

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN:
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 34025C00037F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
PRELIMINARY ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NO. 34025C00037G, WHICH BEARS A REVISED PRELIMINARY DATE OF JANUARY 31, 2014.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

TITLE REPORT EXCEPTIONS

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1216860-NJ, WITH AN EFFECTIVE DATE OF **APRIL 15, 2024**. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- 10 STREET VACATION RECORDED IN BOOK 2 PAGE 366 - VACATED AREA SHOWN.
- 11 AGREEMENT RECORDED IN DEED BOOK 345# PAGE 490, DEED BOOK 349# PAGE 249 AND DEED BOOK 351# PAGE 66# AFFECT, IF ANY - BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.
- 12 SLOPE AND DRAINAGE RIGHTS TO THE STATE OF NEW JERSEY RECORDED IN DEED BOOK 361# PAGE 734 - NOT PLOTTABLE WITH DOCUMENT PROVIDED.
- 13 RIGHTS OF THE STATE OF NEW JERSEY TO REGULATE ACCESS TO AND FROM NEW JERSEY STATE HIGHWAY ROUTE 35.
- 14 RIGHTS OF OTHERS IN AND TO ANY PORTION OF SUBJECT LAND LOCATED WITHIN THE BOUNDS OF A PUBLIC RIGHT OF WAY OR STREET.

TITLE METES & BOUND DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF KEYPORT COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMING THE INTERSECTION OF THE NORTHERLY SIDE OF STATE HIGHWAY ROUTE 35 AND THE SOUTHWESTERLY SIDE OF MONTGOMERY STREET (NOW VACATED); AND FROM SAID BEGINNING POINT RUNNING; THENCE

- (1) NORTH 01 DEGREES 31 MINUTES 00 SECONDS WEST, 68.34 FEET; THENCE
- (2) NORTH 88 DEGREES 29 MINUTES 00 SECONDS EAST, 120.11 FEET TO THE WESTERLY SIDE OF LOT 23 (TAX MAP); THENCE
- (3) ALONG SAID WESTERLY SIDE OF LOT 23, SOUTH 10 DEGREES 35 MINUTES 00 SECONDS EAST, 145.69 FEET TO A POINT IN THE NORTHERLY SIDE OF STATE HIGHWAY 35; THENCE
- (4) ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AND AN ARC LENGTH OF 4.89 FEET; THENCE
- (5) STILL ALONG THE SAME, NORTH 60 DEGREES 36 MINUTES 00 SECONDS WEST, 161.79 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE:FOR INFORMATION ONLY: BEING LOT(S) 24, BLOCK(S) 110; TAX MAP OF THE BOROUGH OF
KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

AS-SURVEYED METES & BOUND DESCRIPTION

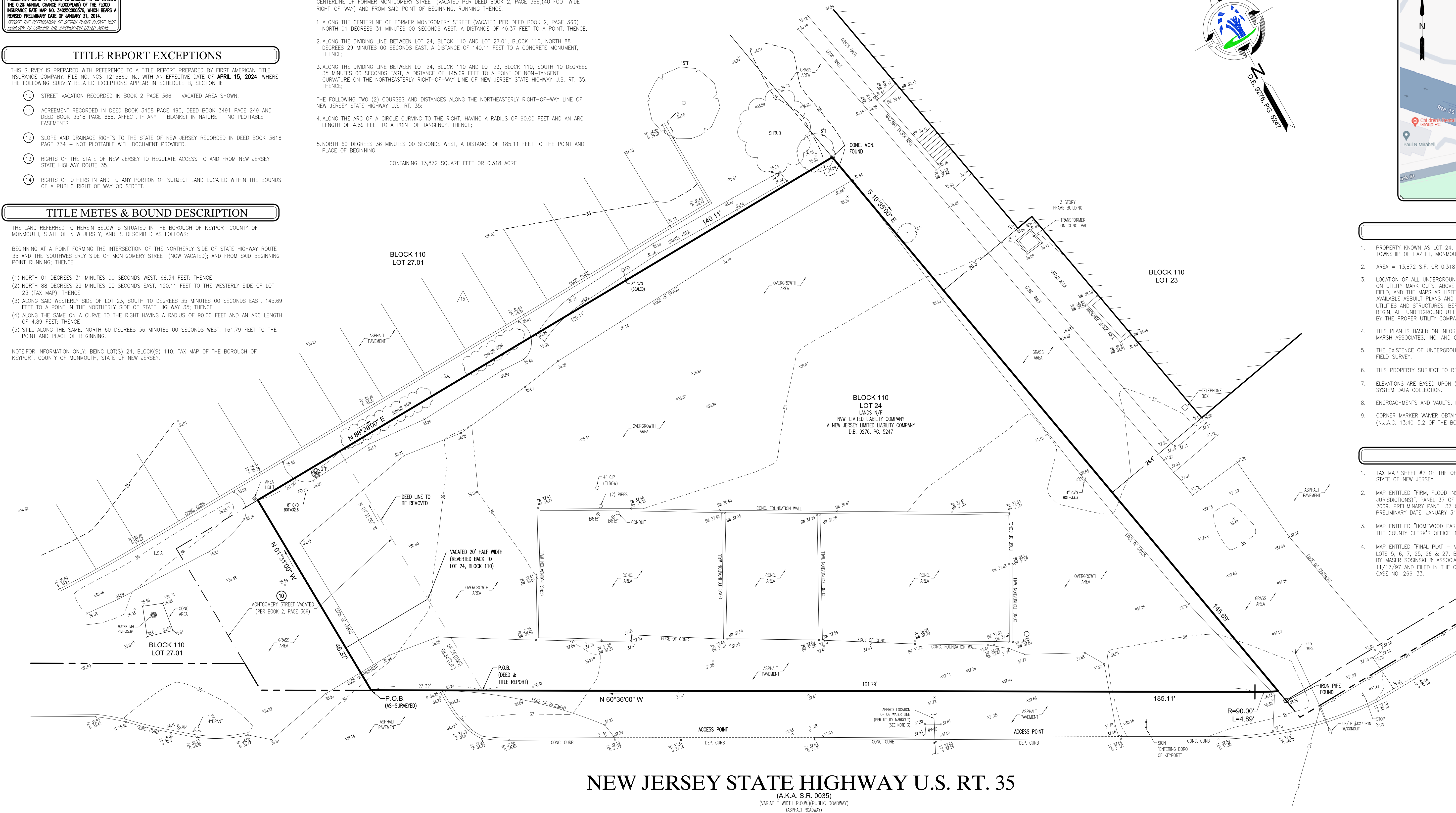
BEGINNING AT A POINT OF INTERSECTION CONNECTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY U.S. RT. 35 (A.K.A. S.R. 0035; VARIABLE WIDTH RIGHT-OF-WAY) WITH THE CENTERLINE OF FORMER MONTGOMERY STREET (VACATED PER DEED BOOK 2, PAGE 366)(40 FOOT WIDE RIGHT-OF-WAY) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG THE CENTERLINE OF FORMER MONMOUTH STREET (VACATED PER DEED BOOK 2, PAGE 366)
NORTH 01 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 46.37 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN LOT 24, BLOCK 110 AND LOT 27.01, BLOCK 110, NORTH 88
DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.11 FEET TO A CONCRETE MONUMENT,
THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOT 24, BLOCK 110 AND LOT 23, BLOCK 110, SOUTH 10 DEGREES
35 MINUTES 00 SECONDS EAST, A DISTANCE OF 145.69 FEET TO A POINT OF NON-TANGENT
CURVATURE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY U.S. RT. 35,
THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF
NEW JERSEY STATE HIGHWAY U.S. RT. 35:

4. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND AN ARC LENGTH OF 4.89 FEET TO A POINT OF TANGENCY, THENCE;
5. NORTH 60 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 185.11 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 13,872 SQUARE FEET OR 0.318 ACRE



NEW JERSEY STATE HIGHWAY U.S. RT. 35

(A.K.A. S.R. 0035)
(VARIABLE WIDTH R.O.W.)(PUBLIC ROADWAY)
(ASPHALT ROADWAY)

THIS SURVEY IS CERTIFIED TO:
 NWI LIMITED LIABILITY COMPANY, A NEW JERSEY LIMITED LIABILITY COMPANY
 BLAZE KEYPORT, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 10, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/1/2024.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL

JOSEPH J. WRIGHT
NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-3488500
CERTIFICATE OF AUTHORIZATION #24GS03488500

DATE:	5-15-2024
SCALE:	1" = 10'
FIELD BK. NO:	24-01
PROJECT NO.:	24-B-137
DRAWN BY:	G.A.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	7-29-2025
REVISED TO UPDATE BOUNDARY TO VACATED HALF WIDTH OF MONTGO	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

ALTA/NSPS LAND TITLE SURVEY

NVW LIMITED LIABILITY COMPANY

#105 NEW JERSEY STATE HIGHWAY U.S. ROUTE 35
LOT 24, BLOCK 110
TOWNSHIP OF HAZLET, MONMOUTH COUNTY
STATE OF NEW JERSEY

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

1 EASTON ROAD, SUITE A
PRINCETON, PA 18976-2370
5-278-4063 (MAIN)
5-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE
TOMS RIVER, NJ 08753
732-552-3641 (MAIN)
732-929-8915 (FAX)

www.BlueMarshAssociates.com

1 OF 1

LEGEND OF SYMBOLS

- | | | | |
|--|--|--|---------------------------|
| | CONTOUR (MAJOR/MINOR) | | SIGN |
| | SPOT ELEVATION | | PARKING COUNT |
| | TOP OF CURVE ELEVATION | | HYDRANT |
| | GUTTER ELEVATION | | MANHOLE |
| | TOP OF WALL ELEVATION | | UTILITY POLE WITH LIGHT |
| | BOTTOM OF WALL ELEVATION | | WATER VALVE |
| | OVERHEAD WIRES | | PROPERTY CORNER EVID |
| | APPROXIMATE LOCATION OF UNDERGROUND WATER LINE | | OFFSET OF STRUCTURE |
| | | | LEVEL RELATIVE TO PROFILE |
| | | | DEPTH & SURVEY DIMENSIONS |
| | | | TITLE REPORT DIMENSIONS |

PROTECT YOURSELF

A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

TICKET #241200678

GRAPHIC SCALE



SCALE : 1 " = 10'