

CERTIFIED TO:

JOAN M. KUGELMANN & ARTHUR H. PHAIR

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE IN MARCH 2021 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, NJAC 13:40-5.1 LAND SURVEYOR, PREPARATION OF LAND SURVEYS".

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 DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE EXCEPT AS FOLLOWS:

- A. TO THE TITLE INSURER SO IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.
- B. TO THE MORTGAGE HOLDER THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, ITS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

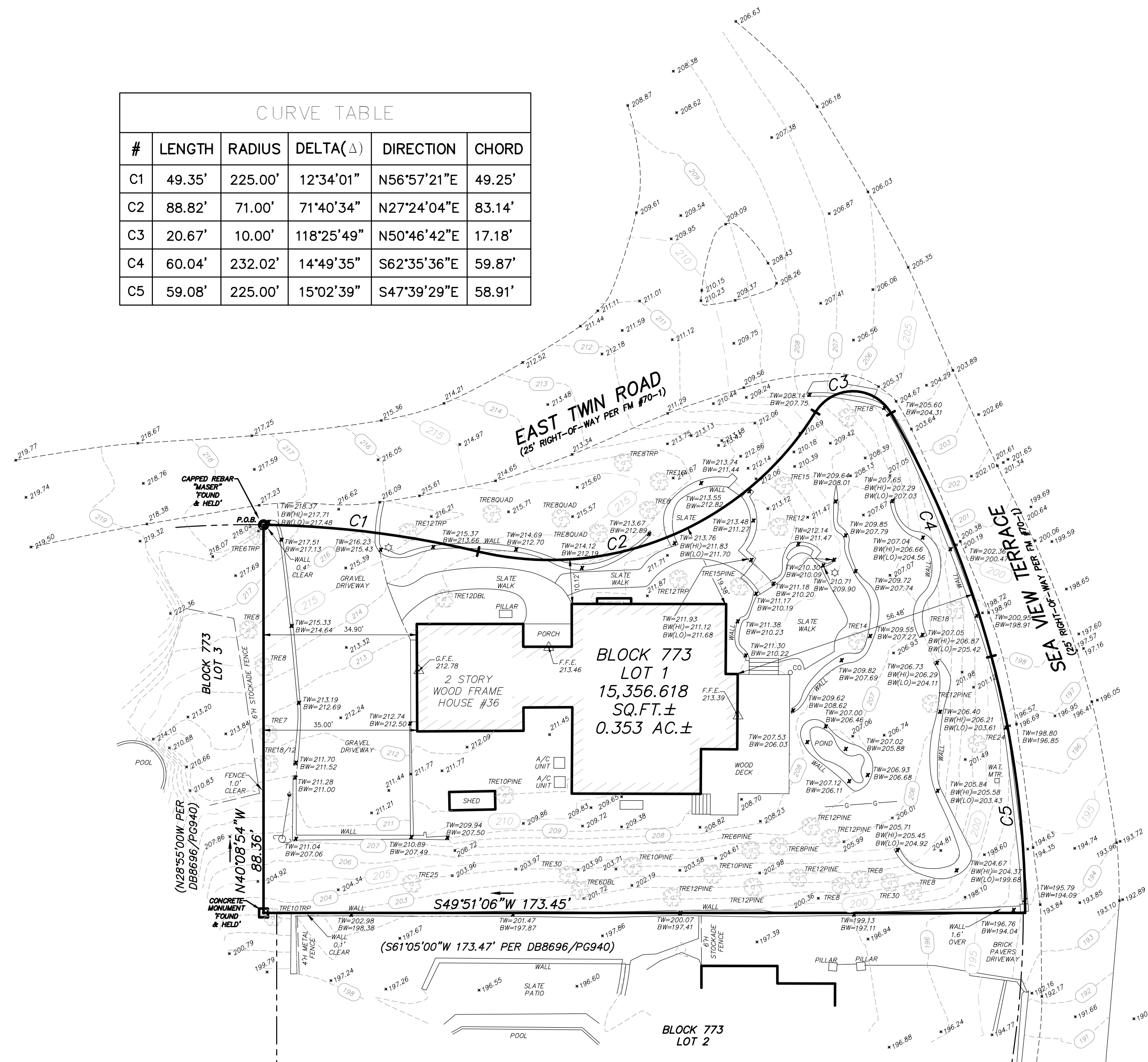
TREE LEGEND

- EXISTING TREE
- TYPE OF TREE
- DBL = DOUBLE TREE TRUNK
- TRP = TRIPLE TREE TRUNK
- QUAD = FOUR TREE TRUNKS
- DIAMETER OF TREE (INCHES)

