THIS SURVEY IS SUBJECT TO THE FOLLOWING:

1. ANY EASEMENTS, DEDICATIONS, OR RESTRICTIONS BOTH RECORDED AND UNRECORDED.
2. SUBJECT TO SUCH FACTS THAT A TRUE AND ACURATE TITLE REPORT MAY REVEAL.
3. UNLESS NOTED HEREON THE FOLLOWING ITEMS WERE NOT CONTRACTED FOR OR INCLUDED ON THIS SURVEY:
   a. DELINEATION OF THE SHAPE AND/OR DECLARATION OF THE EXISTENCE OF TOXIC WASTES, SANITARY LANDFILLS, DUMPING GROUNDS, BURIED TANKS, UNDERGROUND LINES, WELLS, OR ANY UNDERGROUND UTILITIES NOT OPEN TO VIEW.
   b. DELINEATION OF THE EXISTENCE OF WETLANDS AS SPECIFICALLY DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS, NEW JERSEY D.E.P. AND THE U.S. DEPT. OF THE INTERIOR, NATIONAL WETLANDS INVENTORY AND/OR N.J.D.E.P.
4. UNLESS OTHERWISE NOTED HEREON ALL LOTS ARE LISTED BY TAX MAP DESIGNATION.
5. BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY – TAX MAP SHEET #7.
6. BEARINGS BASED ON N.J.S.P.C.S. (NAD83).
7. TRACT IS ZONED GC – GENERAL COMMERCIAL AS PER THE ZONING MAP OF THE BOROUGH OF KEYPORT, REVISIONS PER MASTER PLAN MARCH 2017, LAST REVISED FEBRUARY 22, 2018.
8. THIS MAJOR SUBDIVISION TO BE FILED BY PLAT.
9. PROPOSED LOT NUMBERS TO BE APPROVED BY THE BOROUGH OF KEYPORT TAX ASSISSOR.

SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED MARCH 2016.

PROPERTY INFORMATION

BLOCK 21.02 (Tax Map)
LOTS 15–19 – DB 9213 PG 6510 N/F 149 W. FRONT STREET LLC
LOTS 20–22 – N/F BOROUGH OF KEYPORT – NO DEED FOUND

BLOCK 21.01 (Tax Map)
LOT 23 – DB 9134 PG 2608 N/F PGG PROPERTIES LLC
LOTS 24–25 – DB 4621 PG 53 N/F MIPAL REALTY CO.
LOT 26 – DB 5190 PG 16 N/F BOROUGH OF KEYPORT
LOT 27 – DB 5190 PG 16 N/F AMERICAN LEGION POST 23
LOT 28 – DB 9674 PG 6554 N/F MICHAEL STROLLO & LINDA BIRKENFIELD
LOT 29 – DB 8304 PG 9514 N/F RACHEL L. AUMACK
LOT 30 – DB 5815 PG 810 N/F ROBERT L. AUMACK
LOT 31 – DB 9370 PG 8941 N/F SIMPSONVILLE, LLC
LOT 32 – DB 4551 PG 801 N/F MAGIC TOUCH CONSTRUCTION COMPANY
LOT 33 – DB 8305 PG 8656 N/F LNL REALTY LLC
LOT 34 – DB 3528 PG 343 N/F BOROUGH OF KEYPORT
LOT 35 – DB 9074 PG 6673 N/F FORTY FIVE WEST FRONT STREET REALTY
LOT 36 – DB 9223 PG 9974 N/F 45 WEST FRONT STREET REALTY, LLC
LOT 37 – DB 9315 PG 8959 N/F 39SHRINATH LLC
LOT 38 – DB 9066 PG 6269 N/F SHREE 37 WEST LLC
LOT 39 – DB 9066 PG 6263 N/F SHREE 35 WEST LLC
LOT 40 – DB 8829 PG 8421 N/F 33 WEST FRONT ST. LLC
LOT 41 – DB 9430 PG 7060 N/F 31 W FRONT, LLC PRIME PARKING
LOT 42 – DB 8338 PG 2741 N/F 29 WEST FRONT STREET
LOT 43 – DB 8445 PG 5711 N/F 27 WEST FRONT ST. LLC
LOT 44 – DB 8812 PG 3589 N/F 25 WEST FRONT STREET, LLC
LOTS 45, 46 AND 48 – DB 8138 PG 7131 N/F 17–21 WEST FRONT STREET
LOT 47 – DB 9521 PG 7777 N/F 13 WEST FORNT STREET, LLC
LOTS 49–51, 49.01–49.06, 50.01 AND 51.02 – N/F BOROUGH OF KEYPORT
LOT 51.01 – N/F BOROUGH OF KEYPORT
LOT 52 – DB 9434 PG 4259 N/F 6 BROAD STREET WATERFRONT LAND, LLC
LOT 53 – DB 5739 PG 914 N/F 10–16 BROAD STREET, LLC
LOT 54 – DB 9617 PG 6050 N/F 24 BROAD STREET, LLC
LOT 55 – N/F SATURNINO & ANNA CABAN
LOT 56 – DB 9580 PG 475 N/F 32 BROAD STREET HOTEL, LLC
LOT 57 – DB 9196 PG 972 N/F 34 BROAD STREET LLC
LOT 58 – DB 5948 PG 249 N/F BROTHERS UNITED IN CHRIST, INC.
LOT 59 – DB 8376 PG 3580 N/F 40 BROAD STREET, LLC
LOT 60 – DB 5361 PG 737 N/F ANN B. BOYCE
LOT 60.01 – DB 8696 PG 4277 N/F 1–3–5 W FRONT ST LLC
LOT 61 – DB 8996 PG 7451 N/F MICHAEL MANAGEMENT REALTY LLC
LOT 62 – DB 3402 PG 632 N/F DELIO, INC
LOT 63 – DB 9580 PG 475 N/F 32 BROAD STREET HOTEL, LLC

