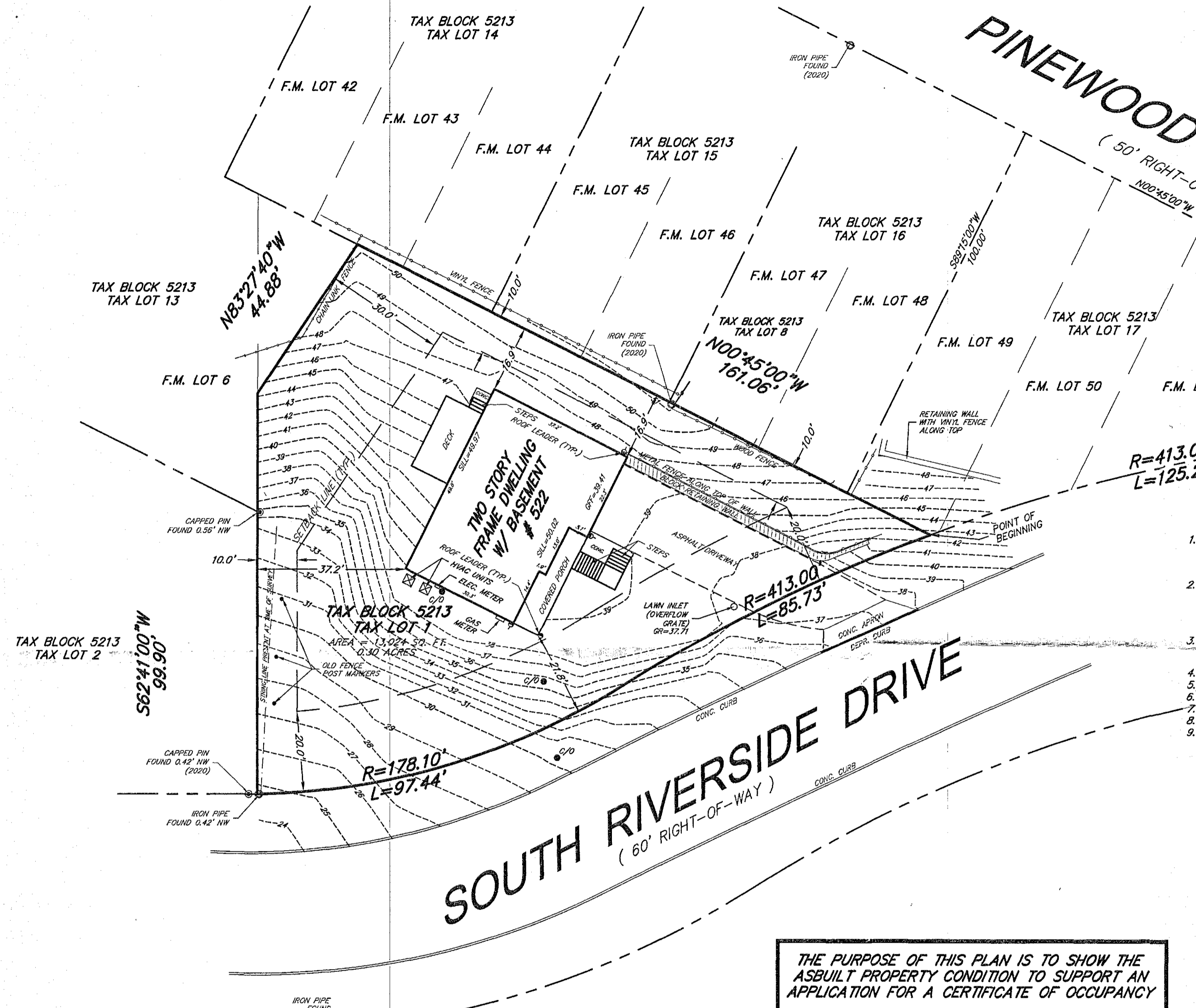
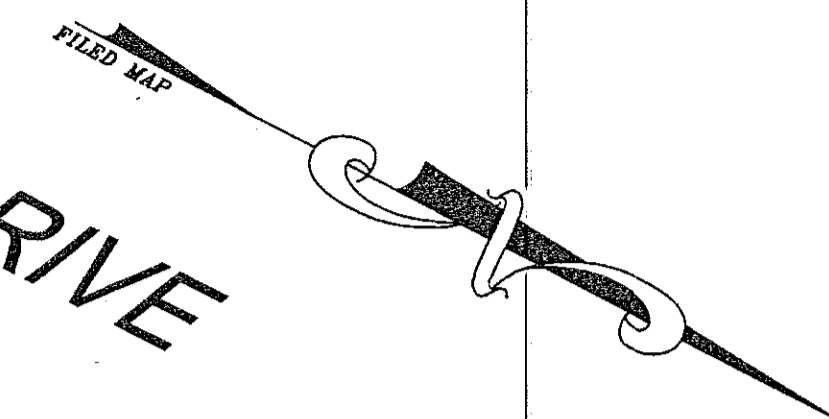
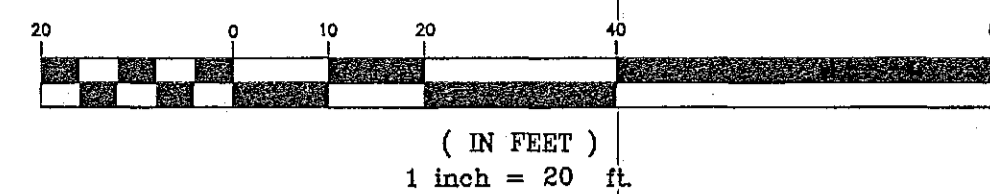


