

NOTES:

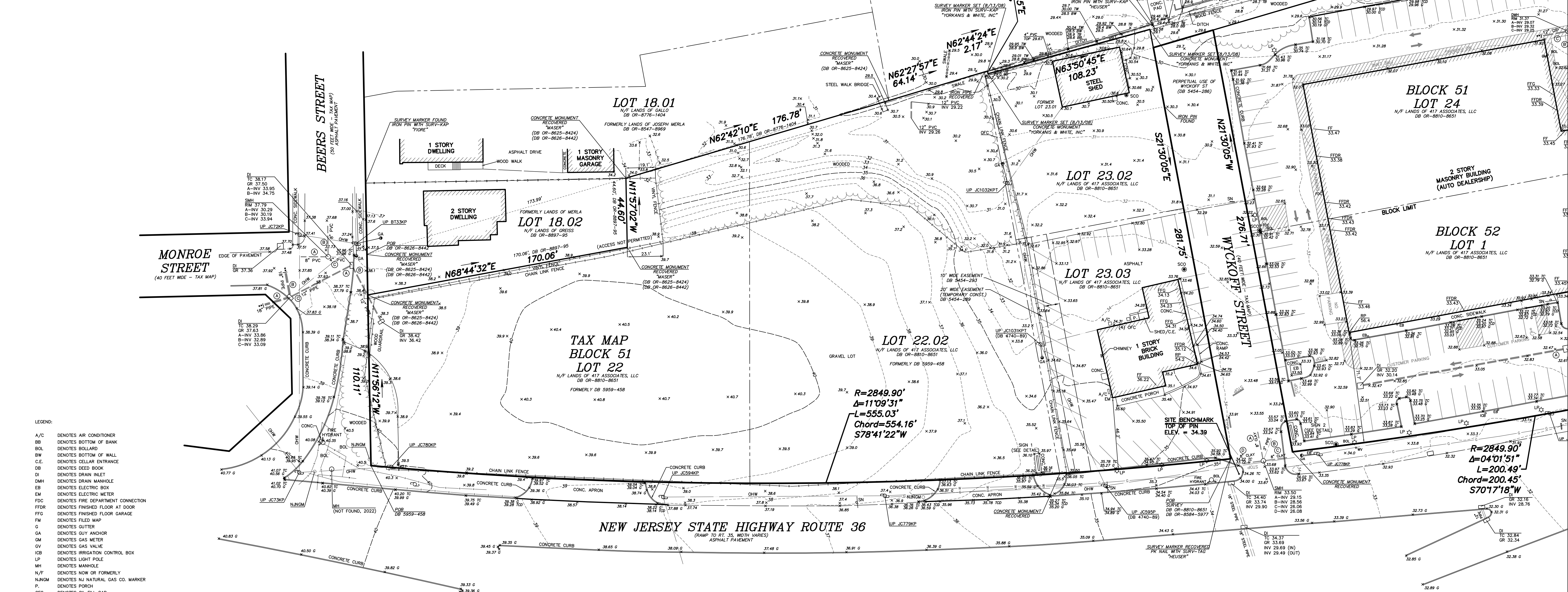
1. ONLY COPIES FROM THE ORIGINAL MAP MARKED WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID.
2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
4. PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
5. BY CONTRACTUAL ARRANGEMENT, THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND WITHOUT A TITLE REPORT FOR THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR ALL DEEDS BACK TO THE MOTHER PARCEL. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR RIGHT OF OTHERS. THE SURVEY RETRACEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.
6. THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR THE PURPOSE OF EXECUTING AND/OR EXPEDITING A SURVEY AFFIDAVIT AND/OR AFFIDAVIT OF TITLE.
7. THIS SURVEY, AND OUR WORK PERFORMED IN ORDER TO PERFORM THIS SURVEY, WAS ONLY PREPARED FOR THE PARTY/PARTIES NOTED IN THE CERTIFICATION SHOWN HEREON. THIS SURVEY IS NOT TO BE UTILIZED BY A DIFFERENT PARTY IN THE FUTURE UNLESS A CONTINUATION SURVEY IS PERFORMED BY OUR COMPANY.
8. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE UNLESS SHOWN HEREON.
9. BY CONTRACTUAL ARRANGEMENT, WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED.
10. BY CONTRACTUAL ARRANGEMENT, CORNERS MARKERS HAVE NOT BEEN SET AND/OR MARKED AND IDENTIFIED.
11. THE PROPERTY LINES SHOWN HEREON REPRESENT OUR RETRACEMENT OF EACH PROPERTY LINE OR RIGHT OF WAY LINE BASED ON THE BEST AVAILABLE EVIDENCE FOUND OR RECOVERED AS OF THE DATE OF THIS SURVEY. YORKANIS & WHITE, INC. RESERVES THE RIGHT, IF BETTER EVIDENCE IS DISCOVERED, TO REVISE THE LINE AND OUR SURVEY ACCORDINGLY.

