

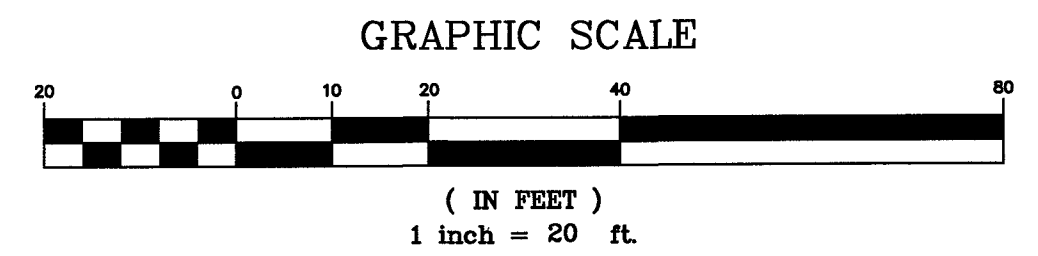
DEED BOOK 9240 PAGE 1160

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 MARCH 23, 2021 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. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-3.1, 5.1(d) AND 5.2.
5. 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.
6. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS.
7. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF SUBSURFACE CONTAMINANTS.
8. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES AND MARK OUTS AT THE TIME OF SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITY/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.)
9. 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.
10. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
11. 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 EASEMENT, RIGHT OF WAY AGREEMENTS OF RECORD AND/OR RIGHTS OF OTHERS, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH. THE SURVEY RETRACEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.
12. ELEVATION DATUM IS ASSUMED.

REFERENCES:

1. TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 7 ~ LATEST REVISED DATE NOVEMBER 2014.
2. "SURVEY OF PROPERTY TAX LOT 1 - BLOCK 704 135 LEONARD AVENUE, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LAKELAND SURVEYING, DATED 10-02-2018, LATEST REVISED DATE 02-26-2021.
3. SUBDIVISION MAP ENTITLED "A.F. BENNETT", DATED NOVEMBER 24, 1922, UNFILED.
4. DEED BOOK 9240 PAGE 1160.
5. "SURVEY OF PROPERTY FOR TAX BLOCK 188.01, TAX LOT 2, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (REFERENCE TAX MAP No. 21, 22)", PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED 06-21-2001.
6. "LOCATION AND TOPOGRAPHICAL SURVEY MADE OF COLONIAL MOTEL OWNED BY AL FORSHAW SITUATED IN NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY WILLIAM D. AYERS, C. E., ALLENHURST, NEW JERSEY, DATED SEPTEMBER 21, 1955.



NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
BOUNDARY AND TOPOGRAPHIC SURVEY 135 LEONARD AVENUE TAX BLOCK 704, TAX LOT 1 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 7)				
Nelson Engineering Associates, Inc.				
444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 246A28014900		SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING		
FOR THE FIRM 8/14/21 FOR THE FIRM ROBERT H. MORRIS, P.L.S. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. GS30090				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: RHM		
FILE: 210313	DATE: 04-16-2021	SHEET 1 OF 1		