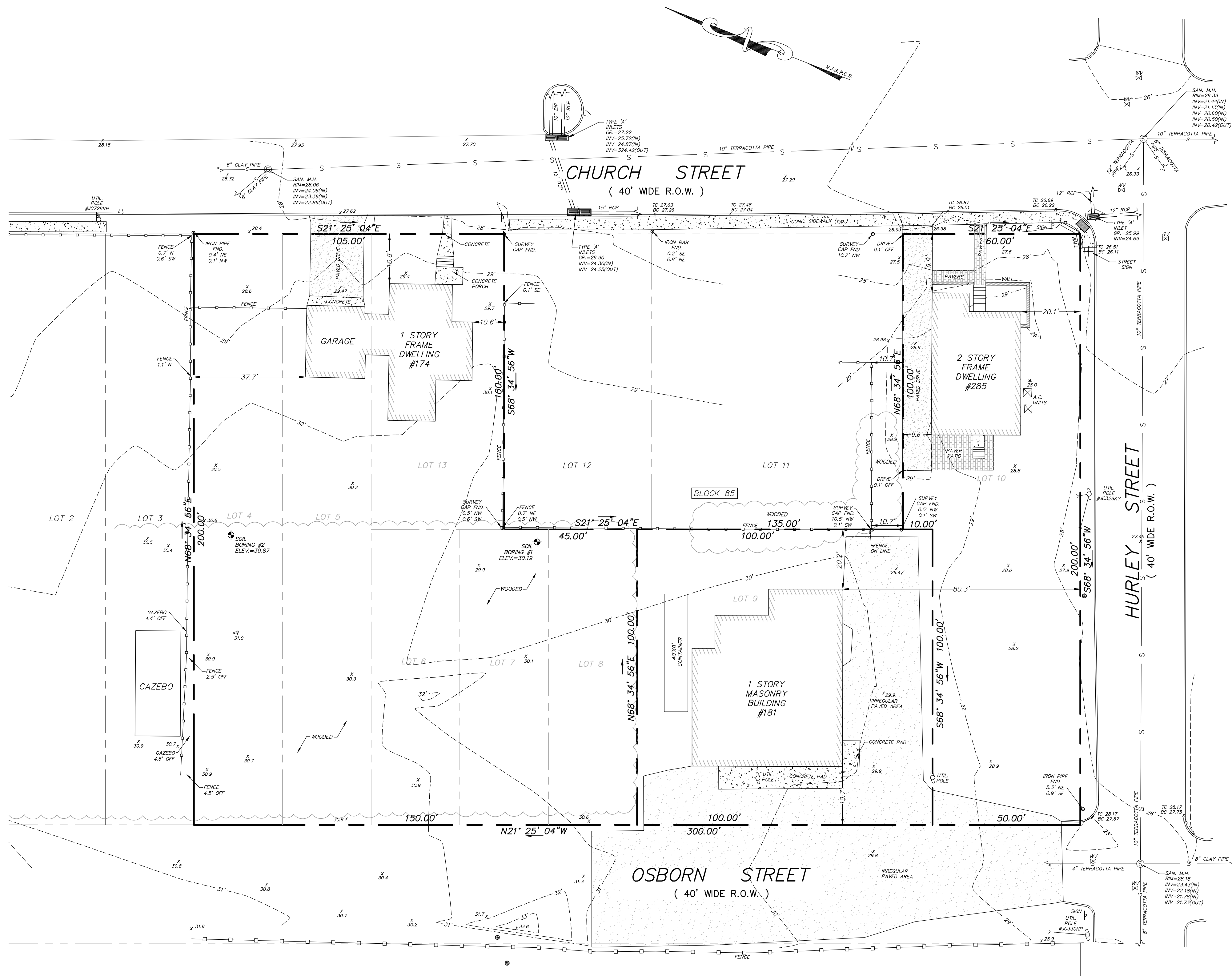


LEGEND

- GV GAS VALVE
WV WATER VALVE
WM WATER METER
UM UTILITY MANHOLE
DM DRAINAGE MANHOLE
EM ELECTRICAL MANHOLE
SM SANITARY MANHOLE
TM TELEPHONE MANHOLE
TS TRAFFIC SIGN
ST STREET SIGN
LP LIGHT POST
UP UTILITY POLE
FH FIRE HYDRANT
DI DRAINAGE INLET (TYPE "A")
DB DRAINAGE INLET (TYPE "B")
DE DRAINAGE INLET (TYPE "E")
DL DRAINAGE LINE
EL ELECTRIC LINE
GL GAS LINE
SSL SANITARY SEWER LINE
TL TELEPHONE LINE
WL WATER LINE
OWH OVERHEAD WIRES
MW MONITORING WELL
IRF IRON PIPE FOUND
CRF CAPPED REBAR FOUND
CM CONCRETE MONUMENT FOUND
S SURVEY
FM FILE MAP
GM GAS METER
DC DEPRESSED CURB
FC FLUSH CURB



NOTES:

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.

THE CERTIFICATION IS MADE ONLY TO THOSE PARTIES NAMED HEREON FOR THE PURCHASE AND/OR MORTGAGE OF PROPERTY DELINEATED AND NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS SURVEY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, SURVEY AFFIDAVIT, RESALE OF PROPERTY OR USE BY ANY PARTIES NOT LISTED DIRECTLY OR INDIRECTLY IN THE CERTIFICATION.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS". THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

PROPERTY CORNERS WERE NOT SET AS PER CONTRACTUAL AGREEMENT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SURVEY REFERENCES:

SR1: BLOCK 85, LOT 9 - DEED FROM JOHN M. FAHEY TO JF-181 OSBORN STREET, LLC DATED 12/31/2013 AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 08/12/2014 IN DEED BOOK OR-9076, PAGE 8586.

SR2: BLOCK 85, LOT 10 - DEED FROM JAYE M. CABAN TO JF-285 CHURCH STREET, LLC DATED 09/23/2019 AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 10/07/2019 IN DEED BOOK OR-9372, PAGE 5528.

