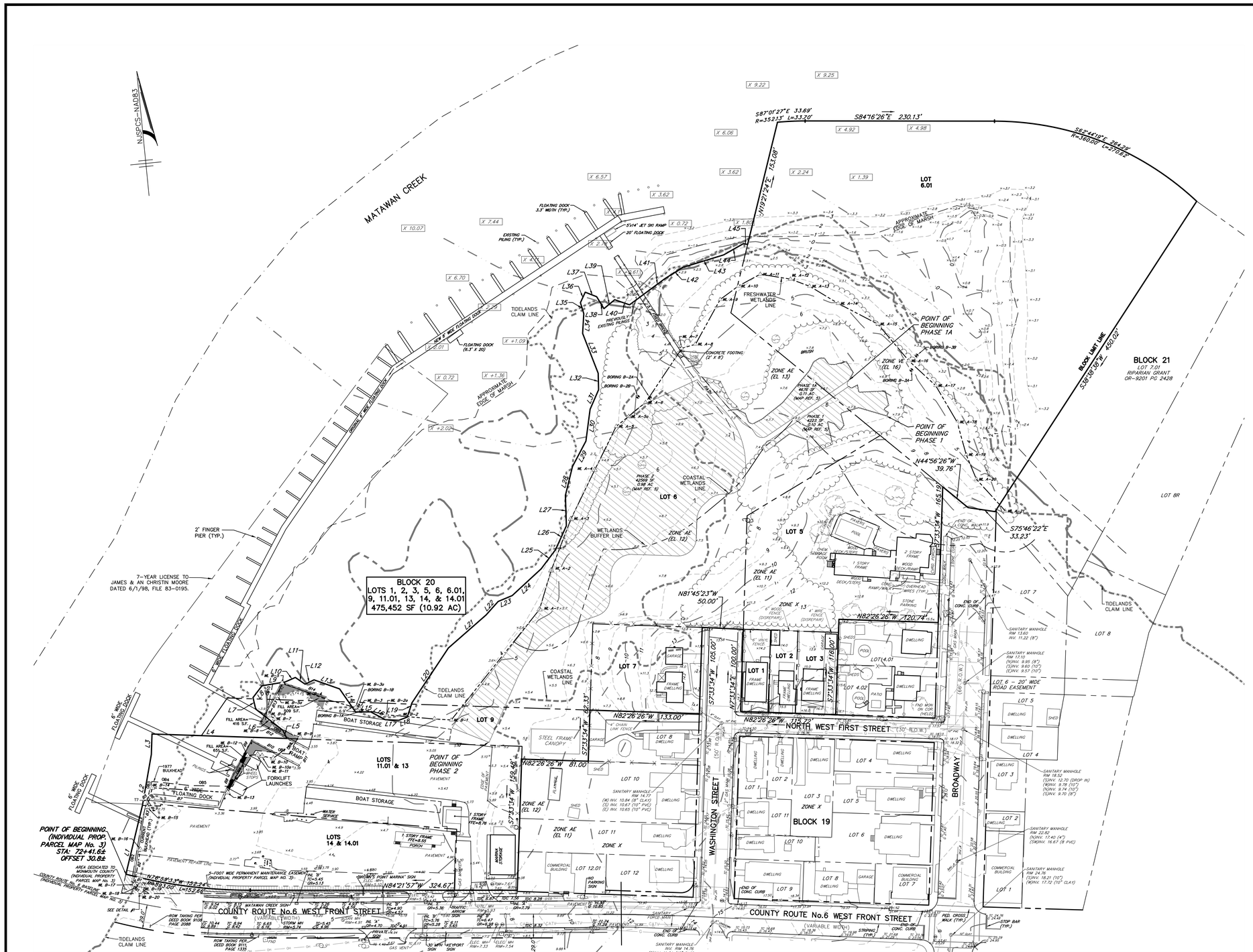
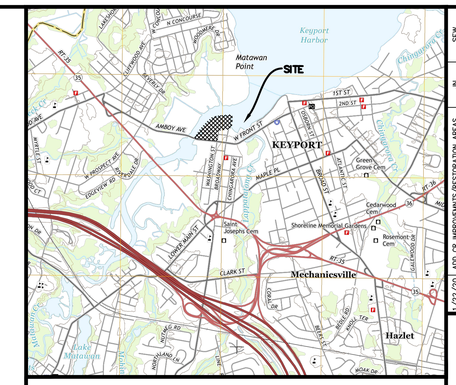




LOCATION MAP

KEYPORT USGS QUAD MAP
SCALE: 1"=2000'

7/22/20	ADD OR IMPROVEMENTS/RESTORATION AREAS	JN	SEW
3/7/19	CLARIFY AREA OF TITLE CONFUSION	JMA	SEW

DATE:	REVISIONS	DRAWN BY	CHECKED BY
02/13/19	GENERAL REVISIONS	JMA	SEW
02/28/18	ADDED TIDELANDS FILL AREA	JMA	SEW
07/11/17	ADDITIONAL LOTS AND TOPOGRAPHY	JMA	SEW
04/07/16	DOCK & BRIDGE AS-BUILT ADDED BULKHEAD INFO.	DAN	
05/28/15	ADDED TIDELANDS CLAIM LINE	DAN	PS
11/03/14	GENERAL	KBD	PS

