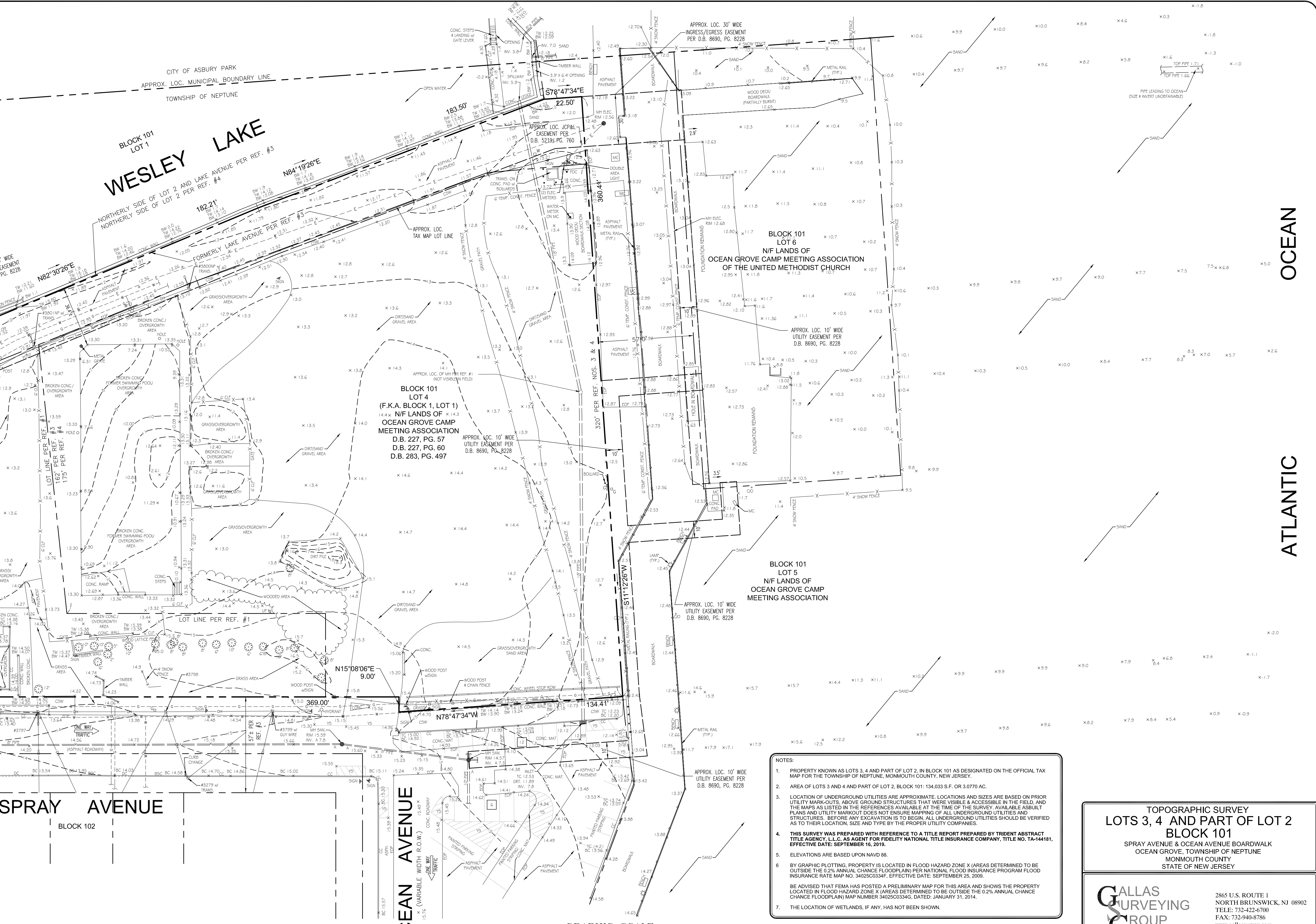
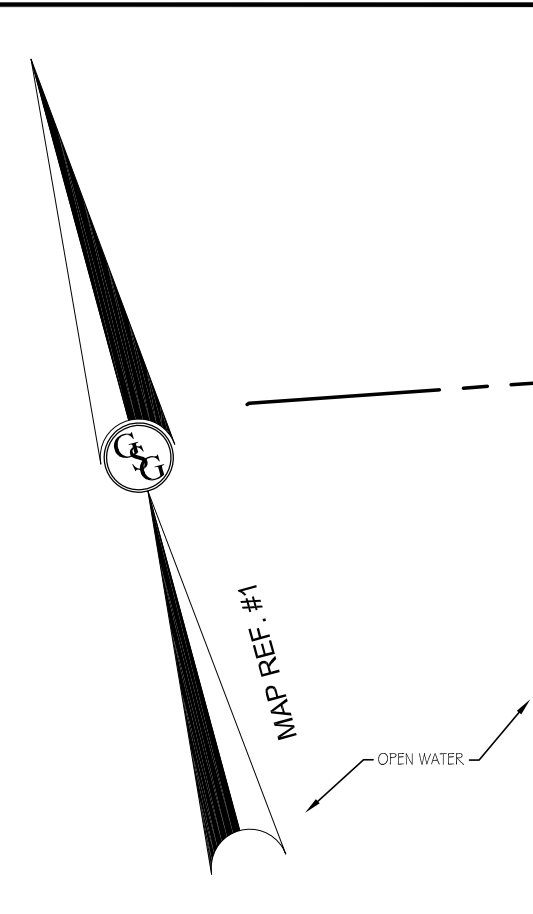


