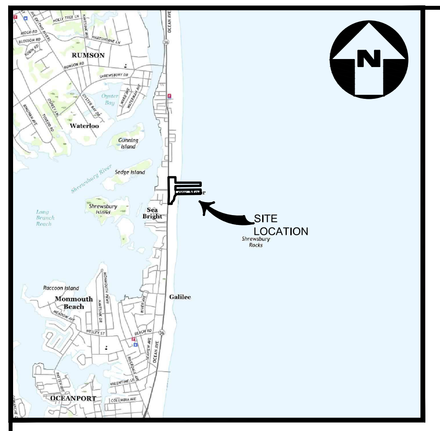


VICINITY MAP
U.S.G.S. QUANDRANGLE MAP
SEA BRIGHT, NJ - PANEL (LONG BRANCH EAST)
SCALE: 1"=4000'

INFORMATION OF FACT

1. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	ITEM
a.) OWNER	X		1485 OCEAN AVENUE REALTY, LLC
b.) DEED OF RECORD	X		DEED BOOK 8869, PG. 6739
c.) FIELD SURVEY	X		FIELD LOCATED ON FEBRUARY 19, 2019
d.) FILED MAP		X	N/A
e.) TAX MAP	X		LOT 5, BLOCK 4, SHEETS 2 & 4
f.) TITLE REPORT	X		TRIDENT ABSTRACT TITLE AGENCY, LLC TITLE NUMBER: TA-114870 EFFECTIVE DATE: AUGUST 19, 2010
g.) OTHER (SEE REFERENCES)	X		SEE NOTE 8

2. CERTIFIED TO:
SEAHORSE, LLC
D/B/A DRIFTWOOD CABANA CLUB
2531 SW 40th STREET
OCALA, FL 3448

3. PROPERTY KNOWN AS LOT 5, BLOCK 4, TAX MAP SHEETS 2 & 4 OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, STATE OF NEW JERSEY.

4. AREA:
LOT 2, BLOCK 2902 = 763,596 SQ. FT.± / 17.530 ACRES±.

5. THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON FEBRUARY 19, 2019, 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." THE INFORMATION DEPICTED 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.

6. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

7. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

8. REFERENCES:
   A. PLAN ENTITLED "AS-BUILT SURVEY LOT 6, BLOCK 4, 1465 OCEAN AVENUE, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, STATE OF NEW JERSEY," DATED OCTOBER 11, 2013, BY GALLAS SURVEYING GROUP.
   B. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LOT 6, BLOCK 4, EDGEWATER BEACH CLUB SITUATED IN BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY," DATED FEBRUARY 10, 2009, BY GLA ENGINEERING, INC.
   C. PLAN ENTITLED "PLAN OF SURVEY SITUATE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY, BLOCK 4, LOTS 5, 5.01, 5.02, 5.03 & 5.04" DATED MAY 17, 2010, BY SENECA SURVEY CO., INC.

9. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.

10. WAIVER OF SETTING CORNER MARKERS OBTAINED FROM WILLIAM STAVOLA, DATED JANUARY 31, 2019, PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2.

11. HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83) (NEW JERSEY STATE PLANE COORDINATE SYSTEM)
VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NJ S.P.C.S.) WAS ESTABLISHED AT THE PROJECT SITE BASED ON GPS OBSERVATIONS USING NATIONAL GEODETIC SURVEY MONUMENT STAMPED "13 V 7" PID DH7190 ELEV. 7.81 NAD 1983(1996) AS A BASE STATION.

12. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES, THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.

13. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE 1F ABOVE. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT AN UP-TO-DATE TITLE REPORT MAY DISCLOSE.

SCHEDULE B-II EXCEPTIONS:

(8) SUBJECT TO SEAWALL CONSTRUCTION; INSPECTION AND MAINTENANCE EASEMENTS TO THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 2339 PAGE 412 AND DEED BOOK 2351 PAGE 76.

(9) SUBJECT TO UTILITY EASEMENT AS SET FORTH IN THE TO FLOWING DEED BOOK(S): 2744 PAGE 37; DEED BOOK 4570 PAGE 369 AND DEED BOOK 4781 PAGE 853.

(10) SUBJECT TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION CAFRA PERMIT AS SET FORTH IN OFFICIAL RECORD 8718 PAGE 7750.

(11) RESTRICTIVE COVENANTS AS SET FORTH IN THE FOLLOWING DEED BOOK(S). 595 PAGE 217, DEED BOOK 643 PAGE 47; DEED BOOK 363 PAGE 451 ; DEED BOOK 889 PAGE 54; DEED BOOK 593 PAGE 66 AND DEED BOOK 569 PAGE 123.

