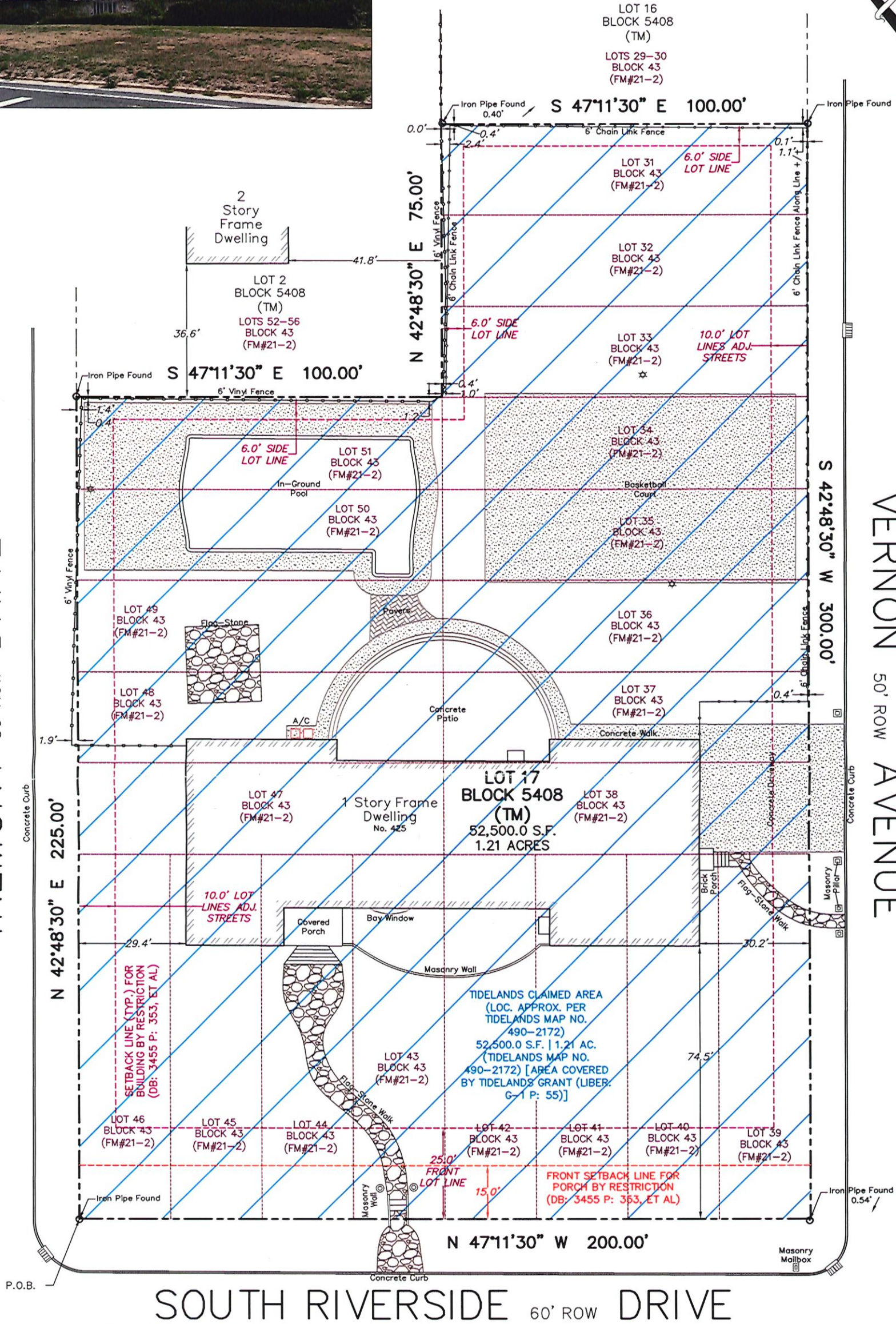


TREMONT DRIVE
50' ROW

VERNON AVENUE
50' ROW



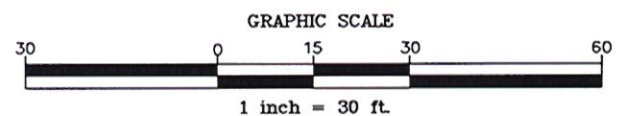
SOUTH RIVERSIDE DRIVE
60' ROW

KNOWN AND DESIGNATED as Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51 Block 43 as shown on a certain map entitled, "Map of Shark River Hills, Section A" filed in the Monmouth County Clerk's Office on January 31, 1928 as Map No. 21-2.

This survey references:
Deed Book 8213 Page 5467
Deed Book 3455 Page 353 (setbacks)
Liber G-1 Page 55
Monmouth County Filed Map No. 21-2

Notes:
Field Survey Performed on 08/15/22
Subject to documents of record
Subject to utility ROW (DB: 1903 P: 489)
Subject to restrictions (DB: 3455 P: 353; DB: 3455 P: 357; DB: 3455 P: 361; DB: 3455 P: 369)
Entire property situated within Grant to Shark River Hills Co. (Liber G-1, Page 55)

This survey certified to:
Walter and Katherine Bostian
Green Label Title, LLC
First American Title Insurance Company
Tara L. Senkel, Esq



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein.

REVISED 09/15/22 BY CMB: ADDED T/L CLAIMED AREA + REV. BOUNDARY				
SURVEY OF PROPERTY Tax Lot 17 - Block 5408 425 South Riverside Drive, Township of Neptune Monmouth County, New Jersey			PROJECT NUMBER 222855	REFERENCE NUMBER GL-19991
FIELD: AG	DWN BY: JES	CHECKED: JSG	DATE 08/23/22	SCALE 1"=30'

Lakeland Surveying
Certificate of Authorization #24GA2809000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24CS04132900
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24CS04339900