VICINITY MAP



OCEAN ATLANTIC

- NOTES:**
- PROPERTY KNOWN AS LOTS 3, 4 AND PART OF LOT 2, IN BLOCK 101 AS DESIGNATED ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
 - AREA OF LOTS 3 AND 4 AND PART OF LOT 2, BLOCK 101: 134,033 S.F. OR 3,077.0 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MARKS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY TRIDENT ABSTRACT TITLE AGENCY, L.L.C. AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. TA-144181, EFFECTIVE DATE: SEPTEMBER 16, 2019.
 - ELEVATIONS ARE BASED UPON NAVD 88.
 - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 34025C0334F, EFFECTIVE DATE: SEPTEMBER 25, 2009.
BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE CHANCE FLOODPLAIN) MAP NUMBER 34025C0334G, DATED: JANUARY 31, 2014.
 - THE LOCATION OF WETLANDS, IF ANY, HAS NOT BEEN SHOWN.

- REFERENCES:**
- MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 1, LOTS 1 & 2, PREPARED FOR WESLEY ATLANTIC VILLAGE ENTERPRISES, LLC, SITUATED IN NEPTUNE TWP., MONMOUTH CO., N.J., PREPARED BY VAN NOTE & HARVEY ASSOCIATES, P.C., DATED: FEBRUARY 26, 2007, LAST REVISED: JULY 29, 2011.
 - MAP ENTITLED "FINAL PLAT, ASBURY PARK REDEVELOPMENT PROJECT, BLOCK 144.84, LOT 1, BLOCK 176, LOT 1.01, BLOCK 207, LOT 1.01, BLOCK 230, LOT 1, CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY SCHOOR DELPMA, DATED: NOVEMBER 15, 2002, LAST REVISED: AUGUST 20, 2003, PROJECT NO. 0109043, SHEET NO. 2 OF 4.
 - TAX MAP SHEET 1 FOR THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, DATED: 1956 AND REVISED THROUGH DECEMBER, 1983.
 - TAX MAP SHEET 1 FOR THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, REVISED THROUGH NOVEMBER, 2014.
 - MAP ENTITLED "SURVEY OF PROPERTY ONE, OCEAN AVE., NEPTUNE TWP., MONMOUTH COUNTY, NJ" PREPARED BY STREVELL AND WILLIAMS LAND SURVEYING.
 - MAP ENTITLED "ALTA/CAS/LAND TITLE SURVEY PREPARED FOR LOTS 3, 4 AND PART OF LOT 2, BLOCK 101, SPRAY AVENUE & OCEAN BOARDWALK, OCEAN GROVE, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, STATE OF NEW JERSEY," PREPARED BY GALLAS SURVEYING GROUP, DATED: 07-22-2019.
 - PROPOSED DESCRIPTION OF A 40' WIDE ACCESS EASEMENT & EASEMENT EWBIB, PREPARED FOR BLOCK 101, PART OF LOT 2, LOTS 3 & 4, TOWNSHIP OF NEPTUNE (OCEAN GROVE) MONMOUTH COUNTY, NEW JERSEY, PREPARED BY INSITE SURVEYING, DATED: 08-15-2019.
 - ALTAN'S LAND TITLE SURVEY, LOTS 3, 4 AND PART OF LOT 2, BLOCK 101, SPRAY AVENUE & OCEAN AVENUE BOARDWALK, OCEAN GROVE, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, STATE OF NEW JERSEY, PREPARED BY GALLAS SURVEYING GROUP, DATED OCTOBER 4, 2019.

