

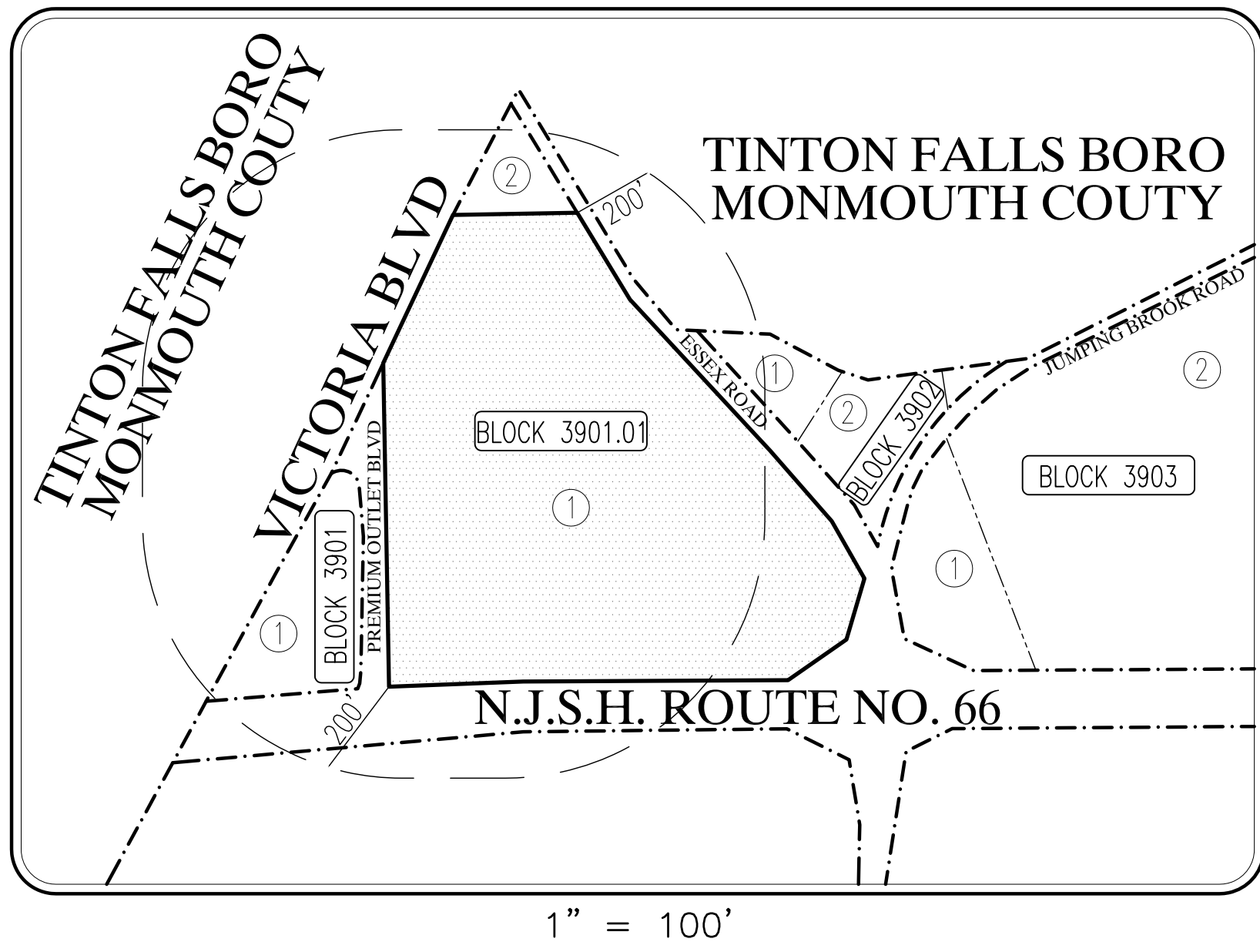
FLOOD NOTE:
IF GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN:
ZONE "X" (Zone determined to be suitable for 0.2% annual chance
floods) OF THE FLOOD INSURANCE RATE MAP, MAP NO.
MAZ000017, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER
25, 2009.
AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS
INFORMATION TO APPLY FOR A FLOOD INSURANCE POLICY.
BEFORE THE PREPARATION OF DESIGN PLANS, PLEASE VISIT
FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.