GENERAL NOTES:

1. BY CONTRACTUAL ARRANGEMENT, THE HORIZONTAL DATUM FOR THIS SURVEY IS ON THE NORTH AMERICAN DATUM OF 1983(NAD 1983), ADJUSTMENT 2011, EPOCH 2010, AND WAS TRANSFERRED TO THE SITE USING GPS REAL TIME KINEMATIC (RTK) TECHNOLOGY WITH THE LEICA GEOSYSTEMS "SMARTNET NORTH AMERICA" REAL TIME NETWORK.
 2. BY CONTRACTUAL ARRANGEMENT, THE VERTICAL DATUM OF THIS SURVEY IS ON AN ASSUMED BASE.
 3. THE CONVERSION FACTOR FROM THE ASSUMED VERTICAL DATUM ON THIS MAP TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) IS -1.42. IN OTHER WORDS, YOU NEED TO SUBTRACT 1.42 FEET FROM ANY ELEVATION ON THIS MAP IN ORDER TO GET TO THE NAV88 DATUM.
 4. LOCAL SITE BENCHMARK IS THE TOP OF THE IRON PIN SHOWN HEREON HAVING AN ELEVATION OF 34.39.
 5. BY CONTRACTUAL ARRANGEMENT, NO INVESTIGATION INTO THE FLOOD ELEVATION OR FLOOD MAPS HAS BEEN MADE.
 6. UTILITIES SHOWN HEREON WERE DERIVED FROM MARKOUTS DONE BY THE PROPER UTILITY AUTHORITY AS OF THE DATE OF THIS FIELD SURVEY AND ARE SHOWN HEREON AS APPROXIMATE LOCATIONS TO BE UTILIZED FOR ESTIMATING PURPOSES ONLY. UNDERGROUND UTILITIES THAT HAD NOT BEEN MARKED WERE NOT LOCATED. UTILITIES SUCH AS STORM AND SANITARY SEWER INVERTS WERE DERIVED USING CONVENTIONAL SURVEYING METHODS TO OBSERVE THE INVERT. DUE TO THE CONFIGURATION OF THE DRAINAGE STRUCTURE AND THE GEOMETRY OF THE PIPE, THE OBSERVED INVERTS HAVE A TOLERANCE OF 0.1 FEET.
- IF UTILITIES REFERENCED ARE TO BE USED FOR DESIGN PURPOSES AND ARE OF A CRITICAL NATURE, PRIOR TO CONSTRUCTION OR DESIGN, SAMPLE TEST PITS SHOULD BE MADE TO VERIFY THE EXACT LOCATION. PRIOR TO CONSTRUCTION, THE DESIGN PLAN OR THIS SURVEY SHALL BE FORWARDED TO THE APPROPRIATE UTILITY COMPANY FOR VERIFICATION OF UTILITIES.
7. THE SPREAD OF TREES, BUSHES, HEDGES, FENCES, ETC. SHOWN ON THIS PLAN ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT THE TRUE SPREAD OR DRIP LINE OR WIDTH.
 8. AREAS ARE AS FOLLOWS:
THE AREA OF LOTS 22, 22.02, 23.02 & 23.03 EQUALS 111,118 MORE OR LESS SQUARE FEET OR 2.551 MORE OR LESS ACRES OF LAND.
THE AREA OF LOTS 1, 2, 24, 25 & 25.03 EQUALS 126,031 MORE OR LESS SQUARE FEET OR 2.893 MORE OR LESS ACRES OF LAND.

