



NOTES

- 1) THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:
 - M&M REALTY PARTNERS AT FAIR HAVEN, LLC
 - WEINGARTEN LAW FIRM, LLC
 - STELTON TITLE AGENCY, LLC
 - FIRST AMERICAN TITLE INSURANCE COMPANY
- 2) THE SUBJECT PROPERTY IS KNOWN AS TAX LOT 1 IN BLOCK 31 IN THE BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY (MORE COMMONLY KNOWN AS 626 RIVER ROAD, FAIR HAVEN, NJ).
- 3) THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A TITLE BINDER PREPARED BY RACETRACK TITLE AGENCY, TITLE NO RT-10117, DATED NOVEMBER 9, 2018.
- 4) THIS SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED IN JUNE 2021 AND WAS PERFORMED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1.
- 5) HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83 - 2011 ADJUSTMENT). VERTICAL DATUM IS NAVD 88.
- 6) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA, UTILITY PAINT MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. THE UNDERSIGNED MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THE PLAN. THIS DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUNDS PRIOR TO GROUND DISTURBANCE.
- 7) 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).

REFERENCES

- 1) DEED OF RECORD: DEED BOOK 9330/PAGE 4343
- 2) MAP ENTITLED, "PROPOSED REDEVELOPMENT OF S/S BLDG., RIVER RD. & CEDAR AVE., FAIRHAVEN, NJ.
- 3) NEW JERSEY GEOGRAPHIC INFORMATION NETWORK ORTHOPHOTOS, PANEL NOS. K10B6 & K10B7
- 4) OFFICIAL TAX MAP OF THE BOROUGH OF FAIR HAVEN, SHEET NO. 6.

SURVEY EXCEPTIONS

- NO SURVEY EXCEPTIONS LISTED IN SCHEDULE B - SECTION II OF TITLE REPORT

NO.	DATE	REVISIONS	BY
BOUNDARY AND TOPOGRAPHIC SURVEY			
OF PROPERTY SITUATED AT TAX LOT 1 IN BLOCK 31 BOROUGH OF FAIR HAVEN MONMOUTH COUNTY NEW JERSEY			
SOLSTICE SURVEYING		DES. BY: D.P.A.	
113 Upper Sunset Drive Long Valley, NJ 07853 Ph: (978)647-8664 www.solsticesurveying.com		CHK'D BY: D.P.A.	
NJ Certificate of Authorization No. 245A28739800		SCALE: 1" = 20'	
<i>David P. Guanno</i> 6/21/21		DATE: 06/21/2021	
David P. Guanno, P.L.S.		JOB NO.: 2012026	
NJ PROFESSIONAL LAND SURVEYOR LIC. No. 24C504330500 WARNING: IF THIS PLAN DOES NOT CONTAIN A RAISED IMPRESSION SEAL, OVER THE PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.		SHEET 1 OF 1	