TOPOGRAPHIC SURVEY
LOTS 3, 4 AND PART OF LOT 2
BLOCK 101
 SPRAY AVENUE & OCEAN AVENUE BOARDWALK
 OCEAN GROVE, TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY
 STATE OF NEW JERSEY

GALLAS SURVEYING GROUP
 2865 U.S. ROUTE 1
 NORTH BRUNSWICK, NJ 08902
 TEL: 732-422-6700
 FAX: 732-940-8786
 www.gallasurvey.com

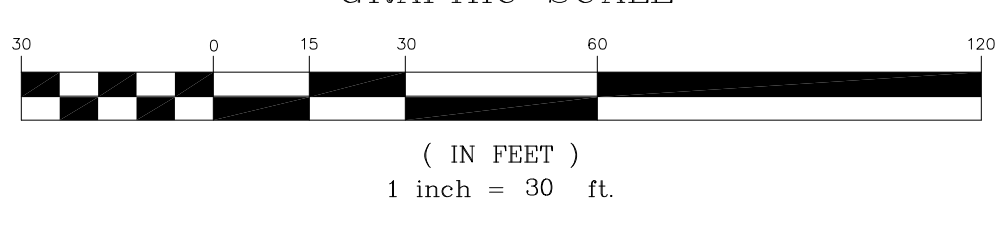
DATE	SCALE	DRAWN	CHECKED
07-17-2020	1"=30'	L.A.R./C.J.L.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD I.R.
10-03-2019 07-13-2020	127 141	22 46	M.S./L.R. M.S.
FILE NO.:	DRAWING NAME/SHEET NO.		
G15118	G15118TOPO.DWG 1 of 1		

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS DATE
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #28444
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #246A28170800

MAP LEGEND

	PROPERTY LINE		OVERHEAD WIRES		DENOTES PARKING SPACE COUNT
	BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL		APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	EXISTING CONTOUR		APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		CHAIN LINK FENCE
	EXISTING SPOT ELEVATION		APPROX. LOC. UNDERGROUND ELECTRIC LINE PER MAP REFERENCE NO. 1		CONCRETE SIDEWALK
	EXIST. TOP OF CURB ELEVATION		AREA LIGHT		BLUESTONE CURB
	EXIST. GUTTER ELEVATION		MANHOLE		CONCRETE CURB
	EXIST. TOP OF WALL ELEVATION		INLET		DEPRESSED CURB
	EXIST. BOTTOM OF WALL ELEVATION		UTILITY POLE		YELLOW STRIPING
	FINISHED FLOOR ELEVATION		UTILITY POLE/LIGHT POLE		BLUE STRIPING
	HYDRANT		GUY WIRE		ASPHALT
	WATER VALVE		FIRE DEPARTMENT CONNECTION		CONCRETE
	CLEAN OUT		GAS VALVE		TRANSFORMER
	GAS VALVE		SIGN		EDGE OF PAVEMENT
	DENOTES TREE AND TRUNK DIAMETER		DENOTES TITLE REPORT EXCEPTION		METAL COVER



UTILITIES:
 THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 151551533, 151551546, 151551551, 192673307, 192673378 & 192674043 (2015 & 2019 MARKOUTS)

UTILITY COMPANY
 VERIZON
 CABLEVISION OF MONMOUTH
 JCP&L
 NEW JERSEY NATURAL GAS CO.
 NEPTUNE TOWNSHIP SEWER
 NJ AMERICAN WATER

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.

