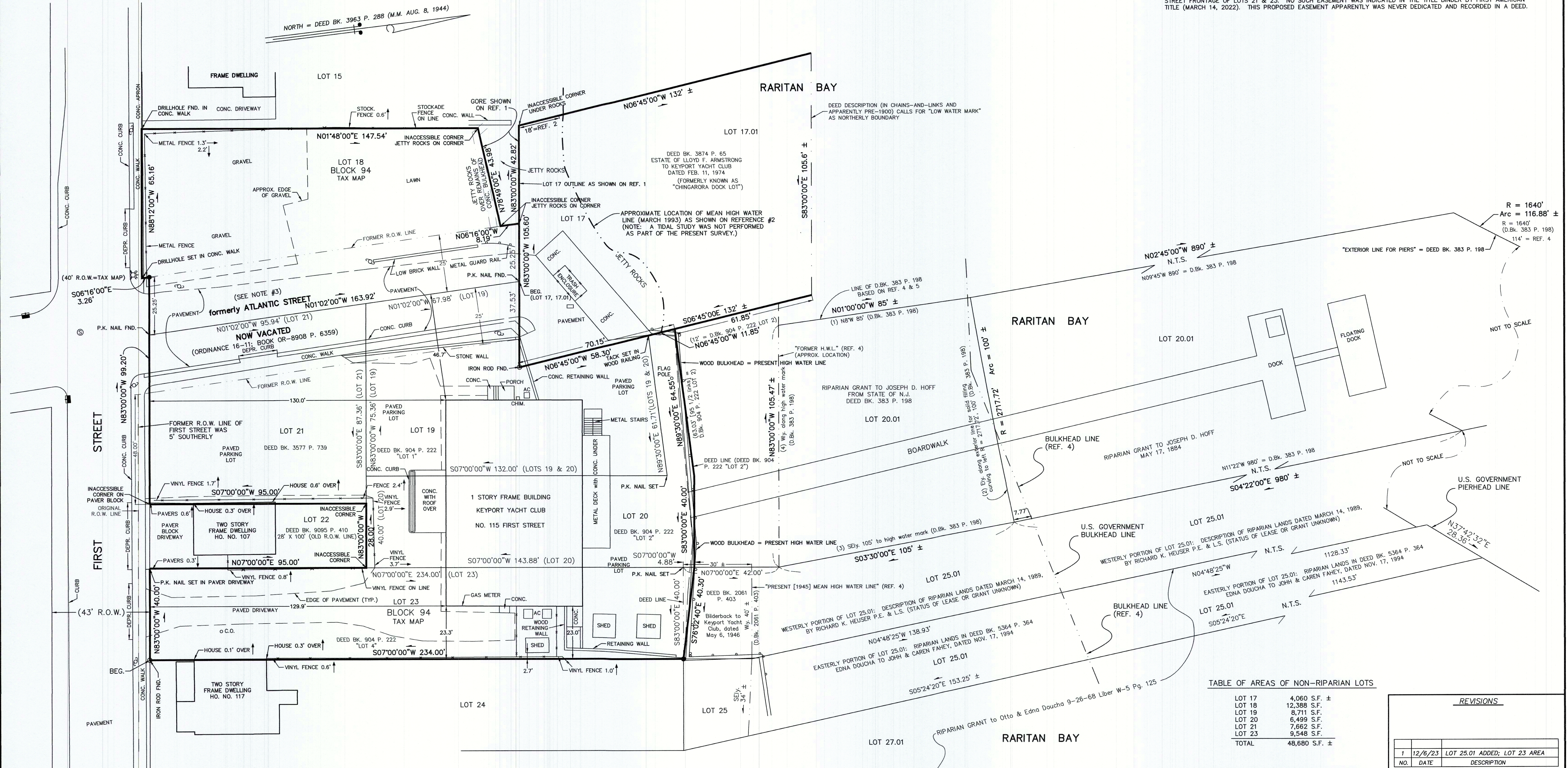


REFERENCES

1. "MAP & SURVEY OF PROPERTY BELONGING TO KEYPORT YACHT CLUB," by Richard K. Heuser, P.E. & L.S., dated Oct. 1988 & revised thru March 1989.
2. "BULKHEAD PLAN, BLOCK 94, LOTS 17, 17.01, 19, 20, 20.01, 21, 23, KEYPORT YACHT CLUB," by French & Parrello Associates, P.A., dated June 5, 1997.
3. "SITE PLAN FOR KEYPORT YACHT CLUB, INC.," by Karl F. Heuser Associates, dated Sept. 9, 1981, last revised Nov. 6, 1981.
4. "STATE OF NEW JERSEY BOARD OF COMMERCE AND NAVIGATION, MAP SHOWING LANDS UNDER TIDE-WATER . . . LEASED TO EDWARD J. BILDERBACK & MARTHA CATHERINE BILDERBACK, HIS WIFE," dated Oct. 8, 1945.
5. "MAP OF PROPERTY BELONGING TO THE KEYPORT YACHT CLUB, A CORP.," by Richard Heuser, C.E., dated April 17, 1945.

NOTES

1. UNDERGROUND UTILITIES AND/OR SUBSURFACE IMPROVEMENTS HAVE NOT BEEN LOCATED FOR THIS SURVEY.
2. THIS SURVEY MAKES NO DETERMINATION AS TO THE EXISTENCE, NON-EXISTENCE AND/OR LOCATION OF FRESHWATER WETLANDS, TIDAL WETLANDS, STATE OPEN WATERS, TIDELANDS, TIDELANDS CLAIMS LINES AND/OR OTHER ENVIRONMENTAL CONDITIONS.
3. AS PER THE ATLANTIC STREET ROAD VACATION ORDINANCE 16-11, RECORDED IN BOOK OR-8908 ON PAGE 6359 &c., ALL RIGHTS, PRIVILEGES AND EASEMENTS POSSESSED BY PUBLIC UTILITIES ARE EXCEPTED FROM THE VACATION OF THE STREET. ALSO, THE VACATED PROPERTY REMAINS SUBJECT TO THE PARAMOUNT AUTHORITY OF THE UNITED STATES GOVERNMENT OVER NAVIGABLE WATERS. ALSO, KEYPORT BOROUGH RETAINS AN EASEMENT TO PRESERVE AND ENSURE PUBLIC ACCESS TO THE TIDELANDS AND BAY PURSUANT TO THE LAWS OF THE UNITED STATES AND THE STATE OF NEW JERSEY, SUBJECT TO THE RIPARIAN AND OTHER RIGHTS OF THE CONTIGUOUS OWNERS.
