

VICINITY MAP U.S.G.S. QUADRANGLE MAP WEST LONG BRANCH, NJ - PANEL (LONG BRANCH WEST) SCALE: 1"=4000'

INFORMATION OF FACT

I. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

78 MAPLE AVE, LLC a.) OWNER b.) DEED OF RECORD DEED BOOK 943, PG. 707

c.) FIELD SURVEY FIELD LOCATED ON NOVEMBER 17, 2020 e.) TAX MAP LOTS 11, 12 & 13, BLOCK 26, SHEET 15

JADE CAPITAL/REAL ESTATE CAPITAL ADVISORY

f.) TITLE REPORT

g.) OTHER (SEE REFERENCES) 2. CERTIFIED TO:

3. PROPERTY KNOWN AS LOTS 11, 12 & 13, BLOCK 26, TAX MAP SHEET NO. 15 OF THE BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, STATE OF NEW JERSEY.

4. THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON NOVEMBER 17, 2020, 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 DEPICTED 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. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.

5. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

6. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

7. REFERENCES

A. PLAN ENTITLED "SURVEY FOR JOSEPH BAMBERGER & JUDY BETESH, LOTS 11, 12 & 13, BLOCK 26, WEST LONG BRANCH BORO., MONMOUTH CO., N.J., NO. 72 MAPLE AVENUE", DATED MARCH 18, 2020 AND LAST REVISED MAY 28, 2020, BY

B. PLAN ENTITLED "PLAN OF SURVEY PREPARED FOR JAMES CAGLIOSTRO AND LISA CAGLIOSTRO, HUSBAND & WIFE SITUATED IN THE BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NJ", DATED NOVEMBER 14, 2012, BY CLEARPOINT SERVICES, LLC.

8. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.

9. HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83) (NEW JERSEY STATE PLANE COORDINATE VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NJ S.P.C.S.) WAS ESTABLISHED AT THE PROJECT SITE BASED ON GPS OBSERVATIONS USING NATIONAL GEODETIC SURVEY MONUMENT STAMPED "13-F-8" PID DM7202, ELEV. 7.98 NAD 1983(1996) AS A BASE STATION.

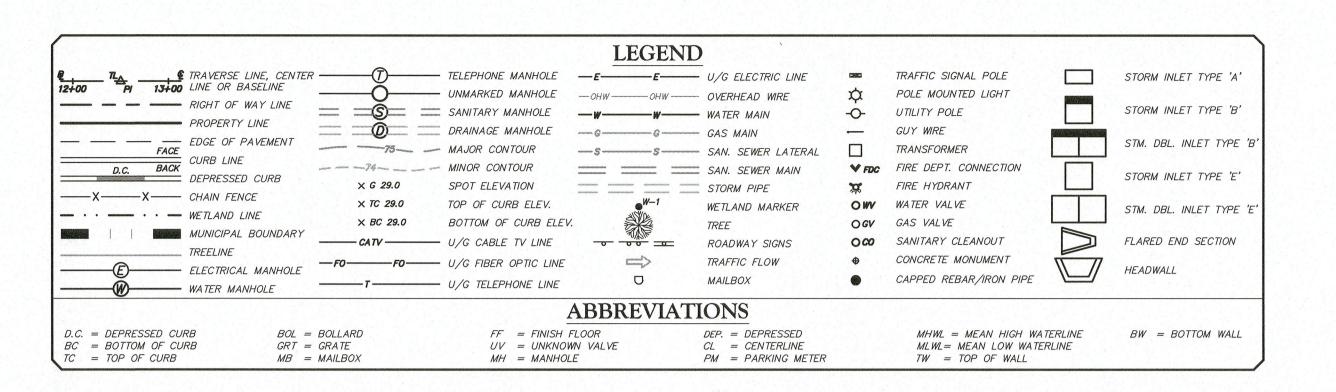
10. WAIVER OF SETTING CORNER MARKERS OBTAINED FROM JOSEPH BAMBERGER, PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.I.A.C. 13:40-5.2