LIST OF OWNERS WITHIN 200'

BLOCK	LOT	OWNERS	ADDRESS
3901	1	66 NEPTUNE REALTY LLC/ACANT PATA 1010 WEST LUMP SOUTH HOUSTON, TEXAS 77057	3655 ROUTE 66
3901.01	1	3601 ROUTE 66, LLC 1 MONROD PL/4000 RT 66 TINTON FALLS, NJ 07753	3601 ROUTE 66
3901.01	2	JERSEY SHORE PO OUTPARCEL, LLC 405 ESSEX RD NEWMARKET, NJ 08056	ESSEX ROAD
3902	1	TOP-LAMBA AMERICAS INC TINTON FALLS, NJ 07724	500 ESSEX ROAD
3902	2	MCS GROUP, LLC PO BOX 128 SEA OAK, NJ 08050	600 ESSEX ROAD
3903	1	RED BARON PROP RES LP/NOTIONAL R 225 LIBERTY ST 3RD FLOOR NEW YORK, NY 10281	3585-3595 ROUTE 66
4001	5	ASPEN3600 LLC 85 SOUTH STREET SUITE 101 FREEHOLD, NJ 07728	3600 ROUTE 66
4001	6.02	NEPTUNE PARTNERS LLC % ONE REAL 16 MONROD RD, STE A LIVINGSTON, NJ 07039	100-100 WARELY AVE

200' RADIUS MAP



ZONING DATA

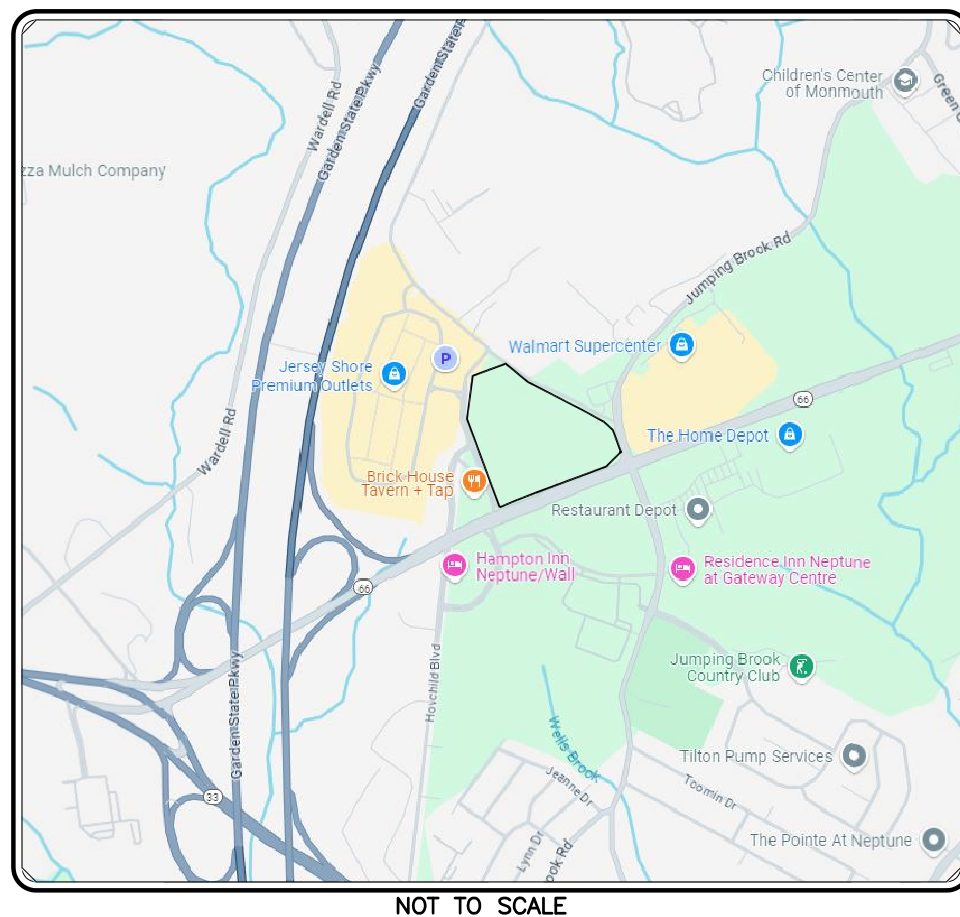
ZONED: C-1 (PLANNED COMMERCIAL DEVELOPMENT)