PROPOSED AND EXISTING LOT AREAS

BLOCK 21.02

EXISTING LOT 20 – 6123 SF (ROSI)
EXISTING LOT 21 – 6656 SF (ROSI)
PROPOSED LOT 22.01 – 70,862 SF (ROSI)

BLOCK 21.01

PROPOSED LOT 31.01 – 874 SF – 0.020 ACRES
PROPOSED LOT 32.01 – 1125 SF – 0.026 ACRES
PROPOSED LOT 33.01 – 1838 SF – 0.042 ACRES
PROPOSED LOT 34.01 – 11816 SF – 0.271 ACRES (ROSI)
PROPOSED LOT 35.01 – 1135 SF – 0.026 ACRES
PROPOSED LOT 36.01 – 1217 SF – 0.028 ACRES
PROPOSED LOT 37.01 – 1336 SF – 0.031 ACRES
PROPOSED LOT 38.01 – 743 SF – 0.017 ACRES
PROPOSED LOT 39.01 – 791 SF – 0.018 ACRES
PROPOSED LOT 40.01 – 692 SF – 0.016 ACRES
PROPOSED LOT 41.01 – 1341 SF – 0.031 ACRES
PROPOSED LOT 42.01 – 1320 SF – 0.030 ACRES
PROPOSED LOT 43.01 – 1306 SF – 0.030 ACRES
PROPOSED LOT 44.01 – 4170 SF – 0.096 ACRES
PROPOSED LOT 49.01 – 133022 SF – 3.054 ACRES (ROSI)
PROPOSED LOT 51.03 – 7820 SF – 0.180 ACRES (ROSI)
PROPOSED LOT 51.04 – 1489 SF – 0.034 ACRES (ROSI)
PROPOSED LOT 52.01 – 1174 SF – 0.027 ACRES (ROSI)
PROPOSED LOT 53.01 – 2662 SF – 0.061 ACRES (ROSI)
PROPOSED LOT 64 – 6122 SF – 0.141 ACRES
PROPOSED LOT 65 – 6152 SF – 0.141 ACRES
AMERICAN LEGION DRIVE – 55382 SF – 1.271 ACRES

