



- NOTES:**
- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT, RECEIVED IN JANUARY 2018, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 69013, WITH NO EFFECTIVE DATED ISSUED AT THE TIME OF THIS SURVEY. THIS SURVEY SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND ANY OTHER PERTINENT FACTS WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE. THIS SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD. NO TITLE COMMITMENT HAS BEEN ISSUED FOR TRACT 2.
 - INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY FRENCH & PARRELLO ASSOCIATES ON OCTOBER 19, 2017.
 - ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS. UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES, SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
 - THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
 - IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
 - THIS SURVEY AND THE INFORMATION SHOWN HEREON IS PRIVILEGED AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF WACHTEL MISSRY, LLP FOR TITLE TRANSFER PURPOSES ONLY. THIS SURVEY AND THE INFORMATION CONTAINED HEREON CANNOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED PROFESSIONAL.
 - 100 YEAR FLOOD ELEVATION PER FEMA PANEL 34025C0351G PRELIMINARY DATED JANUARY 31, 2014. A PORTION OF THE AE AND VE ZONES ARE LOCATED ON THE PROPERTY. ADDITIONAL FLOOD HAZARD INFORMATION SHOWN PER FEMA PANEL 34025C0351F EFFECTIVE DATE SEPTEMBER 25, 2009.
 - BOUNDARY INFORMATION SHOWN AS PER TITLE REPORT COMMITMENT No. 69013 BY CHICAGO TITLE INSURANCE COMPANY, WITH NO EFFECTIVE DATE ISSUED AT THE TIME OF THIS SURVEY. NO OTHER ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS OR IF A RIPARIAN GRANT OR LEASE DOES EXIST FOR SUCH PORTION.
 - AS PER NJAC 13:40-8.1, THIS PLAT REFLECTS THE SITE CONDITIONS AS OF DECEMBER 11, 2019 AND MAY NOT SHOW THE CURRENT CONDITIONS AS THIS SITE IS UNDER CONSTRUCTION.

- MAP REFERENCES:**
- A FILED MAP ENTITLED "DEAL, MONMOUTH COUNTY, N.J., PROPERTY OF ATLANTIC COAST REALTY CO., REVISED MAP", MADE BY E.E. THROCKMORTON, CIVIL ENGINEER, DATED AUGUST 1, 1911, FILED WITH THE COUNTY OF MONMOUTH CLERK'S OFFICE AS CASE No. 53-11, DATED AUGUST 24, 1911.
 - A PLAN ENTITLED "SURVEY OF, LOT 1, BLOCK 83, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY FRENCH & PARRELLO ASSOCIATES, DATED JUNE 7, 2012.
 - A PLAN ENTITLED "BEACH EROSION CONTROL PROJECT, ATLANTIC COAST OF NEW JERSEY, SANDY HOOK TO BARNEGATE INLET, SECTION I-REACH 3, DEAL, PLANT STA. 580+00 TO STA. 616+75, ELBRON TO LOCH ARBOR, NEW JERSEY", PREPARED BY THE U.S. ARMY ENGINEER DISTRICT CORPS OF ENGINEERS, NEW YORK, NEW YORK, DATED 2000.
 - THE OFFICIAL TAX MAP OF THE BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 9.

DEED REFERENCES:

DEED BOOK	PAGE NUMBER	REFERENCE
OR-8032	3529	DEED OF PROPERTY (TITLE REPORT LEGAL DESCRIPTION (PLOTTED AND SHOWN)).
DB-5781	523	DEED OF PROPERTY (PLOTTED AND SHOWN)
DB-1002	10	ATLANTIC COAST ELECTRIC LIGHT COMPANY EASEMENT (BLANKET IN NATURE).
DB-803	113	ATLANTIC COAST REALTY COMPANY DEED OF LAND (BLANKET IN NATURE).
DB-944	178	DEED OF PROPERTY (PLOTTED AND SHOWN).
DB-1032	87	DEED OF PROPERTY (PLOTTED AND SHOWN).
OR-9091	7911	BEACH REPLACEMENT EASEMENT (PLOTTED AND SHOWN).
DB-4872	0400	JERSEY CENTRAL POWER AND LIGHT EASEMENT (PLOTTED AND SHOWN).
DB-690	473	DEED OF PROPERTY (ILLEGIBLE)
DB-690	470	DEED OF PROPERTY (ILLEGIBLE)
DB-4291	780	DEED OF PROPERTY
OR-9410	8826	RELEASE OF JCP&L UTILITY EASEMENT
ORDINANCE No. 251		REGARDING IMPROVEMENTS OF JETTY AND BULKHEAD ALONG THE MUNICIPAL LINE OF DEAL AND THE ATLANTIC OCEAN (BLANKET IN NATURE)

