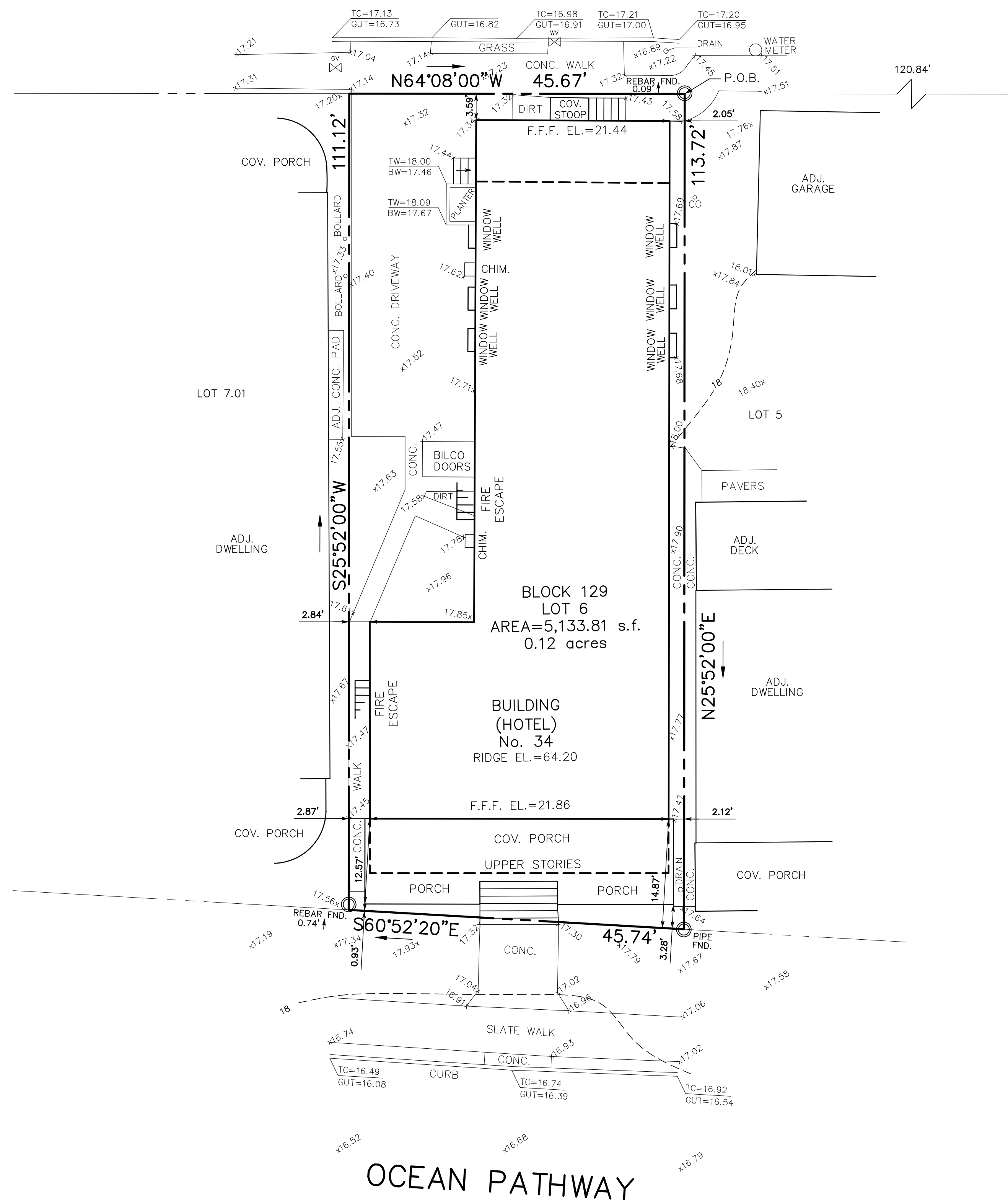


MCCLINTOCK STREET  
R.O.W.= 25' (T.M.)



CENTRAL AVENUE  
R.O.W.= 70' (T.M.)

- NOTES:**
1. ALL BUILDING OFFSETS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE
  2. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM

**TO:**

1. 34 OPOG LLC

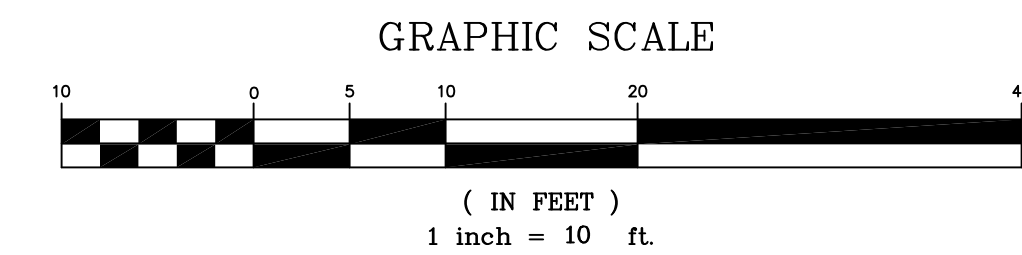
- REFERENCES:**
1. DEED BOOK 8494 PAGE 4494 (SITE)
  2. DEED BOOK 8848 PAGE 9353 (LOT 7.01)
  3. TOWNSHIP TAX MAP SHEET No. 1
  4. DEED BOOK 9580 PAGE 5672 (LOT 5)

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED. BELIEVED LOCATION IS NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY. FLOOD PLAIN MAPS WERE NOT REVIEWED OR CONSIDERED AS PART OF THIS SURVEY.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, LAND SURVEYOR PREPARATION OF LAND SURVEYS. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED BELOW. THIS DECLARATION IS GIVEN SOLELY TO THE BELOW NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE EXCEPT AS PROVIDED HEREIN. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, ADDITION, ETC.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF METALS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF METALS AND/OR TOXIC WASTES IS INDICATED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY. A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2005, c.14 (N.J.S.A. 46:9-36.3) AND N.J.A.C. 13:40-5.1(d). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, METALS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.



AS PER N.J.A.C. 13:40-8.1A DIGITAL SIGNATURES AND SEALS  
A DIGITAL SIGNATURE AND SEAL SHALL CARRY THE SAME WEIGHT,  
AUTHORITY, AND EFFECT AS A HANDWRITTEN SIGNATURE AND IMPRESSION-TYPE SEAL.

CHECKED BY:	DRAWN BY:	REV.	DESCRIPTION	DATE	BY
RODOLFO PIERRI PLS	TG				
<b>SURVEY OF PROPERTY</b>					
LOCATED AT					
34 OCEAN PATHWAY					
LOT 6, BLOCK 129, on T.M. SHEET #1					
situate in					
TOWNSHIP OF NEPTUNE					
MONMOUTH COUNTY NEW JERSEY					
DATE OF SIGNATURE	JULY 6, 2022			SCALE: 1"=10'	DATE: 06/13/2022
N.J. LAND SURVEYOR LIC. No. 246503860600				SHEET #: 1 OF 1	DRAWING: 22063SRV
					JOB #: 22063