TOTAL AREA OF SUBDIVISION
327169 SF – 7.511 ACRES

TABLES

American Legion Drive Tabulation

Curve Table

Curve	Length	Radius	Delta	Chord	Chd Brg
ALC1	95.65'	80.00'	68°30'28"	90.06'	S02°06'30"W
ALC2	1.33'	25.00'	3°02'19"	1.33'	S61°48'31"W
ALC3	16.18'	210.00'	4°24'57"	16.18'	N65°32'09"E
ALC4	14.51'	110.00'	7°33'30"	14.50'	N63°57'53"E
ALC5	44.65'	212.00'	12°03'59"	44.56'	S66°13'07"W
ALC6	49.91'	188.00'	15°12'43"	49.77'	N64°38'45"E
ALC7	34.70'	87.72'	22°39'44"	34.47'	N45°42'31"E
ALC8	65.85'	78.00'	48°22'19"	63.91'	N10°11'29"E
ALC9	64.19'	112.00'	32°50'08"	63.31'	S02°25'24"W
ALC10	93.28'	110.00'	48°35'09"	90.51'	S43°08'03"W
ALC11	82.88'	48.00'	98°55'45"	72.96'	N63°06'31"W
ALC12	27.13'	34.00'	45°42'45"	26.41'	N89°43'00"W
ALC13	74.62'	88.00'	48°35'09"	72.41'	S43°08'03"W
ALC14	50.43'	88.00'	32°50'08"	49.74'	S02°25'24"W
ALC15	86.11'	102.00'	48°22'19"	83.58'	N10°11'29"E
ALC16	44.19'	111.72'	22°39'44"	43.90'	N45°42'31"E
ALC17	56.29'	212.00'	15°12'43"	56.12'	N64°38'45"E
ALC18	39.59'	188.00'	12°03'59"	39.52'	S66°13'07"W

Line Table

Line	Length	Direction
ALL1	9.27'	S67°44'38"W

Property Table Tabulation

Curve Table

Curve	Length	Radius	Delta	Chord	Chd Brg
PLC19	29.47'	212.00'	7°57'53"	29.45'	N68°16'10"E
PLC20	26.82'	212.00'	7°14'50"	26.80'	N60°39'48"E
PLC22	86.11'	102.00'	48°22'19"	83.58'	N10°11'29"E
PLC23	7.72'	88.00'	5°01'45"	7.72'	S11°28'48"E
PLC24	37.94'	88.00'	24°42'20"	37.65'	S3°23'14"W
PLC25	4.76'	88.00'	3°06'04"	4.76'	S17°17'26"W
PLC26	28.40'	111.72'	14°33'58"	28.33'	N49°45'24"E
PLC27	15.79'	111.72'	8°05'47"	15.77'	N38°25'32"E

Line Table

Line	Length	Direction
PLL2	13.92'	S32°08'44"E
PLL3	44.50'	S57°51'16"W
PLL4	25.35'	S32°08'44"E
PLL5	16.09'	S32°08'44"E
PLL6	43.06'	S32°08'44"E
PLL7	27.42'	N57°02'23"E
PLL8	42.14'	S32°06'20"E
PLL9	17.62'	S76°21'15"W
PLL10	20.44'	S76°21'15"W
PLL11	20.44'	S76°21'15"W
PLL12	34.42'	S76°21'15"W