PLANNED COMMERCIAL DEVELOPMENT	REQUIRED/ALLOWED	PROVIDED LOT 1.01	PROVIDED LOT 1.02	PROVIDED LOT 1.03	PROVIDED LOT 1.04	PROVIDED LOT 1.05
MIN. TOTAL PLANNED COMMERCIAL DEVELOPMENT AREA (AC.)	20	N/A	21.583	N/A	N/A	N/A
MIN. TRACT AREA (AC.)	2.5	N/A	2.604	N/A	N/A	N/A
MAX. PRINCIPAL BUILDING HEIGHT/STORIES - HOTEL (FT/STORIES)	150/12	N/A	<150/12	N/A	N/A	N/A
MAX. HEIGHT OF ACCESSORY STRUCTURES - HOTEL (FT)	50	N/A	<50	N/A	N/A	N/A
MIN. FRONT BUILDING SETBACK - HOTEL (FT)	40	N/A	54.3	N/A	N/A	N/A
MIN. BUILDING SETBACK FROM ALL OTHER TRACT BOUNDARY LINES - HOTEL (FT)	50	N/A	50.4	N/A	N/A	N/A
MIN. SEPARATION BETWEEN BUILDINGS - HOTEL (FT)	30	N/A	83.4	N/A	N/A	N/A
MAX. BUILDING COVERAGE - HOTEL (%)	40	N/A	16.1	N/A	N/A	N/A
MAX. IMPERVIOUS COVERAGE - HOTEL (%)	70	N/A	67.6	N/A	N/A	N/A
MIN. BUFFER AT TRACT PERIMETER - HOTEL (FT)	10	N/A	12.3	N/A	N/A	N/A
MIN. PARKING AREA BUFFER TO PUBLIC STREET (FT)	25	16.6'	12.3'	9.9'	13.13	30.99'
AREA, YARD AND BULK REQUIREMENTS						
MIN. LOT AREA (AC.)	2.5	11.238	N/A	2.530	2.535	2.688
MAX. DENSITY (D.U. PER AC.)	N/A	N/A	N/A	N/A	N/A	N/A
MAX. FLOOR AREA RATIO	0.8	0.05	N/A	0.02	0.05	0.07
MIN. LOT WIDTH (FT)	500	673.1	N/A	217'	370.0'	302.38'
MIN. LOT FRONTAGE (FT)	500	673.1	N/A	217'	370.0'	302.38'
MIN. LOT DEPTH (FT)	600	298'	N/A	N/A	N/A	N/A
MIN. FRONT YARD SETBACK (FT)	50	68.4	N/A	86.4	69.52	55.5
MIN. SIDE YARD SETBACK (FT)	30	30.8	N/A	216.4	94.3	34
MIN. REAR YARD SETBACK (FT)	60	99.2	N/A	216.4	276.3	292
MIN. REAR YARD SETBACK (FT)	40	24.5'	N/A	N/A	N/A	N/A
MAX. PERCENT BUILDING COVER (%)	30	5.3	N/A	2.1	4.8	6.8
MAX. PERCENT TOTAL LOT COVER (%)	65	72.3'	N/A	35.7	72.3'	52.9
MAX. NUMBER OF STORIES	2	N/A	2	N/A	2	2
MAX. BUILDING HEIGHT (FT)	40	36.75	N/A	<40	<40	<40
MIN. IMPROVABLE AREA (M.A. IN SIT)	84,900	377,268	N/A	56,874.33'	61,076.5'	61,797'
MIN. IMPROVABLE AREA (M.A. - DIAMETER OF CIRCLE FT)	189	540	N/A	207.52	196.9	197
MIN. ACCESSORY STRUCTURE FRONT YARD SETBACK (FT)	50	119.72	29.9'	65.7	85.5	85.5
MIN. ACCESSORY STRUCTURE SIDE YARD SETBACK (FT)	30	31.91	111.6	274.8	25.56'	164
MIN. ACCESSORY STRUCTURE REAR YARD SETBACK (FT)	40	24.56'	70.1	N/A	N/A	N/A

* VARIANCE/DESIGN WAIVER

PRIOR TO USE FOR ANY EVALUATION OR DESIGN PURPOSE MUST CONFIRM CURRENT ZONING CODE

VICINITY MAP



NOTES

- PROPERTY KNOWN AS LOT 1, BLOCK 3901.01 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, STATE OF NEW JERSEY.
- AREA = 940,137 S.F. OR 21.583 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK, OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTHOSIS PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BE DONE, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ON SITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

