NOTE: 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. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

SETBACKS AS PER FILED MAP AND/OR DEED RESTRICTIONS MAY NOT REFLECT CURRENT ZONING CONDITIONS, IF APPLICABLE.

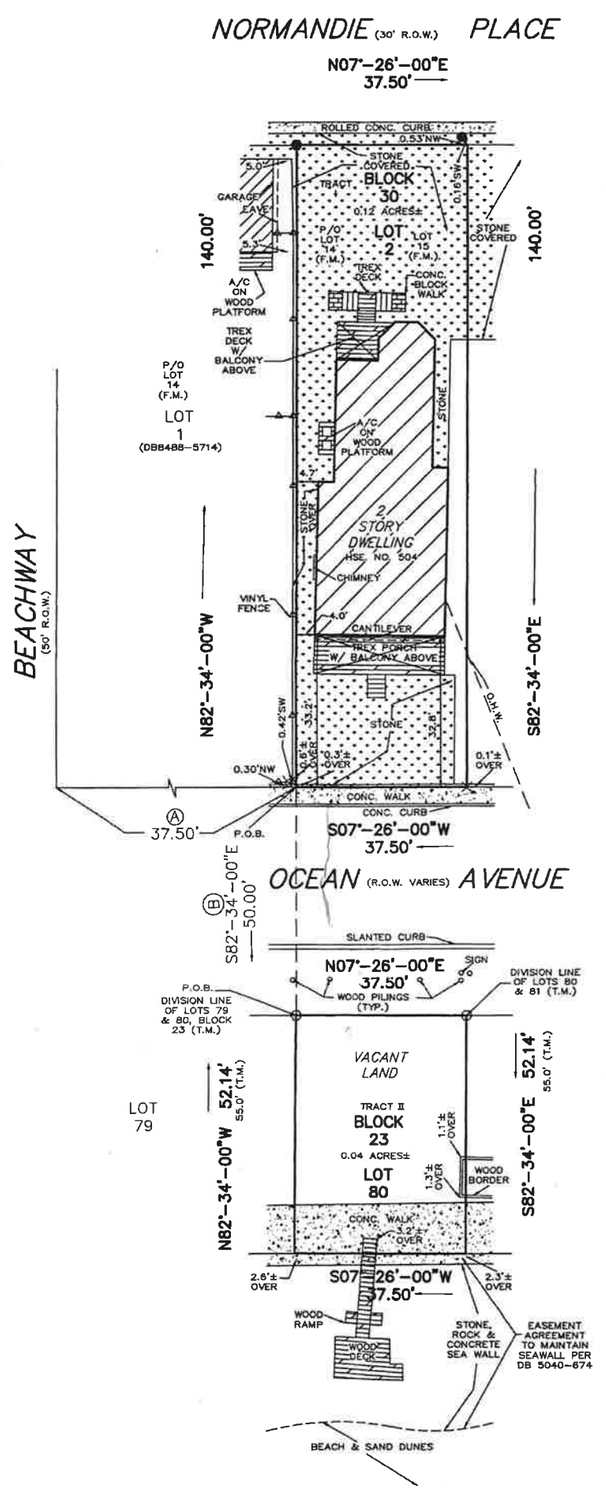
THIS SURVEY IS NOT VALID WITHOUT A RAISED SEAL OR FOR USE AS A SURVEY AFFIDAVIT.

THIS SURVEY IS NOT FOR CONSTRUCTION PURPOSES!

NOTES:
PROPERTY CORNERS TO BE SET UNLESS A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D)."

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE UNLESS AN ELEVATION CERTIFICATE HAS BEEN ISSUED.



LEGEND:
- ● – REBAR FOUND
- ● – PIPE FOUND
- ⊠ – CROSSCUT FOUND
- ○ – REBAR SET
- X – DRILL HOLE SET

TRACT I:
BEING KNOWN AS PART OF LOT 14 AND ALL OF LOT 15, AS SHOWN ON A MAP ENTITLED, "MAP OF SECTION NO. 2, NORMANDIE BY THE SEA, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 10, 1924 IN CASE NO. 40, SHEET 7.

A.K.A. LOT 2 IN BLOCK 30, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.

TRACT II:
KNOWN AS LOT 80 IN BLOCK 23, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.

DEED REFERENCE(S):
BOOK 8368-4363
BOOK 9014-592 (LOT 4.01)
BOOK 9126-164 (LOT 4.02)

THIS SURVEY IS PREPARED FOR ONLY:
CHRISTOPHER PULTORAK & KATHLEEN PULTORAK, H/W
PERMIER SERVICE ABSTRACT, LLC (94982)
CHICAGO TITLE INSURANCE COMPANY
ZAGER FUCHS, P.C.
ANDREW W. KRANTZ, ESQUIRE

"TO ANY INSURER OF TITLE RELYING HEREON AND ANY PARTIES OF INTEREST HEREIN," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS IN THE STATE OF NEW JERSEY UNDER MY SUPERVISION. (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON, THIS RESPONSIBILITY AND LIABILITY SHALL BE LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY AND SHALL BE LIMITED TO ONLY THE PARTIES OF INTEREST AS SHOWN ON THE CERTIFICATION HEREIN. IF THIS SURVEY IS USED IN CONJUNCTION WITH A SURVEY AFFIDAVIT FOR THE TRANSFER OF TITLE, ALL LIABILITY SHALL BE WAIVED AND ALL RIGHTS TO ALL PARTIES OF INTEREST SHALL BECOME NULL AND VOID. NO LIABILITY SHALL BE ASSUMED FOR ANY EASEMENTS, DEDICATIONS AND OR INSTRUMENTS NOT SUPPLIED PRIOR TO CLOSING. THE RIGHT SHALL BE RESERVED TO REVIEW ANY SUCH INSTRUMENTS AND TO MAKE SUCH EXCEPTIONS AND OR REVISIONS AS A REVIEW MAY WARRANT.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

DATE	REVISIONS

4/25/18
DATE

ROBERT W. SMITH, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 23934

PLAN OF SURVEY

SITUATE
BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

BLOCK 30 LOT 2
BLOCK 23 LOT 80

SENECA SURVEY CO., INC.
SURVEYORS & PLANNERS
1470 ROUTE No. 88 WEST
BRICK, NEW JERSEY, 08724
CERTIFICATE # 24GA27973900
(732)840-8040 FAX (732)840-8044
EMAIL: SENECACO@COMCAST.NET

Survey Date: 4/17/18	Drawn by: ACU-PLAT
Scale: 1" = 20'	Proj. No.: 18-64092