SURVEYOR'S NOTES:

- AS PER CHAIN OF TITLE, LOT 1 IN BLOCK 83 CONSISTS OF TRACTS 1 & 2. ROYAL ABSTRACT, UNDERWRITING FOR CHICAGO TITLE INSURANCE COMPANY, REQUESTED THAT TAX MAP LOT 1 IN TAX MAP BLOCK 83 BE ONLY SHOWN FOR TRACT 1. ROYAL ABSTRACTS DESCRIPTION IN SCHEDULE 7A FOR TITLE COMMITMENT No. 69013 ONLY DESCRIBES TRACT 1 AS RECITED IN DEED BOOK 5781, PAGE 523. DEED BOOK OR-8032, PAGE 3529 (VEETING TITLE), RECITES A DESCRIPTION OF TRACT 1 AND TRACT 2 COMBINED. THIS PLAN OF SURVEY IS IN NO WAY TO BE CONSIDERED A SUBDIVISION OF TRACT 1, AND TRACT 2, OR OF LOT 1 IN BLOCK 83, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY.
- AS PER DEED BOOK 1982, PAGE 372 ET SEQ RECORDED NOVEMBER 30TH, 1944 A FOREVER RIGHT OF WAY EASEMENT WAS GRANTED ALONG THE EASTERLY SIDE OF THE LANDS KNOWN AND DESCRIBED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF DEAL AS LOT 1 IN BLOCK 83, SAID RIGHT OF WAY BEING 30 FEET IN WIDTH AND RUNNING IN A SOUTHERLY DIRECTION FROM THE SOUTHERLY SIDE OR LINE OF NEPTUNE AVENUE IN THE AFORESAID BOROUGH OF DEAL TO THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID LANDS AND PREMISES. SAID RIGHT OF WAY IS FOR THE PURPOSE OF ERECTING, CONSTRUCTING, MAINTAINING, RENEWING AND RELOCATING THE COAST PROTECTION DEVICES AND STRUCTURES TO BE BUILT TO THE EAST OF THE LANDS HEREIN DESCRIBED. SAID COAST PROTECTION DEVICES AND STRUCTURES TO BE ERCTED ARE DESCRIBED IN CERTAIN PLANS PREPARED AND APPROVED BY THE ENGINEERS OF THE BOARD OF COMMERCE & NAVIGATION AND THE BOROUGH OF DEAL AND MORE PARTICULARLY DESCRIBED IN ORDINANCE 251 OF THE BOROUGH OF DEAL.

**METES AND BOUNDS DESCRIPTION
BLOCK 83 - LOT 1
(DESCRIPTION PER TITLE COMMITMENT & SURVEY)**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF DEAL, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMPRISING LOT DESIGNATED AS NUMBER ONE AND NUMBER TWO, IN BLOCK 1A ON A CERTAIN MAP ENTITLED, "DEAL MONMOUTH COUNTY, N.J., PROPERTY OF ATLANTIC COAST REALTY CO., REVISED MAP" MADE BY E.E. THROCKMORTON, CIVIL ENGINEER, DATED AUGUST 1, 1911, AND FILED IN THE CLERK'S OFFICE IN AND FOR SAID COUNTY OF MONMOUTH AUGUST 24, 1911, TOGETHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NEPTUNE AVENUE DISTANT 575 FEET EASTWARDLY FROM THE SOUTHEAST CORNER OF NEPTUNE AVENUE AND OCEAN AVENUE AS LAID DOWN ON SAID MAP;