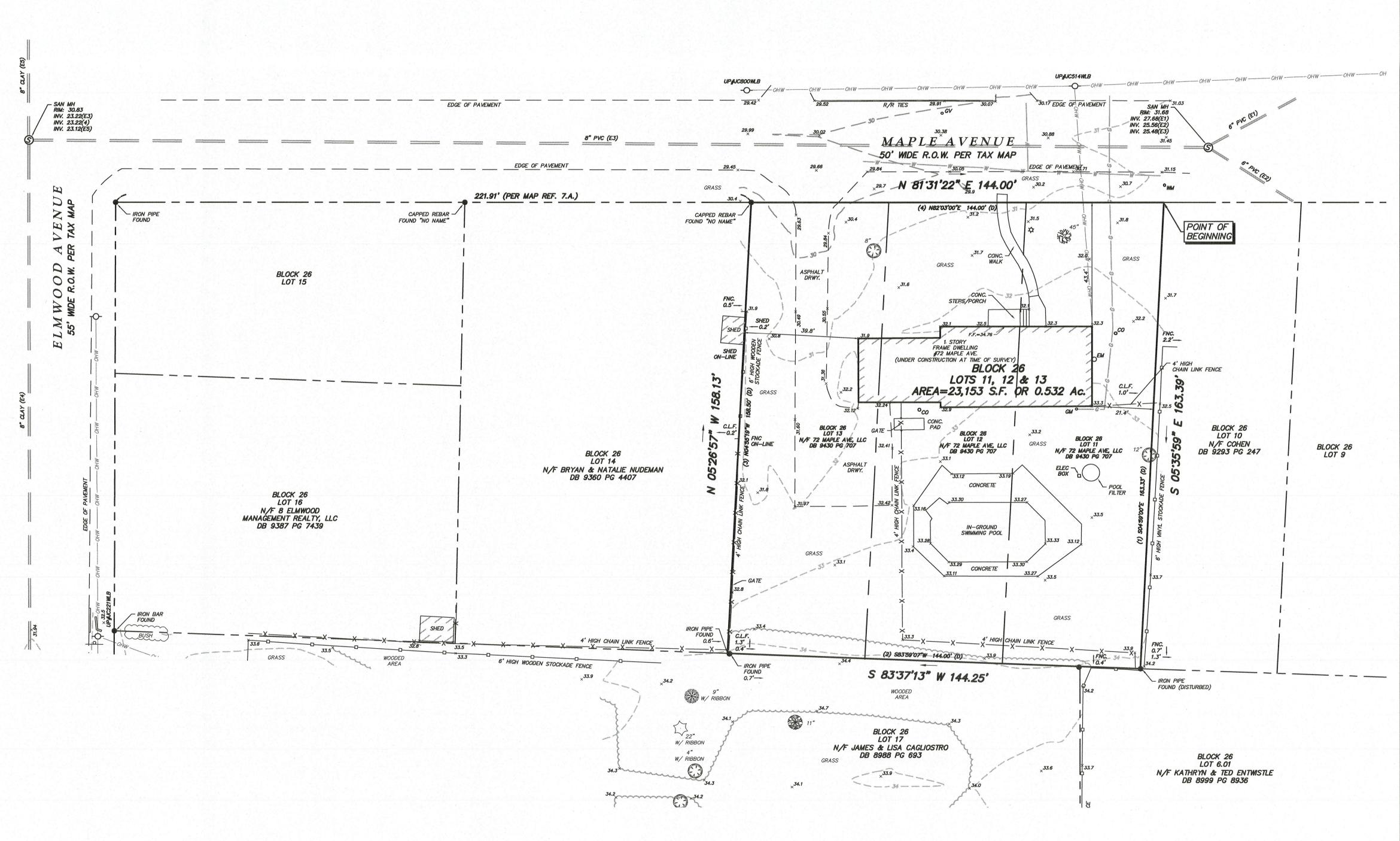
11. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM

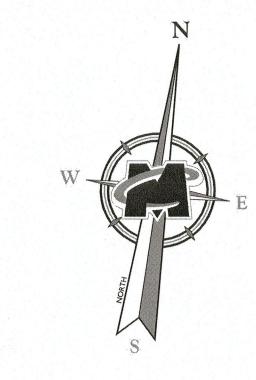
12. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT AND COMPLETE TITLE BINDER AND IS THEREFORE SUBJECT TO THE FACTS AND FINDINGS OF SAME. THE UNDERSIGNED PROFESSIONAL RESERVES THE RIGHT TO REVISE THIS PLAN UPON THE RECEIPT AND REVIEW OF A CURRENT AND COMPLETE TITLE BINDER FOR THE SUBJECT PREMISES.

13. A PORTION OF THE SITE IS LOCATED WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR THE MONMOUTH COUNTY, NJ, COMMUNITY PANEL NUMBER 34025C 0192 G, PRELIMINARY DATE JANUARY 31, 2014, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (LINES SHOWN ON THIS PLAN ARE GRAPHICALLY DEPICTED FROM THE FEMA INSURANCE RATE MAPS.)

14. THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.







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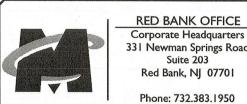
Eric V. Wilde NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: GS43279 MASER CONSULTING, INC. N.J. C.O.A. #: 24GA27986500

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR JADE CAPITAL

BLOCK 26 LOTS 11, 12 & 13

BORO. OF WEST LONG BRANCH MONMOUTH COUNTY **NEW JERSEY**



Corporate Headquarters 331 Newman Springs Road Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984

AS SHOWN 11/24/20 HA DRAWING NAME V-SURV-LOTS-11-13 20006128A

BOUNDARY AND TOPOGRAPHIC SURVEY

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.