DRAWN BY: KCS
CHECKED BY: FRD
RELEASED BY: SEW
DATE: 12/16/11
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: N/A
PROJECT No: BPM-111
DRAWING NAME: 00-Survey 2017.dwg

Date: 1/22/20

Suzanne E. Warren, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. GS40890

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 20; LOTS 1, 2, 3, 5, 6, 6.01, 7, 9 11.01, 13, 14, & 14.01
BROWN'S POINT MARINA

SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

MacAtlantic Engineering Partners, LLC
Gateway 195 Centre
5 Commerce Way, Suite 200
Hamilton, NJ 08691
609-910-4450
Certificate of Authorization No. 24GA28194000
Louis L. Zangrari V P.E. PE No. GE45025800
Matthew J. Robinson P.E. PE No. GE46442600
William J. Zawacki II P.E. PE No. GE46133600

Sheet Number
1 OF 1

REFERENCES

1. MAP ENTITLED, "DOCK AND BULKHEAD PLAN FOR BROWNS POINT MARINA, LOTS 5, 6, 6.01, 9, 11.01, 13, 14 & 14.01 BLOCK 20, BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, DATED AUGUST 4, 2008 AND LAST REVISED AUGUST 18, 2009.
2. MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY FOR LOTS 5, 6, 6.01, 9, 11.01, 13, 14 & 14.01 BLOCK 20 BROWNS POINT MARINA, BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY MASER CONSULTING, DATED JANUARY 7, 2003, LAST REVISED JANUARY 3, 2008.
3. MAP ENTITLES, "REPLACEMENT OF BRIDGE MA-14, MONMOUTH COUNTY ROUTE 6 OVER MATAWAN CREEK...INDIVIDUAL PROPERTY PARCEL MAP NO. 3," PREPARED BY GTS CONSULTANTS DATED JANUARY 30, 2012 AND LAST REVISED JANUARY 9, 2015.
4. VESTING DEEDS: DEED BOOK 8423, PAGE 8679, DEED BOOK 5086, PAGE 908, DEED BOOK 5812, PAGE 183, DEED BOOK 5845, PAGE 527.
5. MAP ENTITLED "EXHIBIT PLAN, BROWN'S POINT MARINA RESTORATION AREAS" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC DATED JUNE 14, 2017 AND FILED ON JUNE 22, 2017 IN DEED BOOK 9232 PAGE 2851.

GENERAL NOTES

1. PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 20, LOTS 5, 6, 6.01, 9, 11.01, 13, 14 & 14.01 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY (SHEET 7), CONTAINING A TOTAL OF 10.39 ACRES.
2. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AE(EL 11), AE(EL 12), AE(EL13), VE(EL14) & VE(EL16) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34025C0033F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2008. THE PROPERTY IS ALSO LOCATED IN FLOOD ZONES X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AE (EL 14), VE (EL 15), VE (EL 16), & VE (EL 17) ACCORDING TO FEMA'S PRELIMINARY FIRM, RELEASED JANUARY 31, 2014.
3. TIDELANDS CLAIM LINE ESTABLISHED FROM AVAILABLE NJDEP GIS MAPPING OF THE RARITAN HUDSON REGION AND UPDATED WITHIN THE VICINITY OF THE EXISTING MARINA BULKHEAD, AS DESCRIBED ON THE SHOWN "TIDELANDS CLAIM LINE" CHART.
4. ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE EXISTENCE AND/OR EXTENT OF THE UTILITIES CANNOT BE VERIFIED. OTHER UTILITIES MAY EXIST. ANY PERSON RELYING ON THIS INFORMATION MUST VERIFY INDEPENDENTLY THE LOCATION AND/OR EXISTENCE OF ANY AND ALL UTILITIES AFFECTING THE AREAS SHOWN HEREON. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
5. THIS PLAN HAS BEEN ROTATED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM. BEARINGS SHOWN HEREON MAY NOT MATCH PREVIOUSLY RECORDED DEEDS OR MAPS.
6. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, VALIDITY OF CHAIN OF TITLE, TIDELANDS CLAIMS AND ANY OTHER PERTINENT FACTS THAT A CURRENT AND ACCURATE SEARCH MAY DISCLOSE.
8. IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
9. WETLANDS SHOWN PER NJDEP LOI DATED FEBRUARY 13, 2008 AND MODIFICATION DATED JUNE 9, 2008 FILE No. 1322-04-0001.2 FWW070001. PORTIONS OF THE WETLANDS LINE THAT FALLS OUTSIDE OF THE RESTORATION AREAS WERE RETLAGGED AND MODIFIED BY MIDATLANTIC ENGINEERING PARTNERS ON DECEMBER 13, 2019.
10. THE ONSITE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD DURING MAY, 2017. WEST FRONT STREET (COUNTY ROUTE NO. 6) IMPROVEMENTS ARE AS FOUND IN THE FIELD ON MAY 5, 2019.

