



DESCRIPTION:

BEING KNOWN AND DESIGNATED AS BLOCK 58, LOT 22 ON THE BOROUGH OF KEANSBURG TAX ASSESSMENT MAP.

BEING MORE COMMONLY KNOWN AS No. 161 CENTER AVENUE, BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY ALSO BEING KNOWN AND DESIGNATED AS LOT 912 IN BLOCK 9 ON A MAP ENTITLED "MAP OF BUILDING LOTS OF THE NEW POINT COMFORT BEACH AT KEANSBURG, MONMOUTH COUNTY, NEW JERSEY", DATED 1909 AND REVISED MARCH 1911. (UN-FILED MAP)

NOTES:

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON SEPTEMBER 12, 2024, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & 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 SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FACTS AS AN ACCURATE TITLE REPORT MAY DISCLOSE.

- NORTH MERIDIAN IS BASED ON DEED BOOK 5793, PAGE 841.
- ELEVATIONS SHOWN HERON ARE BASED ON NAVD 88.
- DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
- OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
- NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIALS.

7. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATIONS.

8. PROPERTY IS SITUATED IN FLOOD ZONE AE11 (AREAS DETERMINED TO BE WITHIN THE 0.1% ANNUAL CHANCE FLOOD PLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM), FOR THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NJ, COMMUNITY 340303, PANEL 34025C0034F, DATED 09-25-2009.

PROPERTY IS ALSO SITUATED IN FLOOD ZONE AE11 (AREAS DETERMINED TO BE WITHIN THE 0.1% ANNUAL CHANCE FLOOD PLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), FOR THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NJ COMMUNITY 340303, PANEL 34025C0034G, DATED 01-31-2014.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW PROPERTY IS SUBJECT TO ALL DOCUMENTS OF RECORD.

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

BOUNDARY & TOPOGRAPHIC SURVEY

161 CENTER AVENUE  
BLOCK 58, LOT 22  
MONMOUTH COUNTY

BOROUGH OF KEANSBURG  
DATE: 09-21-2024

SCALE 1" = 20'

NEW JERSEY  
JOB NO: 24017



HORIZONTAL SCALE: 1"=20'

NOTICE

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

K F 2 T  
Professional Land Surveyors

P.O. BOX 521  
COLTS NECK TOWNSHIP, MONMOUTH COUNTY  
NEW JERSEY 07722  
TEL (908) 692-7853

KENNETH P. FRANK  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 36727