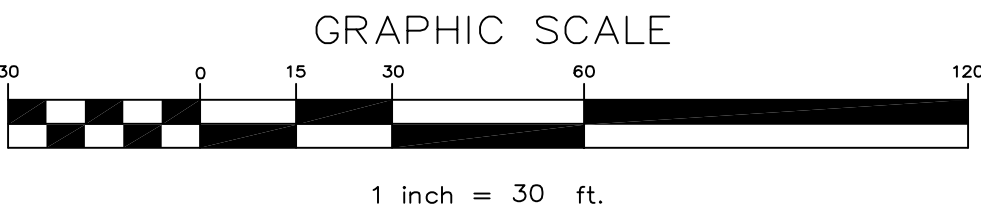
Property is subject to the following:

1. Rights or claims of parties in possession of the land not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Subsurface conditions not disclosed by an instrument of record.
4. Rights, public and private, if any, in all road, streets and avenues crossing, bounding or affecting the premises in question.
5. Easements as contained in Deed Book 802 Page 307 and Deed Book 894 Page 189 (Blanket Utility Easements, Not Plottable).
6. Slope rights of the State of New Jersey for highway parcel in Deed Book 1583 Page 406 (Slope line, Plotted).
7. Easement as contained in Deed Book 4740 Page 89 (Plotted).
8. Deed for highway parcel in Book 1597 Page 83 (Not Plotted, parcels are within the Right of Way of Rt. 36).
9. Restrictive Covenant contained in Deed Book 5454, Page 286, perpetual use of Wyckoff Street (shown).
10. Easements as contained in Deed Book 4740, Page 89 (Utility Pole JC1032KPT located).
11. Access Agreement contained in Deed Book 5487, Page 975. Note: Copies of Easements in Deed Book 5454, Page 289 and Easements in Deed Book 5454, Page 293 (Plotted).
12. Possible rights in and to a portion of the corridor lot (Lot 22.01).
13. Possible prescriptive rights for access to Wyckoff Street for Lot 16.
14. Possible prescriptive rights for access to Arlington Street for Lot 25.02.
15. A Boundary Line Agreement between Lot 22.01 and Lot 23.02 in Block 51 as recorded in the Monmouth County Clerk's Office.



- LEGEND:
- A/C DENOTES AIR CONDITIONER
 - BB DENOTES BOTTOM OF BANK
 - BOL DENOTES BOLLARD
 - BW DENOTES BOTTOM OF WALL
 - C.E. DENOTES CELLAR ENTRANCE
 - DB DENOTES DEED BOOK
 - DI DENOTES DRAIN INLET
 - DWH DENOTES DRAIN MANHOLE
 - EB DENOTES ELECTRIC BOX
 - EM DENOTES ELECTRIC METER
 - FG DENOTES FIRE DEPARTMENT CONNECTION
 - FFOR DENOTES FINISHED FLOOR AT DOOR
 - FFG DENOTES FINISHED FLOOR GARAGE
 - FM DENOTES FILED MAP
 - G DENOTES GUTTER
 - GA DENOTES GUY ANCHOR
 - GM DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - IGB DENOTES IRRIGATION CONTROL BOX
 - LP DENOTES LIGHT POLE
 - MH DENOTES MANHOLE
 - N/F DENOTES NOW OR FORMERLY
 - NUNGM DENOTES NJ NATURAL GAS CO. MARKER
 - P DENOTES PORCH
 - OFC DENOTES OIL FILL CAP
 - OHV DENOTES OVERHEAD WIRES
 - RRT DENOTES RAILROAD TIE
 - SCO DENOTES SANITARY SEWER CLEANOUT
 - SMH DENOTES SANITARY SEWER MANHOLE
 - SN DENOTES SIGN
 - TB DENOTES TOP OF BANK
 - TC DENOTES TOP OF CURB
 - TCD DENOTES TOP OF DEPRESSION CURB
 - TM DENOTES TAX MAP
 - TW DENOTES TOP OF WALL
 - UB DENOTES UTILITY BOX
 - UP DENOTES UTILITY POLE
 - WM DENOTES WATER METER
 - WV DENOTES WATER VALVE
 - Y DENOTES DESTINATION/ORIGIN UNKNOWN
 - YH DENOTES DEPRESSION CURB
 - YH DENOTES EDGE OF WOODS
 - YH DENOTES APPROXIMATE LOCATION OF GAS MAIN
 - YH DENOTES APPROXIMATE LOCATION OF WATER MAIN
 - X.25.3 DENOTES SPOT ELEVATION

