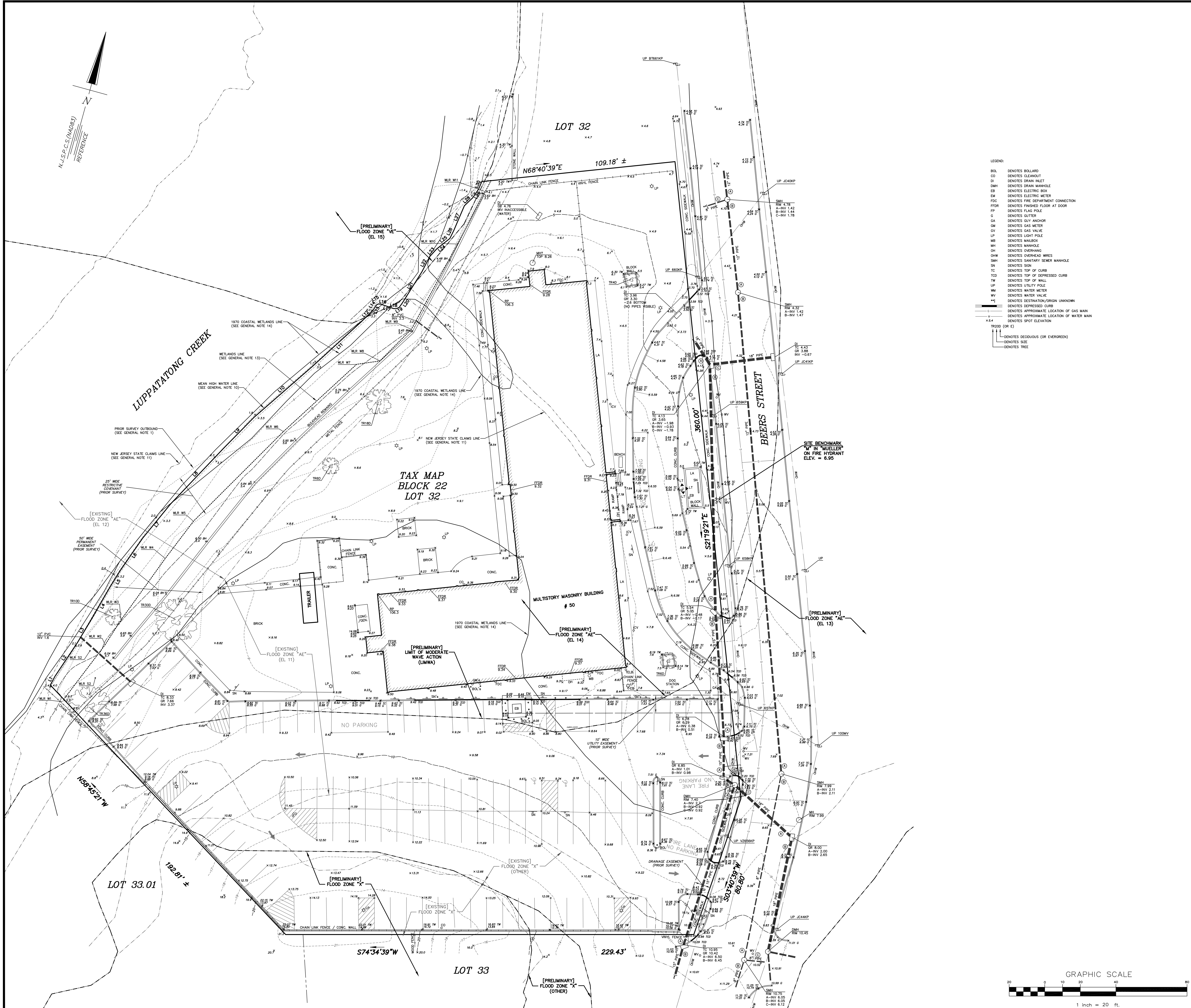




- GENERAL NOTES:
1. OUTBOUND INFORMATION SHOWN HEREON FOR LOT 32 IN BLOCK 22 WAS TAKEN FROM A CERTAIN MAP ENTITLED: "ALTA/NPS LAND TITLE SURVEY OF PROPERTY BELONGING TO KEYPORT LEGION APARTMENTS, INC. DESIGNATED AS LOT NO. 32, BLOCK NO. 22, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY, STATE OF NEW JERSEY ALSO KNOWN AS 50 BEERS STREET, BOROUGH OF KEYPORT, MONMOUTH COUNTY, STATE OF NEW JERSEY", PREPARED BY RAMSAY LAND SURVEYING, P.C., DATED OCTOBER 31, 2019.
 2. 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.
 3. BY CONTRACTUAL ARRANGEMENT, AS OF THE DATE OF THIS MAP, NO BOUNDARY SURVEY WORK HAS BEEN PERFORMED BY YORKANIS & WHITE, INC.
 4. ONLY COPIES FROM THE ORIGINAL OF THIS MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
 5. UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
 6. PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
 7. 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.
 8. BY CONTRACTUAL ARRANGEMENT, THE VERTICAL DATUM FOR THIS SURVEY IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), GEOID12A AND WAS TRANSFERRED TO THE SITE USING GPS REAL TIME KINEMATIC (RTK) TECHNOLOGY WITH THE LEICA GEOSYSTEMS "SMARTNET NORTH AMERICA" REAL TIME NETWORK.
 9. LOCAL SITE BENCHMARK IS THE "N" IN "MUELLER" ON THE FIRE HYDRANT ON THE WEST SIDE OF BEERS STREET HAVING AN ELEVATION OF 6.95.
 10. THE MEAN HIGH WATER ELEVATION SHOWN HEREON HAS BEEN COMPUTED FROM PUBLISHED DATA REFERENCED TO NOAA TIDE GAUGE 853-1545 ON THE RARITAN RIVER AS REFERENCED TO TIDAL BENCHMARK TP-36 RESET. THE COMPUTED MEAN HIGH WATER ELEVATION IS 2.33 FEET AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), GEOID12A.
 11. THE NEW JERSEY STATE CLAIMS LINE WAS RECONSTRUCTED USING PUBLISHED DATA WITHIN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELANDS CO. SERIES 1, VOLUME 4, (TIDE GRID 1581-2124).
 12. 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.
 13. BY CONTRACTUAL ARRANGEMENT, WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY DONALD DIMARZIO, ENVIRONMENTAL CONSULTANT, ON OR ABOUT NOVEMBER 5, 2021, AND FIELD SURVEYED BY YORKANIS & WHITE, INC., ON NOVEMBER 11, 2021.
