



NOTES:

- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT #TRT2126742 PREPARED BY TWO RIVERS TITLE COMPANY, LLC, COMMITMENT DATE JUNE 22, 2021 AND AMENDED ON JANUARY 27, 2023 AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND ANY OTHER PERTINENT FACTS WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY FRENCH & PARRELO ASSOCIATES ON NOVEMBER 11, 2021.
- THE HORIZONTAL AND VERTICAL DATUM REFERENCED ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO NAD 83/NAVD 88 ADJUSTMENT.
- THE NORTH ARROW AND METES AND BOUNDS INDICATED ON THIS PLAN ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO THE NEW JERSEY PLANE COORDINATE SYSTEM (NAD83); THESE MAY DIFFER FROM THE METES AND BOUNDS OF THE INDIVIDUAL PROPERTY DEED DESCRIPTIONS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
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- THIS SURVEY AND THE INFORMATION SHOWN HEREON IS PRIVILEGED AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ROGER MUMFORD HOMES, LLC FOR DESIGN PURPOSES ONLY. THIS SURVEY AND THE INFORMATION CONTAINED HEREON CANNOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED PROFESSIONAL.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKER HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.A.C. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

MAP REFERENCES:

- A FILED MAP ENTITLED "WILLOWBROOK SECTION 1, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THE BIRDSALL CORP., DATED JULY 5, 1963 AND DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OCTOBER 23, 1963 AS CASE 51-30.
- A FILED MAP ENTITLED "WILLOWBROOK SECTION 2, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THE BIRDSALL CORP., DATED NOVEMBER 16, 1964 AND DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 22, 1965 AS CASE 78-11.
- A FILED MAP ENTITLED "WILLOWBROOK SECTION 3, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THE BIRDSALL CORP., DATED AUGUST 19, 1965 AND DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 23, 1965 AS CASE 81-3.
- A FILED MAP ENTITLED "TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, PLAN OF TRUNK SEWERS, CONTRACT NO. 4", DATED NOVEMBER 5, 1963, AND DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON FEBRUARY 3, 1964 AS CASE 57-32.
- A FILED MAP ENTITLED "MAP OF BRIGHTON ESTATES, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THE BIRDSALL CORP., DATED JANUARY 18, 1960 AND DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE 25-35.
- THE OFFICIAL TAX MAP OF THE BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY SHEET NO. 31, 32 & 41.

CERTIFIED TO:

ROGER MUMFORD HOMES LLC
 DIOCESE OF TRENTON
 FIRST AMERICAN TITLE INSURANCE COMPANY
 TWO RIVERS TITLE COMPANY, LLC
 DAY PITNEY LLP

LEGEND:

123.45	SPOT ELEVATION	---	RIGHT-OF-WAY LINE
123.45	TOP OF CURB	---	PROPERTY LINE
123	CURB DRAINAGE INLET	---	MINOR CONTOUR
130	DRAINAGE MANHOLE	---	MAJOR CONTOUR
130	SANITARY SEWER MANHOLE	---	UNDERGROUND STORM DRAINAGE PIPE
130	SANITARY CLEANOUT	---	UNDERGROUND SANITARY PIPE
130	WATER VALVE	---	OVERHEAD ELECTRIC LINE
130	WATER METER	---	GAS LINE MARKOUT
130	STREET SIGN	---	WATER LINE MARKOUT
130	UTILITY POLE	---	WETLANDS LINE
130	LIGHT POST	---	
130	MAIL BOX	---	
130	WETLAND FLAG	---	

No.	Date	Revision	Revised By	Checked By
3.	02/01/23	REVISED PER AMENDMENT TO TITLE REPORT	M.C.	T.J.E.
2.	12/14/22	ADDED CERTIFICATION	M.C.	T.J.E.
1.	4/19/22	REVISED WETLANDS PER NJDEP COMMENTS	M.C.	T.J.E.
No.	Date	Revision	Revised By	Checked By

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BOUNDARY SURVEY
 PREPARED FOR
LOT 1, BLOCK 3101
 SITUATED IN THE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

DATE: 11-24-2021 DESIGNED BY: SCALE: 1"=60' PROJECT NUMBER: 17340.001
 DRAWN BY: M.C. CHECKED BY: T.J.E. FIELD BOOK: SHEET: 1 of 1

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