REFERENCES

- MAP #39 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, STATE OF NEW JERSEY.
- MAP ENTITLED "FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)" PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 34025C0327, EFFECTIVE DATE SEPTEMBER 25, 2009.
- MAP ENTITLED "MAJOR SUBDIVISION OF PROPERTY OF PORTION OF LOT 1, BLOCK S-15-B FOR ASBURY PARK PRESS, INC. LOCATED AT NUSY RT NO. 66 & ESSEX ROAD, TOWNSHIP OF NEPTUNE, MON CO, NJ" PREPARED BY LEON S. AWAN, INC., FILED 6/22/1978 IN CASE #155-20.
- MAP ENTITLED "SUBDIVISION OF PROPERTY MADE FOR ASBURY PARK PRESS, INC. LOCATED AT NUSY RT NO. 66 & JUMPING BROOK ROAD, TOWNSHIP OF NEPTUNE, MON CO, NJ" PREPARED BY LEON S. AWAN, INC., FILED 6/27/1983 IN CASE #186-17.
- MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 66 (1953) SECTION 1, ROUTE 33 TO ROUTE 35, PARCELS 60A & 60B, TOWNSHIP OF NEPTUNE, MON COUNTY, NJ" PREPARED BY NADOT, CONTRACT NO. 00143576, RECORDED JAN. 14, 2022.
- DEED OF EASEMENT RECEIVED FROM THE STATE OF NEW JERSEY, BY THE COMMISSIONER OF DE TRANSPORTATION.
- MAP ENTITLED "SITE PLAN PREPARED FOR ASBURY PARK PRESS, INC., SITUATED IN TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ABERNETHY ASSOCIATES, INC., DATED MARCH 31, 1997.
- MAP ENTITLED "SITE LOCATION PLAN, ASBURY PARK PRESS CORPORATE OFFICE BUILDING, NEPTUNE TOWNSHIP, NEW JERSEY" PREPARED BY LOCKWOOD GREENE ARCHITECTS-ENGINEERS, LAST REVISED DECEMBER 1, 1983 AS REVISION NO. 2.
- MAP ENTITLED "SITE PLAN SURVIVANT IN THE TOWNSHIP OF NEPTUNE, MON CO, NJ." PREPARED BY W.C. MURRAY & SONS.

CERTIFICATE OF ACCURACY

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-9-2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW", AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

JOSEPH J. WRIGHT
NEW JERSEY PROFESSIONAL
LAND SURVEYOR #GS-348850

DATE

MUNICIPAL CLERK

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE MUNICIPAL LAND USE LAW, P.L. 1975 C.291(40:550-1 ET SEQ.) OR LOCAL ORDINANCE.

MUNICIPAL CLERK

■ DENOTES PROPERTY CORNER TO BE SET

PLANNING BOARD

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT A PROPERLY EASED SEED CLEARLY DESCRIBING THIS SUBDIVISION SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE _____ WHICH IS 190 DAYS FROM THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

CHAIRMAN

DATE

SECRETARY

DATE

ENGINEER

DATE

MONMOUTH COUNTY PLANNING BOARD APPROVAL

APPROVED BY THE MONMOUTH COUNTY PLANNING BOARD ON _____

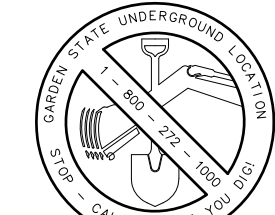
PLANNING DIRECTOR

DATE

RECORDING SECRETARY

DATE

PROTECT YOURSELF
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU!
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF CHANGING CIRCUMSTANCES, DESIGNER, OR ANY PERSON RESPONSIBLE TO DISCLOSE THE EARTH'S SURFACE ANYWHERE IN THE STATE.

TICKET #241972366
TICKET #241972394

AREA TABLE

EXISTING LOT 1, BLOCK 3901.01 = 940,137 S.F. OR 21.583 AC.	
PROPOSED LOT 1.01 = 489,516 S.F. OR 11.238 AC.	
PROPOSED LOT 1.02 = 113,451 S.F. OR 2.604 AC.	
PROPOSED LOT 1.03 = 110,196 S.F. OR 2.530 AC.	
PROPOSED LOT 1.04 = 109,898 S.F. OR 2.523 AC.	
PROPOSED LOT 1.05 = 117,076 S.F. OR 2.686 AC.	

