

ONE STORY MASONRY BUILDING (SHOPPING CENTER)

TAX BLOCK 4105 TAX LOT 1

ONE STORY MASONRY BUILDING (AUTO SERVICE STATION)

TAX BLOCK 4105 TAX LOT 2

WEST JUMPING BROOK ROAD

SCHOOLHOUSE ROAD

TWO STORY MASONRY BUILDING (APARTMENTS)

TAX BLOCK 4104 TAX LOT 9

TWO STORY MASONRY BUILDING (APARTMENTS)

TWO STORY MASONRY BUILDING (APARTMENTS)

TAX BLOCK 4104 TAX LOT 9

TAX BLOCK 4104 TAX LOT 15
38,215 SQ. FT.
0.877 ACRES

N.J.S.H. ROUTE 33
(66' RIGHT-OF-WAY)

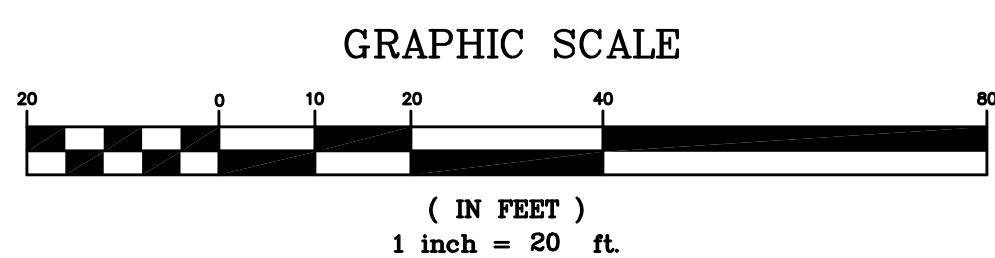
$R=922.37'$
 $L=186.50'$
 $\Delta=11^{\circ}35'06''$
 $CHD. BNG.=N60^{\circ}19'34''W$
 $CHD.=186.18'$

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 APRIL 17, 2019 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. 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.
5. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS.
6. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF SUBSURFACE CONTAMINANTS.
7. 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 UTILITIES/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.)
8. 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.
9. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
10. 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 EASEMENTS, 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.
11. ELEVATIONS DEPICTED ARE BASED UPON ASSUMED DATUM.

REFERENCES:

1. TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 41.
2. DEED BOOK 9088, PAGE 3725.
3. DEED BOOK 9088, PAGE 3702.
4. DEED BOOK 9212, PAGE 1383.
5. "USE VARIANCE AND MAJOR SITE PLAN (SIGNS AND CANOPY), LOT 15, BLOCK 4104, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY OMEN, LITTLE ASSOCIATES, DATED MARCH 14, 2016, LATEST REVISED DATE NOVEMBER 29, 2016.



NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
<p>SURVEY OF PROPERTY 3655 HIGHWAY 33 SYED BROTHERS MANAGEMENT, LLC TAX BLOCK 4104, TAX LOT 15 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 41)</p>				
		<p>Nelson Engineering Associates, Inc.</p>		
<p>444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900</p>		<p>SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING</p>		
<p>FOR THE FIRM</p>				
<p>ROBERT H. MORRIS, P.L.S. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. GS30090</p>				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: RHM		
FILE: 190403	DATE: 06-26-2019	SHEET: 1	OF 1	