THIS SURVEY MAP IS CERTIFIED TO:
KENNEDY CONSULTING ENGINEERS, LLC



NO.	DATE	TITLE BLOCK LOT NUMBER	DESCRIPTION	J.T.L.	BY
1.	10/25/22				

SHEET 1 OF 2

BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS
LOTS 22, 22.02, 23.02, 23.03, 24, 25 & 25.03 IN
BLOCK 51 AND LOTS 1 & 2 IN BLOCK 52

**BOROUGH OF KEYPORT
MONMOUTH COUNTY - NEW JERSEY**

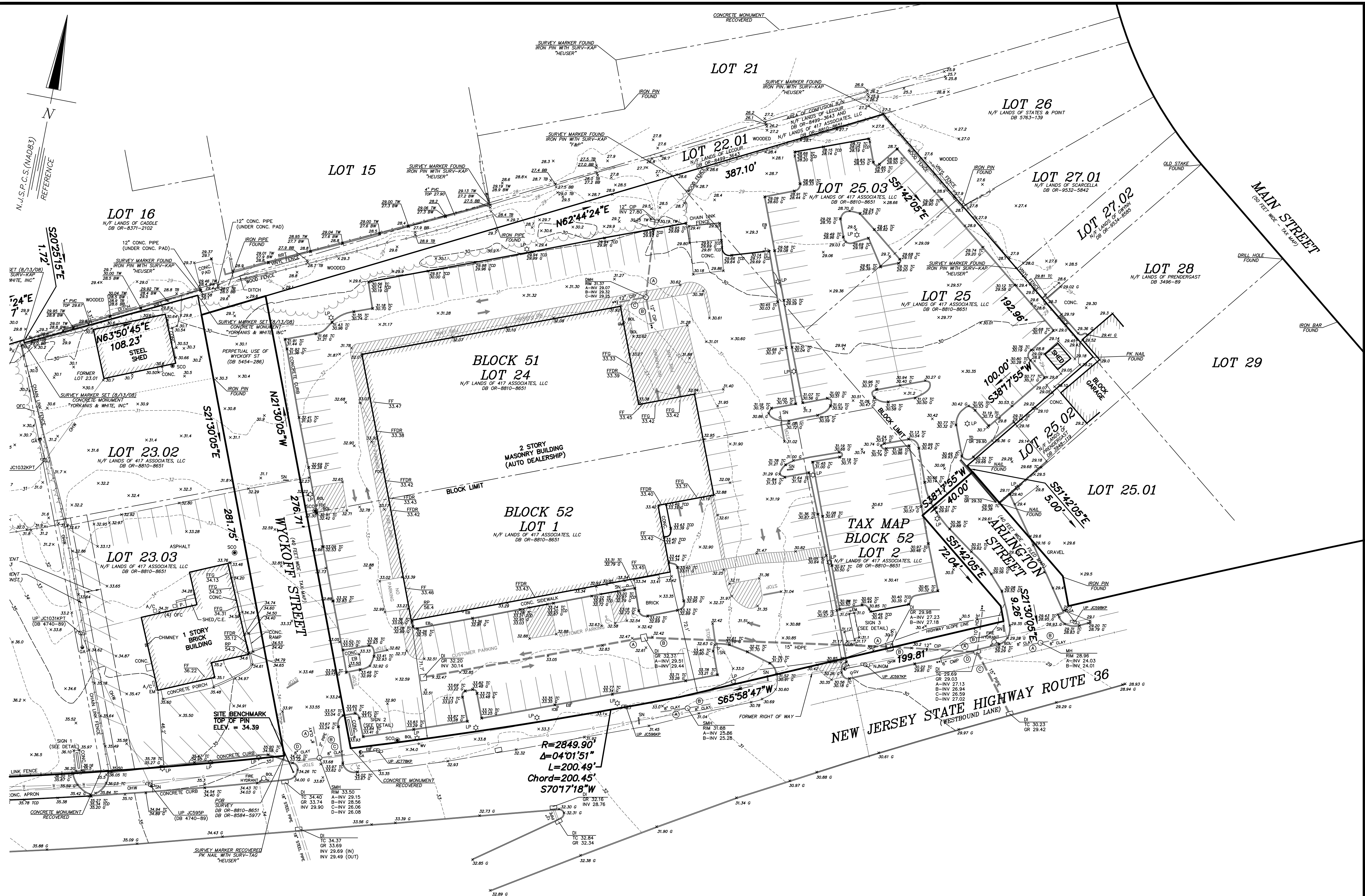
YORKANIS & WHITE, INC.
PROFESSIONAL LAND SURVEYORS
23 VILLAGE COURT, HARTLET, N. J. 07730 (732-988-3211)
CERTIFICATE OF AUTHORIZATION NUMBER: 246A27960900