(12) SUBJECT TO THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN RIPARIAN GRANT FROM THE STATE OF NEW JERSEY, AS SET FORTH IN THE FOLLOWING DEED BOOK(S): 666 PAGE 193 AND DEED BOOK 1078 PAGE 469.

(13) SUBJECT TO THE OUTSTANDING RIPARIAN INTEREST AND/OR FEE TITLE THAT MAY BE VESTED IN THE STATE OF NEW JERSEY IN AND TO ANY PORTION OF THE SUBJECT PREMISES NOW OR HERETOFORE FLOWED BY THE TIDE AND NOT THE SUBJECT OF A RIPARIAN GRANT.

(14) PARAMOUNT RIGHTS OF THE UNITED STATES GOVERNMENT TO ESTABLISH PIERHEAD AND BULKHEAD LINES FROM TIME TO TIME WITHOUT COMPENSATION.

(15) SUBJECT TO POSSIBLE RIGHTS OF THE PUBLIC TO THE ACCESS, USE AND ENJOYMENT OF ALL THE TIDAL RESOURCES ADJACENT TO THE SUBJECT PREMISES, INCLUDING THE UPLAND DRY SAND BEACHES.

(16) THE RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA, ANY PAID OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY, AND THE NATURAL LINE OF VEGETATION, THE BULKHEAD LINE, THE MOST EXTREME HIGH WATER LINE, OR ANY OTHER LEGALLY ESTABLISHED BOUNDARY LINE SEPARATING THE PUBLICLY USED AREA FROM UPLAND PRIVATE AREA.

(17) TIDELANDS CLAIM SEARCH DISCLOSES: CLAIMED.

14. A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ZONE AE, ELEV. 8 (BASE FLOOD ELEVATIONS DETERMINED), ZONE AO, ELEV. 1 & 2 (FLOOD DEPTHS OF 1 TO 2 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED) AND ZONE VE, ELEV. 20 (COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MONMOUTH COUNTY, NJ, COMMUNITY PANEL NUMBER 34025C 0308 H, PRELIMINARY DATE JANUARY 31, 2014, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (LINES SHOWN ON THIS PLAN ARE GRAPHICALLY DEPICTED FROM THE FEMA INSURANCE RATE MAPS.)

15. A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ZONE AE, ELEV. 8 AND 9 (BASE FLOOD ELEVATIONS DETERMINED), AND ZONE VE, ELEV. 11 & 13 (COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MONMOUTH COUNTY, NJ, COMMUNITY PANEL NUMBER 34025C 0301 G, EFFECTIVE DATE JUNE 20, 2018, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (LINES SHOWN ON THIS PLAN ARE GRAPHICALLY DEPICTED FROM THE FEMA INSURANCE RATE MAPS.)