4. ON THE SITE PLAN PREPARED FOR KEYPORT YACHT CLUB IN 1981 (REF. 4), AN EASEMENT DEDICATED TO MONMOUTH COUNTY FOR ROAD WIDENING PURPOSES FOR MON. CO. ROUTE 6 (FIRST STREET) IS INDICATED ALONG THE FIRST STREET FRONTAGE OF LOTS 21 & 23. NO SUCH EASEMENT WAS INDICATED IN THE TITLE BINDER BY FIRST AMERICAN TITLE (MARCH 14, 2022). THIS PROPOSED EASEMENT APPARENTLY WAS NEVER DEDICATED AND RECORDED IN A DEED.



TO: Keyport Yacht Club, Inc.;

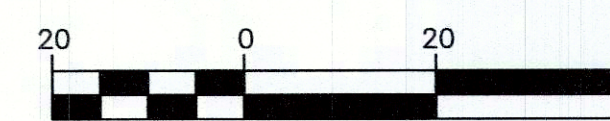
I certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey made on Nov. 17, 2023, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors."

The information shown hereon correctly represents the conditions found at and as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible.

This certification is given solely to the above named parties except as follows:
A. To the title insurer so that it may insure title to the premises shown hereon.
B. To the mortgage holder, the certification shall survive to its successors or assigns.

CAUTION: If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

TABLE OF AREAS OF NON-RIPARIAN LOTS

LOT 17	4,060 S.F. ±
LOT 18	12,388 S.F. ±
LOT 19	8,711 S.F. ±
LOT 20	6,499 S.F. ±
LOT 21	7,662 S.F. ±
LOT 23	9,548 S.F. ±
TOTAL	48,880 S.F. ±

REVISIONS

NO.	DATE	DESCRIPTION
1	12/6/23	LOT 25.01 ADDED; LOT 23 AREA