LEGEND

- PROJECT BOUNDARY
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION — x 57.6
- EXISTING WATER DEPTH — x 57.6
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING STORM SEWER LINE
- EXISTING INLET/CATCH BASIN
- EXISTING MANHOLE/STORM GRATE — D
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING SPRINKLER BOX
- EXISTING ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING GAS LINE
- EXISTING FENCELINE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING SIGNAGE
- EXISTING HYDRANT
- MEAN HIGH WATER LINE
- TIDELANDS CLAIM LINE
- COASTAL WETLANDS LINE
- FEMA FLOODZONE LINE

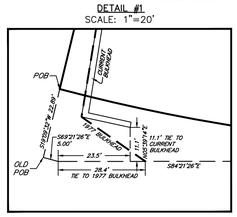
SURVEY CERTIFICATION

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MAY 19, 2017, BY MYSELF OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS, AS OF THE DATE OF THE FIELD SURVEY, EXCEPTING SUCH IMPROVEMENTS AND/OR EASEMENTS BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE PARTIES MENTIONED.

LINE TABLE LEGEND

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N19°09'32"E	86.03'	L16	S56°06'26"E	20.00'	L31	N29°03'34"E	26.00'
L2	N15°33'34"E	62.81'	L17	S81°36'26"E	16.50'	L32	N4°13'34"E	20.00'
L3	N7°33'34"E	25.00'	L18	N74°43'34"E	11.00'	L33	N15°36'26"W	52.00'
L4	S82°26'26"E	164.00'	L19	N23°55'59"E	18.22'	L34	N9°03'34"E	24.00'
L5	N20°26'26"W	11.00'	L20	N39°13'34"E	80.00'	L35	N11°26'26"W	14.00'
L6	N46°16'26"W	42.00'	L21	N54°23'34"E	61.00'	L36	N30°03'34"E	14.00'
L7	N7°26'26"W	14.35'	L22	N47°23'34"E	22.00'	L37	S62°56'26"E	15.00'
L8	N43°03'34"E	18.00'	L23	S73°03'34"W	18.50'	L38	S25°36'26"E	17.00'
L9	N86°13'34"E	28.50'	L24	N52°53'34"E	48.00'	L39	N55°53'34"E	17.00'
L10	N71°43'34"E	13.50'	L25	N42°33'34"E	29.00'	L40	S65°26'26"E	19.00'
L11	S49°56'26"E	14.50'	L26	N29°53'34"E	32.00'	L41	S59°13'34"W	53.00'
L12	N69°53'34"E	12.00'	L27	N3°53'34"E	37.00'	L42	N63°23'34"E	26.00'
L13	S64°56'26"E	33.00'	L28	N19°23'34"E	36.00'	L43	N78°33'34"E	52.00'
L14	S28°56'26"E	34.00'	L29	N33°33'34"E	35.00'	L44	N66°03'34"E	28.00'
L15	S84°36'26"E	18.50'	L30	N13°03'34"E	39.00'	L45	S70°38'36"E	5.03'

DETAIL #1
SCALE: 1"=20'



ORIGINAL BULKHEAD (1977)

Line #	Direction	Length
OB1	N49°27'35"W	25.20'
OB2	N15°02'21"E	72.41'
OB3	N19°40'23"E	51.98'
OB4	S78°09'14"E	44.97'
OB5	S83°02'36"E	53.26'
OB6	N38°25'25"E	52.03'
OB7	S78°09'52"E	40.81'
OB8	N34°13'15"E	22.29'
OB9	N54°10'17"W	45.39'
OB10	N17°21'24"E	43.75'

CURRENT BULKHEAD

Line #	Direction	Length
B1	N72°09'44"W	16.22'
B2	N15°02'21"E	72.41'
B3	N19°40'23"E	28.84'
B4	N16°21'43"W	1.13'
B5	N54°45'48"E	2.02'
B6	S35°27'14"E	1.03'
B7	S78°08'00"E	84.91'
B8	N30°50'29"E	54.42'
B9	N34°40'33"E	36.01'
B10	S56°32'47"E	65.93'
B11	N35°19'42"E	21.18'
B12	N56°29'14"W	67.34'
B13	N34°00'11"E	44.12'
B14	S66°28'17"E	56.76'

TIDELANDS CLAIM LINE AT BULKHEAD

Line #	Direction	Length
F1	S72°53'52"E	6.36'
F2	N83°39'37"E	9.06'
F3	N71°55'32"E	9.47'
F4	S80°32'16"E	6.08'
F5	S66°48'11"E	7.62'
F6	S40°46'41"E	19.81'
F7	S41°48'31"E	7.84'
F8	N23°31'43"E	14.98'

40 20 0 50 100 150
50 30 10
GRAPHIC SCALE
1 inch = 50 feet

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