 14. THE COASTAL WETLANDS LINE FOR NEW JERSEY WAS DIGITIZED FROM THE 1970 COASTAL WETLANDS BASE MAP AS SUPPLIED BY NJDEP.
 15. 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.
 16. A PORTION OF PROPERTY KNOWN AS LOT 32 IN BLOCK 22 IS SITUATED IN FLOOD ZONE "AE" (EL 11); ZONE "AE" (EL 12) AND ZONE "X" (OTHER), AS SHOWN ON A CERTAIN MAP ENTITLED: "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 37 OF 457, BOROUGH OF KEYPORT, COMMUNITY-PANEL NUMBER 340304 0037 F, MAP NO. 34025C0037F", PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED SEPTEMBER 25, 2009.
 - ZONE LIMIT IS NOT REFERENCED BY ELEVATION AND IS SUBJECT TO AN ENGINEERING FLOOD STUDY FOR ELEVATION AND LOCATION.
 - FLOOD LIMIT LINES SHOWN HEREON WERE DIGITIZED FROM THE ABOVE REFERENCED MAP AND ARE TO BE USED FOR ESTIMATING PURPOSES ONLY.
 - PROPERTY IS ALSO SITUATED IN FLOOD ZONE "AE" (EL 13); ZONE "AE" (EL 14); ZONE "VE" (EL 15); ZONE "X" (OTHER) AND ZONE "X", AS SHOWN ON A CERTAIN MAP ENTITLED: "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 37 OF 457, BOROUGH OF KEYPORT, COMMUNITY-PANEL NUMBER 340304 0037 G, MAP NO. 34025C0037G", PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED PRELIMINARY JANUARY 31, 2014.

TIDE RANGE CHART

Mean Higher High Water (MHHW)	=	+2.66 Feet
Mean High Water (MHW)	=	+2.33 Feet
Mean Tide Level (MTL)	=	+0.19 Feet
Mean Sea Level (MSL)	=	-0.10 Feet
Mean Low Water (MLW)	=	-2.72 Feet
Mean Low Water (MLLW)	=	-2.93 Feet

The above Tide Range Chart was derived from Keyport, Raritan Bay Station ID: 8531545; Publication Date 02/05/2004
Tidal Epoch 1983-2001.

The above elevations are on NAVD 1988 Datum.

THIS SURVEY MAP IS CERTIFIED TO:
OYSTER BAY URBAN RENEWAL, INC.

TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS
LOT 32 IN BLOCK 22
BOROUGH OF KEYPORT
MONMOUTH COUNTY - NEW JERSEY

YORKANIS & WHITE, INC.
PROFESSIONAL LAND SURVEYORS
23 VILLAGE COURT, HAZLET, N.J. 07730 (732-888-3211)
CERTIFICATE OF REGISTRATION NUMBER: 246427960900

JOHN T. LUTS
PROFESSIONAL LAND SURVEYOR GS43220

SCALE: 1" = 20'
DWG. NO.: 21042-T

DRAWN: K.H.
CHKD: J.T.L.

DATE OF SURVEY: NOVEMBER 11, 2021
DATE: 1/6/22
FILE NO.: 21042