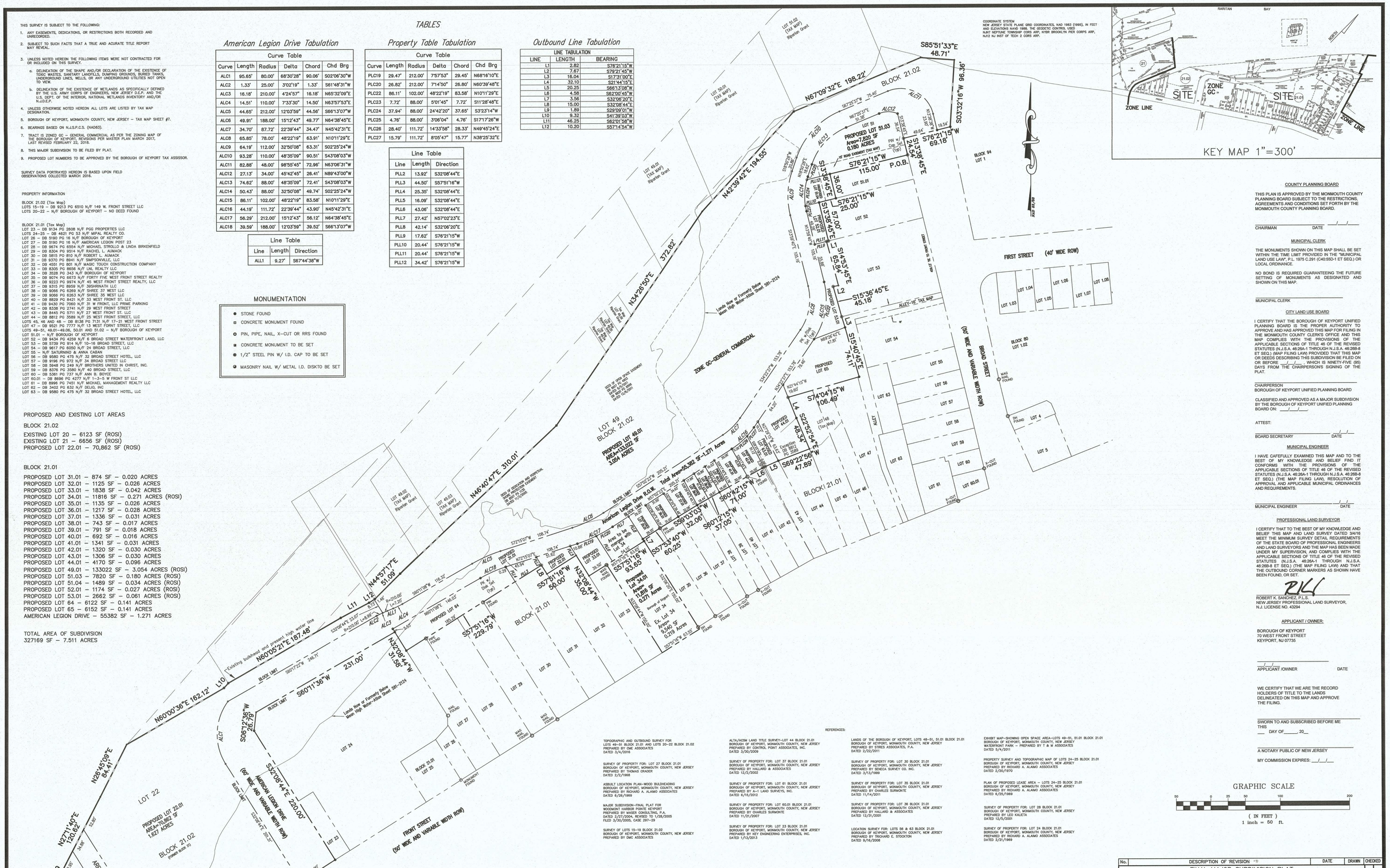
Outbound Line Tabulation

LINE TABULATION

LINE	LENGTH	BEARING
L1	2.82	S76°21'15"W
L2	7.67	S79°21'45"W
L3	16.04	S17°31'00"E
L4	32.10	S21°44'15"E
L5	20.25	S86°13'08"W
L6	4.58	S62°00'45"W
L7	3.56	S32°06'20"E
L8	15.00	S32°06'44"E
L9	1.89	S29°09'01"W
L10	9.32	S41°39'03"W
L11	46.25	S62°01'58"W
L12	10.20	S57°14'54"W

MONUMENTATION

- STONE FOUND
- CONCRETE MONUMENT FOUND
- PIN, PIPE, NAIL, X–CUT OR RRS FOUND
- CONCRETE MONUMENT TO BE SET
- 1/2" STEEL PIN W/ I.D. CAP TO BE SET
- MASONRY NAIL W/ METAL I.D. DISKTO BE SET