GRAPHIC SCALE



REFERENCES:

1. PQ IS ALSO KNOWN AS LOTS 1-4 & PART LOT 5, BLOCK 26 ON A MAP ENTITLED, "MAP OF SHARK RIVER HILLS SECTION A" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 31, 1928, AS CASE No.21-2. (LOT 1, BLOCK 5213)
2. MAP ENTITLED "MINOR SUBDIVISION MAP OF LOTS IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, NEW LOTS 6, 39 AND 41, BLOCK 405 DATED APRIL 18, 1983, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OCT. 11, 1983 AS CASE NO. 188-7 (LOTS 2, 12 AND 13, BLOCK 5213)
3. ALSO KNOWN AND DESIGNATED AS TAX LOT 1, IN TAX BLOCK 5213, AS SHOWN ON THE OFFICIAL TAX MAP OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 52
4. DB 3967 PG 774 (PQ LOT 1, BLOCK 5213)
5. DB 9108 PG 8319 (LOT 3, BLOCK 5213)
6. DB 9136 PG 7065 (LOT 7, BLOCK 5213)
7. DB 8213 PG 3024 (LOT 4, BLOCK 5213)
8. DB 8087 PG 8297 (LOT 4, BLOCK 5213)
9. DB 2793 PG 381 (LOT 4, BLOCK 5213)

SOUTH RIVERSIDE DRIVE
(60' RIGHT-OF-WAY)

THE PURPOSE OF THIS PLAN IS TO SHOW THE ASBUILT PROPERTY CONDITION TO SUPPORT AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY

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 FEB. 19, 2020, AND AGAIN ON JANUARY 17, 2022, 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 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(c) AND 5.2.
5. A PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS AS SHOWN AND 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 WITH THE BENEFIT OF A CERTIFIED PROFESSIONAL TITLE REPORT (FILE NO. 315-112802) 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.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

FINAL ASBUILT
522 SOUTH RIVERSIDE DRIVE
TAX BLOCK 5213, TAX LOT 1
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 52)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
NEPTUNE, NEW JERSEY 07753
TEL. (732)-918-2180
WWW.NELSONENG.NET
CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

1/20/22 FOR THE FIRM

ROBERT H. MORRIS, P.L.S.
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. 30090

SCALE: 1"=20'	DRAWN BY: MS	CHKD. BY: RHM
FILE: 200203	DATE: 1-20-2021	SHEET 1 OF 1