron pipe in the easterly right of way line of a traffic circle, thence;
  11. Along the easterly right of way line of a traffic circle, North 23 Degrees 10 Minutes 11 Seconds East, a distance of 153.74 feet to a monument found at a point of curvature, thence;
  12. Northeasterly, along a curve to the right, having a Radius of 105.00 feet, an Arc length of 149.75 feet, a chord bearing North 64 degrees 33 minutes 33 seconds East, a distance of 137.36 feet to a concrete monument found at a non-tangent point in the southerly right of way line of Asbury Avenue, thence;
  13. Along the southerly right of way line of Asbury Avenue, South 81 Degrees 42 Minutes 53 Seconds East, a distance of 100.78 feet to a point having New Jersey State Plane Coordinates N 507246.8922, E 622117.8470, thence;
  14. Continuing along the southerly right of way line of Asbury Avenue, South 74 Degrees 42 Minutes 24 Seconds East, a distance of 1,150.14 feet to the point and place of BEGINNING.
- \*\*New description was prepared to convert bearing system into New Jersey State Plane Coordinate System (NAD83) as well as remedy 9.96' misclosure in record description.

### RECORD DESCRIPTION

- 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, in the County of Monmouth, State of New Jersey:
- BEGINNING at a point in the Southerly line of Asbury Avenue, which point is distant on a course of South 72 degrees 03 minutes 30 seconds West, 114.40 feet from a marble monument buried six feet underground, said beginning point also being the intersection of the Southerly line of Asbury Avenue and the westerly line of Oxonia Avenue as it curves around to Asbury Avenue, thence:
1. North 63 degrees 13 minutes 40 seconds West, 1149.87 feet along the Southerly line of Asbury Avenue to a point, thence;
  2. North 70 degrees 01 minute 50 seconds West, 100.71 feet to a monument set by the New Jersey State Highway Department, said monument being on the Southerly line of Asbury Avenue as it meets the Circle, thence;
  3. Along a curve with a radius of 105.00 feet, 149.04 feet along the arc to another monument set by the State Highway Department; thence;
  4. South 35 degrees 26 minutes 30 seconds West, 151.62 feet to the intersection of the dead line running along Logan Road; thence;
  5. Still along the Easterly line of the State Highway, 169.07 feet along an arc with a radius of 155.00 feet to a State Highway monument;
  6. South 28 degrees 09 minutes East, 149.55 feet to another State Highway monument; thence;
  7. Still along the Easterly Highway line, South 35 degrees 07 minutes East, 63.50 feet to a point; thence;
  8. Still along the Easterly State Highway line, South 32 degrees 40 minutes East, 72.14 feet along a chord of a curve with a radius of 985.37 feet to an iron pipe; thence;
  9. Still along the Easterly side of the State Highway, South 27 degrees 53 minutes East, 93.27 feet along a chord of a curve with a radius of 985.37 feet to a point; thence;
  10. Still along the Easterly side of the State Highway, South 22 degrees 39 minutes 20 seconds East, 80.87 feet along a chord of a curve with a radius of 985.37 feet to a point; thence;
  11. South 19 degrees 07 minutes East, 50.20 feet along a chord of a curve with a radius of 985.37 feet to a point which is the intersection of the Easterly line of the State Highway and the Southerly line of the Power Company Easement; thence;
  12. South 72 degrees 10 minutes 50 seconds East, 35.54 feet along the Southerly line of the Power Company Easement to an angle point; thence;
  13. Still along the Southerly line of the Power Company Easement, North 87 degrees 42 minutes 50 seconds East, 289.94 feet to an angle point; thence;
  14. North 66 degrees 40 minutes 40 seconds East, 459.86 feet still along the Southerly line of the Easement to a point; thence;
  15. South 63 degrees 47 minutes 20 seconds East, 105.83 feet to a point, this line passing through an old stone which is at present three feet under water; thence;
  16. North 16 degrees 45 minutes 30 seconds East, 21.12 feet to a point; thence;
  17. North 72 degrees 03 minutes 30 seconds East, 273.86 feet to the point and place of BEGINNING.

### LEGEND

BOLLARD	FENCELINE	CONCRETE MONUMENT FOUND	IRON PIPE FOUND
LIGHT POST	GUARD RAIL	IRON FOUND	CONCRETE FOUND
UTILITY POLE	EDGE OF PAVEMENT	CONCRETE FOUND	CONCRETE FOUND
MONITORING WELL	CURBLINE	CONCRETE FOUND	CONCRETE FOUND
SDW	ELECTRIC LINE	CONCRETE FOUND	CONCRETE FOUND
WATER VALVE	GAS LINE	CONCRETE FOUND	CONCRETE FOUND
HYDRANT	WATER LINE	CONCRETE FOUND	CONCRETE FOUND
DECAIDED TREE	SEWER	CONCRETE FOUND	CONCRETE FOUND
WELLSLAND FLAG	DRAINAGE PIPE	CONCRETE FOUND	CONCRETE FOUND
FLAG POLE	18" CMP	CONCRETE FOUND	CONCRETE FOUND
JUNCTION BOX	4" DRAIN	CONCRETE FOUND	CONCRETE FOUND
	SANITARY PIPE	CONCRETE FOUND	CONCRETE FOUND
	WELLSLAND LINE	CONCRETE FOUND	CONCRETE FOUND
	EASEMENT LINE	CONCRETE FOUND	CONCRETE FOUND
	BUILDING LINE	CONCRETE FOUND	CONCRETE FOUND