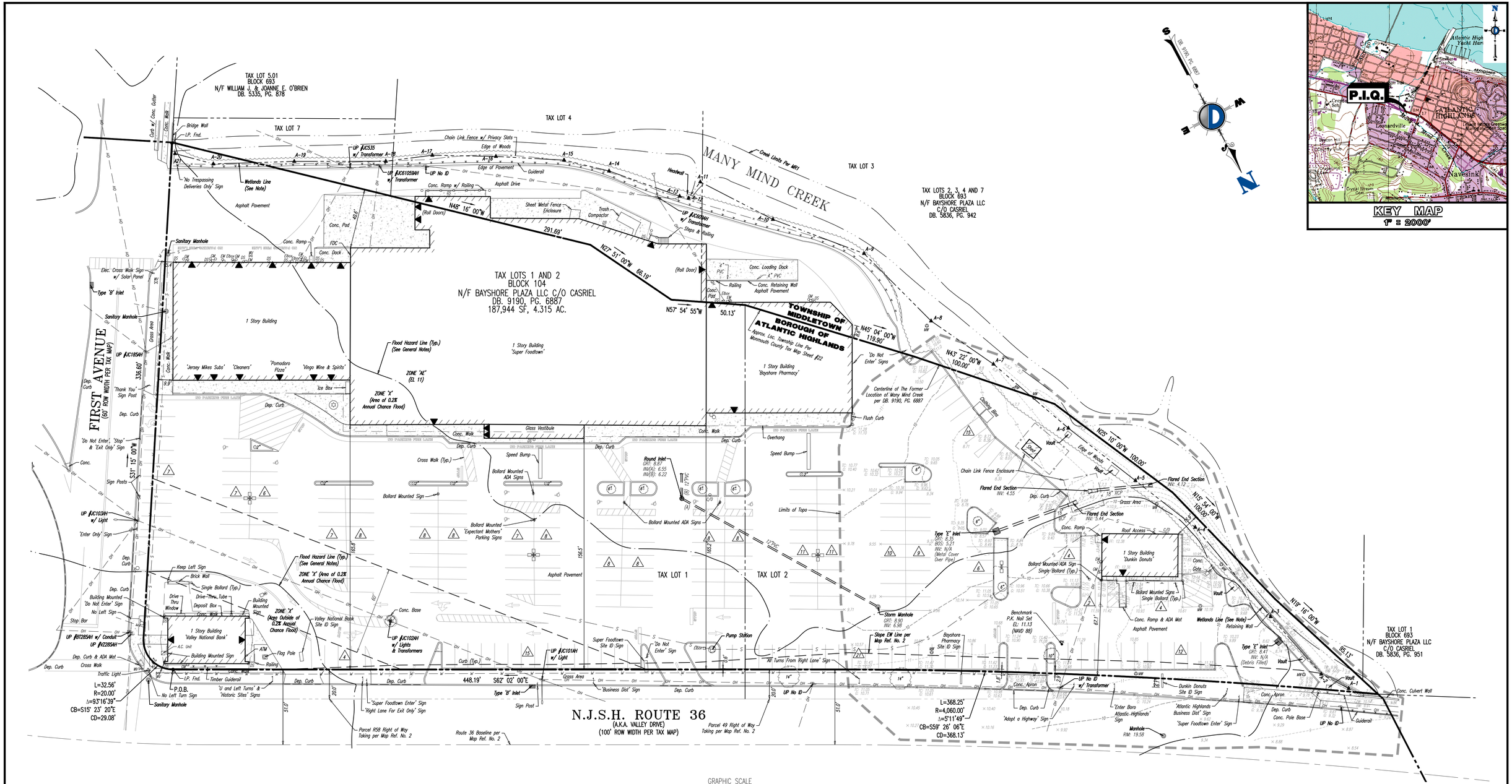


## LEGEND:

(MR) MAP REFERENCE
(DR) DEED REFERENCE
(S) SURVEY
(TM) TAX MAP REFERENCE
(FM) FILED MAP REFERENCE
(BOS) BOTTOM OF STRUCTURE
(TOS) TOP OF STRUCTURE
(AKA) ALSO KNOWN AS
(FKA) FORMERLY KNOWN AS
(C/L) CENTERLINE

## GRAPHIC SCALE

−30 0 15 30 60 120

( IN FEET )
1 INCH = 30 FT.

## GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 22.
2. HORIZONTAL DATUM – BASED ON DEED BOOK 9190, PAGE 6887.
3. VERTICAL DATUM – NAVD 88 (GEOID 12A). BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON FEBRUARY 25, 2019, UTILIZING THE LEICA RTK CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON FEBRUARY 25, MARCH 5 AND 19, 2019. AT THE TIME AND DATE OF THE FIELD WORK PERFORMED ON THIS SURVEY PORTIONS OF THE SITE MAY NOT HAVE BEEN LOCATED WERE DUE TO SNOW COVERAGE ALONG THE CURB LINE.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
7. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
8. BY GRAPHICAL PLOTTING ONLY THE PORTION OF THE MIDDLE OF THE PROPERTY IS LOCATED IN ZONE "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 AREAS PROTECTED BY LEEVES FROM 1% ANNUAL CHANCE FLOOD) AND THE SOUTHEASTERLY PORTION OF THE PROPERTY IS LOCATED IN ZONE AE (EL 11) (BASE FLOOD ELEVATIONS DETERMINED) AND THE NORTHWESTERLY CORNER OF THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER: 34025C0066F COMMUNITY NAME: BOROUGH OF ATLANTIC HIGHLANDS 340286, EFFECTIVE DATE: 0925/2009.
9. WETLANDS INFORMATION SHOWN HEREON WAS FIELD DELINEATED BY DUBOIS ENVIRONMENTAL CONSULTANTS.
10. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
11. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
12. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
13. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

## MAP REFERENCES

1. A PLAN ENTITLED 'AMENDED SITE PLAN PREPARED FOR BAYSHORE PLAZA SITUATED IN BOROUGH OF ATLANTIC HIGHLANDS, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY ABBINGTON ASSOCIATES, INC., DATED 07/21/1997 AND REVISED THROUGH 12/03/1999.
2. A PLAN ENTITLED 'NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, ROUTE 36 (1953), SECTION 3, N.A.D.R.R. AND HIGHWAY TO HIGHLAND BEACH, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF MIDDLETOWN AND BOROUGHS OF ATLANTIC HIGHLANDS, HIGHLANDS AND SEA BRIGHT, COUNTY OF MONMOUTH', SHEETS 9 & 10 OF 18, DATED AUGUST 1962 AND REVISED THROUGH MAY 1965.

## DEED REFERENCES

1. DEED BOOK 9190, PAGE 6887 – LOTS 1 AND 2, BLOCK 104
2. DEED BOOK 5836, PAGE 951 – LOT 1, BLOCK 693
3. DEED BOOK 5836, PAGE 942 – LOTS 2, 3, 4 AND 7, BLOCK 693
4. DEED BOOK 5335, PAGE 878 – LOT 5.01, BLOCK 693




| Rev. | Date | Comments | By |
|---|---|---|---|
| | | | |

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BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/ACSM LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS
Additional offices conveniently located at:
245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222 | 8 Robbins Street, Suite 102, Toms River, NJ. 08753 T: 732.974.0198 F: 732.974.3521
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1301 Central Expressway South, Suite 210, Allen, TX. 75013 T: 972.534.2100 | 14521 Old Katy Road, Suite 250, Houston, TX. 77079 T: 281.789.6400

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT: **DDJ MANAGEMENT, INC.**
*EXISTING CONDITIONS*
BLOCK 104, LOTS 1 AND 2
FIRST AVENUE AND HIGHWAY 36
BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY

| | |
|---|---|
| JOB No: 2954-99-001S | DATE: 04/04/2019 |
| FIELD BY: BFB/JWO | SCALE:(H) 1"=30' (V) N/A |
| DRAWN BY: BVT/RLG | SHEET No: 1 OF 1 |
| CHECKED BY: CB | |
| STAKEOUT CHECK _ DATE _ | |
| STAKEOUT CHECK _ DATE _ | |
| DSURVEY Client Code: 2954 | Rev. # 0 |

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

CRAIG BLACK
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

Plotted: 04/04/19 – 1:38 PM, By: blahlka, — Product Ver: 23.0a (LMS Tech)
File: V:\2954\ACT\ PROJECTS\2954 DDJ Management, Inc\19-0015 Atlantic Highlands\dwg\2954499001SVR.dwg, ----> 24x36 Survey