- THENCE, (1) SOUTHWARDLY AT RIGHT ANGLES TO NEPTUNE AVENUE, 150 FEET; (S22° 30' 00" W 150.00' PER SURVEY)
- THENCE, (2) EASTWARDLY PARALLEL WITH NEPTUNE AVENUE 229.34 FEET TO THE WESTERLY LINE OF A STRIP OF LAND RESERVED TO ATLANTIC COAST REALTY COMPANY MARKED "CLIFF WALK" ON THE AFORESAID MAP; (S 67° 30' 00" E 229.34' PER SURVEY)
- THENCE, (3) NORTHWARDLY BY AND ALONG THE WESTERLY LINE OF SAID STRIP OF LAND MARKED "CLIFF WALK", ON THE AFORESAID MAP, 150.08 FEET TO A POINT IN THE SOUTHERLY LINE OF AFORESAID NEPTUNE AVENUE DISTANT 234.32 FEET EASTWARDLY FROM THE AFORESAID POINT OR PLACE OF BEGINNING; (N 24° 24' 05" W 150.08' PER SURVEY)
- THENCE, (4) WESTWARDLY ALONG THE SOUTHERLY LINE OF NEPTUNE AVENUE, 234.32 FEET TO THE AFORESAID POINT OR PLACE OF BEGINNING; (N 67° 30' 00" W 234.22' PER SURVEY)

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 8 NEPTUNE AVENUE, DEAL NJ AND DESIGNATED AS BLOCK 83, LOT 1 AS SHOWN ON THE TAX MAP OF THE STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

CERTIFICATIONS:

To: ICC NEPTUNE AVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON OCTOBER 19, 2017, BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

- TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE PREMISES AS SHOWN HEREON: FIRST AMERICAN TITLE
- TO THE MORTGAGE HOLDER: SUN NATIONAL BANK, THIS CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- TO THE CLOSING ATTORNEY: WACHTEL MISSRY LLP, MIA STEVENS-HAYNES, ESQ.

No.	Date	Description	Revised By	Checked By
9	02-25-2021	PER DEED BOOK OR-9410, PAGE 8826		T.J.E.
8	09-21-2020	Updated Certification List		T.J.E.
7	11-26-2019	Added additional Flood Hazard Information		T.J.E.
6	11-20-2019	Added additional Flood Hazard Information		T.J.E.
5	10-30-2019	Revised per Attorney Review		T.J.E.
4	10-28-2019	Revised Flood Hazard Information per NJDEP		T.J.E.
3	04-02-2019	Revised per Attorney Review		T.J.E.
2	04-02-2019	Revised per Engineers Comments		T.J.E.
1	04-01-2019	Revised 30 foot Wide Permanent Access Easement		T.J.E.

SCALE IN FEET: 0 20 40

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR
LOT 1, BLOCK 83
SITUATED IN THE
BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY

FRENCH & PARRELLO ASSOCIATES
Corporate Office
1800 Route 34, Suite 101
Wall, NJ 07719
732.312.9800
Regional Offices
Hackettstown, NJ
New York, NY

DATE: OCT. 19, 2017
DESIGNED BY: T.J.E.
SCALE: 1"=20'
PROJECT NUMBER: 6052.005
DRAWN BY: T.J.E.
CHECKED BY: T.J.E.
FIELD BOOK: SHEET: 1 of 1

THOMAS J. ERTLE, PLS
PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 24G80388400

LEGEND

- FENCE LINE
- SIGN
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- DRAINAGE INLET
- APPROXIMATE LOCATION OF UNDERGROUND STORM DRAINAGE PIPE
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER PIPE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- OVERHEAD WIRES

FLOOD HAZARD LEGEND

PRELIMINARY PANEL 34025C0351G (JANUARY 30, 2015)

- FHL FLOOD HAZARD ZONE LINE
- FHL LIMITS OF MODERATE WAVE ACTION
- 100 YEAR BASE FLOOD ELEVATION ZONE - VE22
- 100 YEAR BASE FLOOD ELEVATION ZONE - VE25
- 100 YEAR BASE FLOOD ELEVATION ZONE - AE25

EFFECTIVE PANEL 34025C0351F (SEPTEMBER 25, 2009)

- FHL COASTAL ZONE WITH VELOCITY HAZARD
- BASE FLOOD ELEVATION ZONE - VE10
- BASE FLOOD ELEVATION ZONE - VE12