SR3: BLOCK 85, LOT 13 - DEED FROM JOHN M. FAHEY TO 174 CHURCH STREET KEYPORT, LLC DATED 07/11/2016 AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 07/13/2016 IN DEED BOOK OR-9175, PAGE 1285.

MR1: MAP ENTITLED "OSBORN SUBDIVISION, KEYPORT" PREPARED BY FRANK OSBORN, C.E., AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 12/05/1906 IN CASE 7, SHEET 1.

MR2: MAP ENTITLED "MAP OF SURVEY, LOTS 4,5,6,7,8, AND 13 BLOCK 85", IN THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, PREPARED BY RICHARD HEUSER P.E., L.S., DATED 12/28/2014.

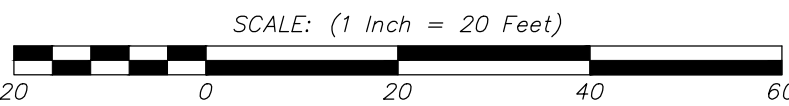
MR3: MAP ENTITLED "MAP OF SURVEY, LOT 10 BLOCK 85", IN THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, PREPARED BY RICHARD HEUSER P.E., L.S., DATED 06/13/2016.

MR4: MAP ENTITLED "MAP OF SURVEY, LOT 8 BLOCK 85", IN THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, PREPARED BY RICHARD LEO A. KALIETA, P.L.S., DATED 02/01/2007.

MRS: THE OFFICIAL TAX MAP OF THE BOROUGH OF KEYPORT.

NOTE:

- THE HORIZONTAL DATUM USED FOR THIS SURVEY IS NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83.
- VERTICAL SURVEY DATUM NAVD 88.



NO.		DATE		DESCRIPTION		DRAWN BY	
BOUNDARY & TOPOGRAPHIC SURVEY							
OF							
LOTS 4-10 & 13 BLOCK 85							
BOROUGH OF KEYPORT		MONMOUTH COUNTY		NEW JERSEY			
THIS SURVEY IS CERTIFIED TO:							
1.							
PETER P. BENNETT III							
N.J. PROFESSIONAL LAND SURVEYOR, LIC. No. 40651							
SCALE:		DRAWN BY:		DATE:		JOB No.:	
1" = 20'		JUL		8/31/21		20152	
SHEET No.:		1 OF 1					