OWNER/APPLICANT

3601 ROUTE 66, LLC
3601 NEW JERSEY STATE HIGHWAY ROUTE NO. 66
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SHD LAND. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.

JOSEPH J. WRIGHT

NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-348850

CERTIFICATE OF AUTHORIZATION #4400348850

DATE: 12-16-2024

SCALE: 1" = 50'

FIELD BK. NO. 24-00

PROJECT NO. 24-B-240

DRAWN BY: J.A.

REVIEWED BY: T.D.M./J.J.W.

REV-1:

REV-2:

REV-3:

REV-4:

REV-5:

DATE

NEW JERSEY STATE HIGHWAY ROUTE NO. 66

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS TO THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER

DATE

LIST OF UTILITY COMPANIES

NEPTUNE TOWNSHIP
25 NEPTUNE BLVD.
NEPTUNE CITY, NJ 07753
732-988-5200

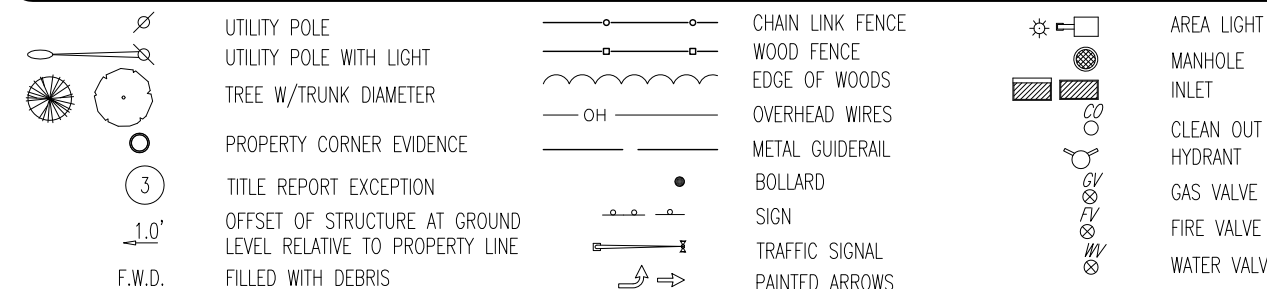
JERSEY CENTRAL POWER & LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07960

AMERICAN WATER COMPANY, INC.
025 LAUREL OAK ROAD
VOORHEES, NJ 08843

VERIZON
40 BROAD STREET
NEWARK, NJ 07102

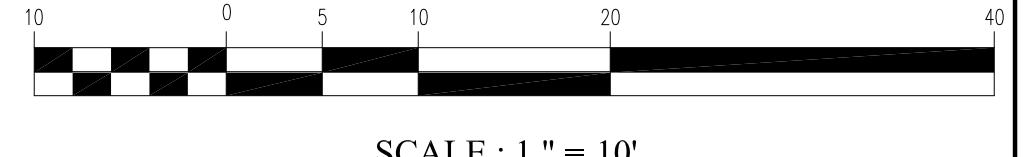
NEW JERSEY NATURAL GAS CO.
1415 WICKCOTT ROAD
WALL TWP., NJ 07719

LEGEND OF SYMBOLS & ABBREVIATIONS



THIS SURVEY IS CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY

GRAPHIC SCALE



SCALE: 1" = 10'

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WE ARE THE OWNER OF RECORD OF LOT 1, BLOCK 3901.01 AND AGREE TO THE FILING OF THIS MAP IN THE MONMOUTH COUNTY CLERK'S OFFICE.

3601 ROUTE 66, LLC

SIGNED TO AND SUBSCRIBED BEFORE ME

NOTARY PUBLIC OF NEW JERSEY

DATE

MAJOR SUBDIVISION PLAN

3601 ROUTE 66, LLC

#3601 NEW JERSEY STATE HIGHWAY ROUTE NO. 66

LOT 1, BLOCK 3901.01

TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY

STATE OF NEW JERSEY

BLUE MARSH ASSOCIATES, INC

LAND SURVEYORS & PLANNERS

P.O. BOX 963 - 2385 HARTMAN DRIVE
WARRINGTON, PA 18976-2370
PHONE 717-423-1002
FAX 717-423-0218

1541 ROUTE 37, SUITE B
TOMES LAKE, NJ 08753
PHONE 908-448-5964
FAX 732-929-8915

www.BlueMarshAssociates.com

SHEET:
1 OF 1