LEGEND

- PROPERTY LINE
- ADJOINER LOT LINE
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING WOOD STAIRS
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING TRANSFORMER
- EXISTING TELEPHONE BOX
- EXISTING CABLE BOX
- EXISTING WELL
- EXISTING DROP CURB
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRES

CURVE TABLE					
#	LENGTH	RADIUS	DELTA(Δ)	DIRECTION	CHORD
C1	49.35'	225.00'	12°34'01"	N56°57'21"E	49.25'
C2	88.82'	71.00'	71°40'34"	N27°24'04"E	83.14'
C3	20.67'	10.00'	118°25'49"	N50°46'42"E	17.18'
C4	60.04'	232.02'	14°49'35"	S62°35'36"E	59.87'
C5	59.08'	225.00'	15°02'39"	S47°39'29"E	58.91'



NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 773 AS SHOWN ON THE TOWNSHIP OF MIDDLETOWN TAX MAPS.
- BOUNDARY INFORMATION SHOWN HEREON PREPARED BY LANDMARK SURVEYS IN MARCH 2021, AND BASED ON A DEED FROM JOAN M. KUGELMANN TO JOAN M. KUGELMANN & ARTHUR H. PHAIR, DATED DECEMBER 6, 2007 AND FILED ON JANUARY 4, 2008 IN THE MONMOUTH COUNTY CLERK'S OFFICE IN DEED BOOK 8696 PAGE 940.
- UNDERGROUND UTILITIES ARE SHOWN ONLY TO THE EXTENT OF VISIBLE SURFACE STRUCTURES THAT WERE EVIDENT AT THE TIME OF PERFORMING THE SURVEY.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR OTHER RESTRICTIONS AND AGREEMENTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- PRINTS OF THIS DRAWING ARE NOT VALID UNLESS MADE FROM THE SURVEYOR'S ORIGINAL DRAWING AND UNLESS THE EMBOSSED SEAL OF THE SURVEYOR HAS BEEN AFFIXED.
- NO ENVIRONMENTAL CONCERNS SUCH AS WATERCOURSES, HAZARDOUS ISSUES OR HAZARDOUS CONTAMINATES WERE INVESTIGATED OR LOCATED AS PART OF THIS SURVEY, NOR ARE THEY SHOWN ON THIS SURVEY MAP.
- "A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)."
- VERTICAL DATUM IS NAVD1988 BASED UPON GPS CONTROL SET BY LANDMARK SURVEYS, LLC ON MARCH 16, 2021.

REFERENCES:

- TAX MAP OF THE TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY, DATED APRIL 1988, SHEET NO. 74
- DEED BOOK 8696 PAGE 940
- A MAP ENTITLED "MAP OF LANDS OF WATER WITCH CLUB IN THE HIGHLANDS OF NAVESINK, MONMOUTH COUNTY, NEW JERSEY" DATED NOVEMBER 1895, PREPARED BY F. A. DUNHAM, FILED ON JANUARY 17, 1896 AS CASE NUMBER 70-1 IN THE MONMOUTH COUNTY CLERK'S OFFICE.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

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REV#	DATE	REVISION TYPE

OTTO CRAIG ROSSMEYER
 PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 43214

BOUNDARY & TOPOGRAPHY SURVEY
FOR
JOAN M. KUGELMANN & ARTHUR P. PHAIR

MONMOUTH COUNTY TOWNSHIP OF MIDDLETOWN NEW JERSEY
 BLOCK 773 LOT 1

LS #21039 TAX SHEET NO. 74 DATE: 03-16-2021 SCALE: 1" = 20'

SHEET 1 OF 1 DRAWN BY: CMV CHCKD BY: OCR DESIGNED BY: OCR