SCALE: 1" = 30'
DWG. NO.: 00106
DATE: 10/25/22
DATE OF SURVEY: APRIL 18, 2022
FILE NO.: 00106

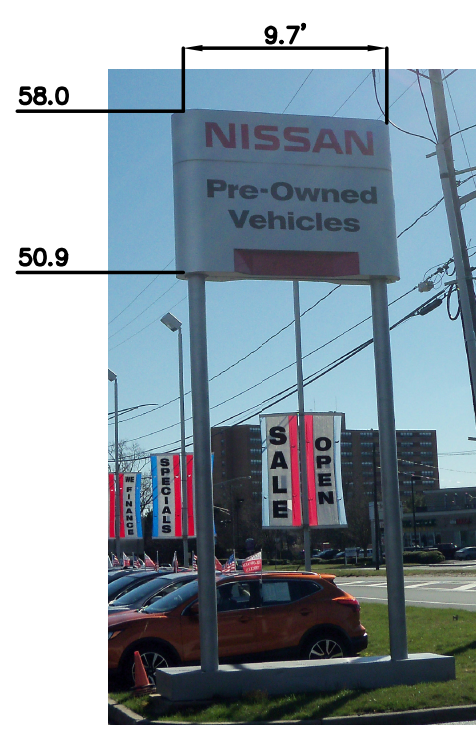
JOHN T. LUTS
PROFESSIONAL LAND SURVEYOR 6543220

DATA FOR SURVEY WAS OBTAINED FROM FIELD WORK AND THE FOLLOWING:

- D1. DEED: LOTS 22, 22.02, 23.03, 23.02, 24, 25.03, and 25 IN BLOCK 51, AND LOTS 1 AND 2 IN BLOCK 52
417 Associates to 417 Associates, LLC., dated December 3, 2009, and recorded in the Monmouth County Clerk's Office on December 11, 2009 in Deed Book OR-8810, Page 8651.
- D2. DEED: LOT 18.02 IN BLOCK 51
Sheila Hutchinson to Antoun Greiss, dated June 27, 2011, and recorded in the Monmouth County Clerk's Office on July 1, 2011, in Deed Book OR-8897, Page 95.
- D3. DEED: LOT 18.01 IN BLOCK 51
Joseph Merla, unmarried to James Gallo, unmarried, dated May 21, 2009, and recorded in the Monmouth County Clerk's Office on June 1, 2009, in Deed Book OR-8776, Page 1404.
- D4. DEED: LOT 16 IN BLOCK 51
Daniel Stetz to Jack Caddie, dated May 27, 2004, and recorded in the Monmouth County Clerk's Office on June 11, 2004 in Deed Book OR-8371, Page 2102.
- D5. DEED: LOTS 8 and 15 IN BLOCK 51
David C. Berkowitz married, and his Non-vested spouse Debra Lynn Berkowitz to David C. Berkowitz, married dated July 26, 2014, and recorded in the Monmouth County Clerk's Office on August 5, 2014 in Deed Book OR-9075, Page 8203.
- D6. DEED: LOTS 14 and 21 IN BLOCK 51
Sheriff Deed, Monmouth County Sheriff's NO. 17002810 dated January 26, 2018, and recorded in the Monmouth County Clerk's Office on June 12, 2019 in Deed Book OR-9352, Page 6890.
- D7. DEED: LOT 26 IN BLOCK 51
Michael Devino and Thomas Devino to Richard E. States and Jean Point, dated September 3, 1998, and recorded in the Monmouth County Clerk's Office on October 23, 1998 in Deed Book 5783, Page 135.
- D8. DEED: LOT 27.01 IN BLOCK 51
Jacqueline Cullari, unmarried to Anthony Scarella, single, dated June 21, 2021, and recorded in the Monmouth County Clerk's Office on August 3, 2021 in Deed Book OR-9532, Page 5842.
- D9. DEED: LOT 27.02 IN BLOCK 51
Debraann Smith, unmarried, to Jessica P. Gwynn, dated July 6, 2021, and recorded in the Monmouth County Clerk's Office on August 11, 2021 in Deed Book OR-9534, Page 8585.
- D10. DEED: LOT 25.01 IN BLOCK 51
Caribay Realty LLC Sole Members, to 103 Highway 36, LLC. Dated February 20, 2015 and recorded in the Monmouth County Clerk's Office on March 16, 2015 in Deed Book OR-9103, Page 9822.
- M1. MAP ENTITLED:
"The Official Tax Map of the Borough of Keyport, Monmouth County, New Jersey."
- M2. MAP ENTITLED:
"Survey of Property for: JJM Partners, LLP, Situated in: Borough of Keyport, Monmouth County, New Jersey", prepared by Thomas M. Ernst & Associates, Professional Land Surveyors, Inc., dated July 27, 2006.
- M3. MAP ENTITLED:
"Homewood Park, Keyport, N.J.", Made May, 1926, which map was filed in the Monmouth County Clerk's Office in Case No. 72, Sheet 12, on September 14, 1928.
- M4. MAP ENTITLED:
"Minor Subdivision Sketch Plat of Lots 23 & 23.01, Block 51, Sheet 2 Tax Map, Situate in Keyport Borough, Monmouth County, New Jersey", prepared by Richard K. Heuser, P.C., dated December 30, 1991 and revised to February 29, 1992.
- M5. MAP ENTITLED:
"Map of Survey of Second Tract Described in Deed Book 2587 on Page 129, Situate in Keyport Borough, Monmouth County, New Jersey", prepared by Richard K. Heuser, P.C., dated December 2, 1988 and revised to December 23, 1988.
- M6. MAP ENTITLED:
"Boundary Survey Map of Property Known as Lots 22, 22.02 & 23.03 in Block 51, Borough of Keyport, Monmouth County, New Jersey", prepared by Yorkanis & White, Inc., dated July 19, 2007.
- M7. MAP ENTITLED:
"Supplement New Jersey State Highway Department, General Property, Key Map Route 36, Section 1, Keyport to Kearsburg, Showing Existing Right of Way and Parcels to be Acquired in the Boroughs of Keyport, Union Beach and Kearsburg, and in the Township of Raritan, Monmouth County", dated November 1930, Sheet 4 of 6.
- M8. MAP ENTITLED:
"New Jersey State Highway Department, General Property Parcel Map, Route 36 (1953), Section 1, From Route 35 to Palmer Avenue, showing existing Right of Way and Parcels to be acquired in the Boroughs of Keyport, Union Beach and Kearsburg and Township of Raritan, County of Monmouth, New Jersey", dated March 1962, Sheets 1, 2 and 3 of 25.
- M9. Map Entitled:
"Boundary Line Agreement Plat Between Properties Known as Lots 22.01 & 23.02 in Block 51, Borough of Keyport, Monmouth County, New Jersey" prepared by Yorkanis & White, Inc., dated August 12, 2008.
- M10: Map Entitled:
"Topographical Survey Map of Property Known as Lots 1 & 2 in Block 52, Lots 25 & 25.03 in Block 51, Borough of Keyport, Monmouth County, New Jersey", prepared by Yorkanis & White, Inc., dated December 29, 2000, revised October 27, 2005.
- M11: Map Entitled:
"Topographical Survey Map of Property Known as Lots 22, 22.02 & 23.03 in Block 51, Borough of Keyport, Monmouth County, New Jersey", prepared by Yorkanis & White, Inc., dated December 1, 2000, Revised January 23, 2001.
- M12: Map Entitled:
"Survey Map of Property Known as Lot 2 in Block 52, Lots 25 & 25.03 in Block 51, Borough of Keyport, Monmouth County, New Jersey". Prepared by E.J. Hader Associates, dated July 6, 1998.
- M13: Map Entitled:
"Boundary Survey Map of Property Known as Lot 23.02 in Block 51, Borough of Keyport, Monmouth County, New Jersey", prepared by Yorkanis & White, Inc., dated October 17, 2007.
- M14: Map Entitled:
"Boundary Line Agreement Between Lot 18, Block 51, Joseph Merla and Lot 22, Block 51, Rio Partners, LLC, Borough of Keyport, Monmouth County, New Jersey", prepared by Maser Consulting, P.A., dated October 31, 2006.
- M15: Map Entitled:
"Map of Survey, Lots 22 and 22.02, Block 51, Borough of Keyport, Monmouth County, New Jersey", prepared by French & Parrello, dated March 2, 2000, revised July 27, 2000.