COORDINATE SYSTEM
NEW JERSEY STATE PLANE GRID COORDINATES, NAD 1983 (1995). IN FEET AND ELEVATIONS NAVD 1988. THE GEODETIC CONTROL USED NJKT NEPTUNE TOWNSHIP CORS ARP, NY89 BROOKLYN PIER CORPS ARP, NJ12 NJ INST OF TECH 2 CORS ARP.
KEY MAP 1"=300'
ZONE LINE
SITE
ZONE GC
ZONE GC–GENERAL COMMERCIAL
BLOCK 21.02
BLOCK 21.01
PROPOSED LOT 51.03 Area=7,820 SF 0.180 ACRES
PROPOSED LOT 34.01 Area=11,816 SF 0.271 ACRES
PROPOSED LOT 49.01 AREA=133,022 SF 3.054 ACRES
AMERICAN LEGION DRIVE (60' WIDE AND VARIABLE WIDTH ROW)
FRONT STREET (50' WIDE AND VARIABLE WIDTH ROW)
BROAD STREET (50' WIDE AND VARIABLE WIDTH ROW)
FIRST STREET (40' WIDE ROW)
ALLEY–16' TAX MAP
Lands Now or Formerly Below Mean High Water–Atlas Sheet 591–2124
Lands Now or Formerly Below Mean High Water–Atlas Sheet 591–2124
Existing bulkhead and present high water line
Total Area=55,382 SF–1.271 Acres
N67°09'32"E 198.22'
S85°51'33"E 48.71'
S03°32'16"W 96.36'
N42°39'42"E 194.55'
N34°26'50"E 372.82'
N45°40'47"E 310.01'
N44°57'17"E 51.09'
N60°05'21"E 187.48'
N60°00'36"E 162.12'
N26°45'09"E 84.41'
N27°11'40"E 120.62'
S60°11'36"W 231.00'
S06°12'36"W 26.79'
S12°08'44"E 220.00'
S57°51'16"W 343.42'
S57°51'16"W 229.79'
S57°51'16"W 59.00'
S57°53'40"W 60.25'
S60°42'15"W 71.00'
S60°03'03"W 32.06'
S60°12'15"W 37.05'
S69°22'56"W 47.89'
S74°04'15"W 106.49'
S15°36'45"E 45.18'
S15°40'45"E 74.17'
S76°21'15"W 115.00' P.O.B.
S76°21'15"W 69.18'
S76°21'15"W 25.00'
S13°38'45"E 24.54'
S13°38'45"E 57.00'
S13°38'45"E 65.18'
S22°52'54"E 48.54'
N32°08'44"W 35.00'
N32°08'44"W 31.58'
N32°08'44"W 192.27'
S32°08'44"E 230.76'
S32°08'44"E 123.98'
AREA LOT 20–6,123 SF–0.141 ACRES
AREA LOT 21–6,656 SF–0.153 ACRES
PROPOSED LOT 22.01 AREA=70,862 SF 1.627 ACRES
LOT 49 BLOCK 21.02
LOT 22
BLOCK 21.02 (TAXMAP 21)
LOT 51.02 (TAX MAP) Riparian Grant
LOT 50.01 (TAX MAP) Riparian Grant
LOT 49.01 (TAX MAP) Riparian Grant
LOT 49.03 (TAX MAP) Riparian Grant
LOT 49.02 (TAX MAP) Riparian Grant
LOT 48.01 (TAX MAP) Riparian Grant
BLOCK 94 LOT 1
BLOCK 80 LOT 1.02
LOT 1.03
LOT 1.04
LOT 1.05
LOT 1.06
LOT 1.07
LOT 1.08
LOT 4
LOT 5
LOT 51.01
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
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LOT 58
LOT 59
LOT 60
LOT 60.01
LOT 61
LOT 62
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LOT 46
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LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 19
LOT 18
LOT 17
LOT 16
BLOCK 21.01 LOT 25
PROPOSED LOT 64
PROPOSED LOT 65
PROPOSED LOT 49.01
PROPOSED LOT 51.03
PROPOSED LOT 34.01
PROPOSED LOT 33.01
PROPOSED LOT 32.01
PROPOSED LOT 31.01
PROPOSED LOT 22.01
PROPOSED LOT 21
PROPOSED LOT 20
PROPOSED LOT 44.01
PROPOSED LOT 43.01
PROPOSED LOT 42.01
PROPOSED LOT 41.01
PROPOSED LOT 40.01
PROPOSED LOT 39.01
PROPOSED LOT 38.01
PROPOSED LOT 37.01
PROPOSED LOT 36.01
PROPOSED LOT 35.01
PROPOSED LOT 65
Area to be merged with Lot 34
Area to be merged with Lot 34
Borough of Keyport
Ex. Lot 34 Area= 9,540 SF 0.219 Acres
Ex. Lot 34 Area= 9,540 SF 0.219 Acres
Ex. Lot 34 Area= 9,540 SF 0.219 Acres
PK N/F (Typ)
PK w/ Disk Set (Typ)
IRF FOUND
MAG NAIL FOUND
X–CUT FOUND
MONUMENT FOUND
SIGN OF DRIVE EASEMENT TO BE RELOCATED BY OTHERS SEE SHEET 2 OF 2