SIGN DETAIL #1

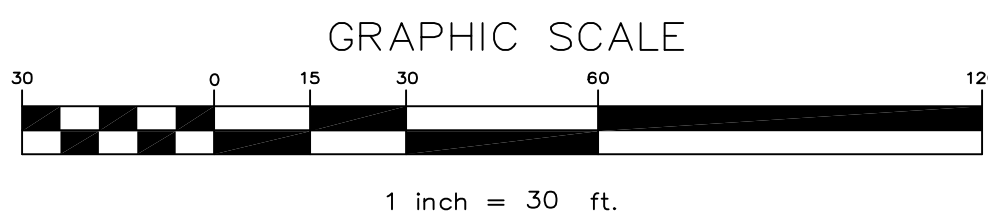


SIGN DETAIL #2



SIGN DETAIL #3

THIS SURVEY MAP IS CERTIFIED TO:
KENNEDY CONSULTING ENGINEERS, LLC



NO.	DATE	TITLE BLOCK LOT NUMBER DESCRIPTION	J.T.L. BY
1.	10/25/22	TITLE BLOCK LOT NUMBER	J.T.L.

SHEET 2 OF 2

BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS
LOTS 22, 22.02, 23.02, 23.03, 24, 25 & 25.03 IN
BLOCK 51 AND LOTS 1 & 2 IN BLOCK 52

BOROUGH OF KEYPORT
MONMOUTH COUNTY – NEW JERSEY

YORKANIS & WHITE, INC.
PROFESSIONAL LAND SURVEYORS
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CHKD: J.T.L.

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JOHN T. LUTS
PROFESSIONAL LAND SURVEYOR 6543220