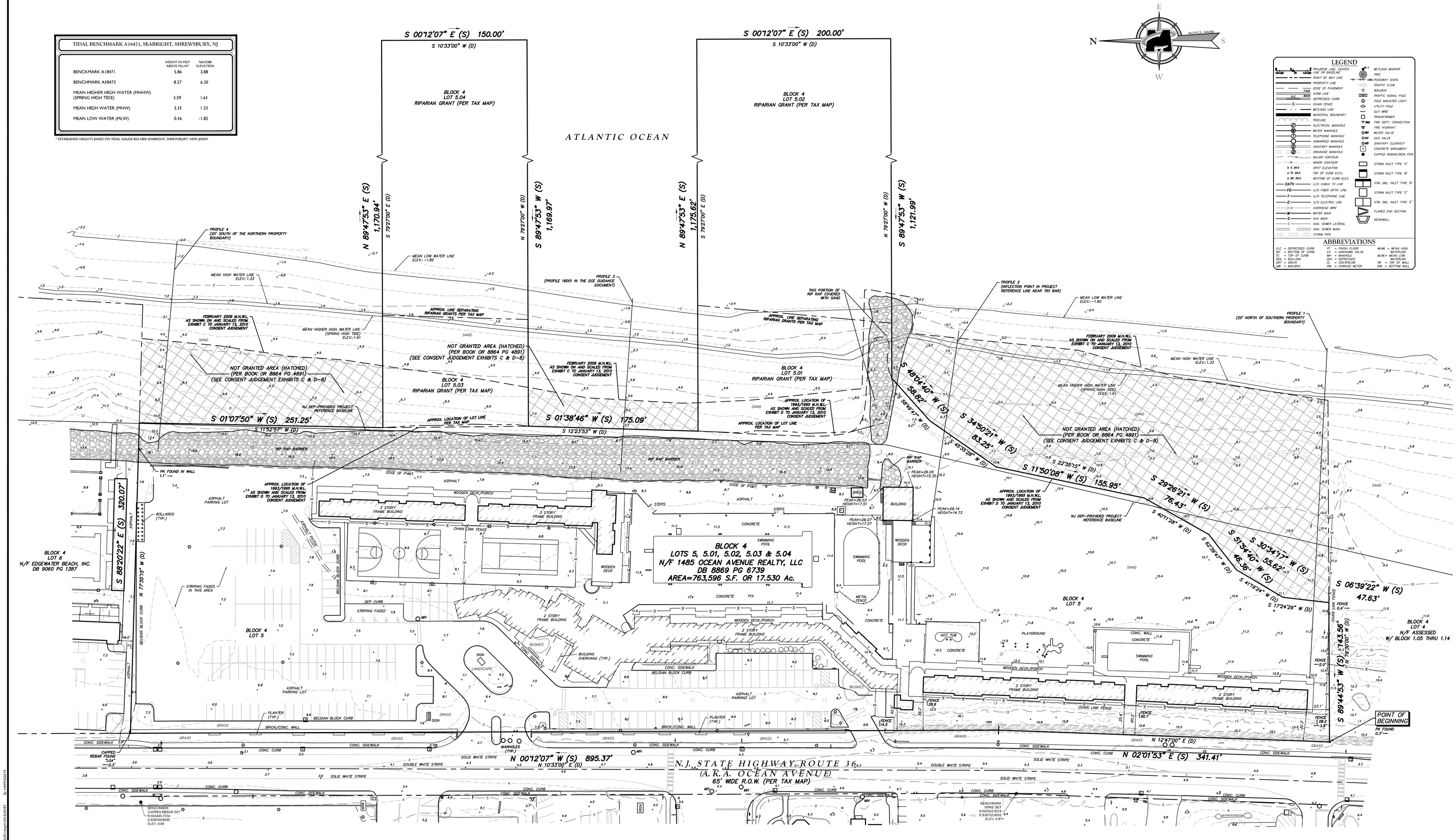
16. THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.

17. TOPOGRAPHIC INFORMATION AND PHYSICAL FEATURES SHOWN ARE BASED ON AN AERIAL SURVEY BY COOPER AERIAL SURVEYS, CO., DATE FLOWN FEBRUARY 4, 2019.

TIDAL BENCHMARK A18471, SEABRIGHT, SHREWSBURY, NJ

	HEIGHT IN FEET ABOVE MLLW*	NAVD88 ELEVATION
BENCKMARK A18471	5.86	3.88
BENCHMARK A18472	8.27	6.30
MEAN HIGHER HIGH WATER (MHHW) (SPRING HIGH TIDE)	3.59	1.61
MEAN HIGH WATER (MHW)	3.31	1.33
MEAN LOW WATER (MLW)	0.16	-1.82

* ESTABLISHED HEIGHTS BASED ON TIDAL GAUGE 853-1804 SEABRIGHT, SHREWSBURY, NEW JERSEY



LEGEND

12500 N 12500	$ TRAVERSE LINE, CENTER LINE OR BASELINE		WETLAND MARKER
	RIGHT OF WAY LINE		TREE
	PROPERTY LINE	SIGNS	ROADWAY SIGNS
TAPE	EDGE OF PAVEMENT		TRAFFIC FLOW
0.6 BASE	CURB LINE		MAILBOX
	DEPRESSED CURB		TRAFFIC SIGNAL POLE
X	CHAIN FENCE		POLE MOUNTED LIGHT
	WETLAND LINE		UTILITY POLE
	MUNICIPAL BOUNDARY		GUY WIRE
	TREELINE		TRANSFORMER
E	ELECTRICAL MANHOLE	FDC	FIRE DEPT. CONNECTION
W	WATER MANHOLE		FIRE HYDRANT
T	TELEPHONE MANHOLE		WATER VALVE
U	UNMARKED MANHOLE		GAS VALVE
S	SANITARY MANHOLE		SANITARY CLEANOUT
D	DRAINAGE MANHOLE		CONCRETE MONUMENT
	MAJOR CONTOUR		CAPPED REBAR/IRON PIPE
	MINOR CONTOUR		STORM INLET TYPE "A"
X 0.0	SPOT ELEVATION		STORM INLET TYPE "B"
X TC 20.0	TOP OF CURB ELEV.		STM. DBL. INLET TYPE "B"
X BC 20.0	BOTTOM OF CURB ELEV.		STORM INLET TYPE "C"
CATV	U/G CABLE TV LINE		STM. DBL. INLET TYPE "E"
FO	U/G FIBER OPTIC LINE		FLARED END SECTION
T	U/G TELEPHONE LINE		HEADWALL
E	U/G ELECTRIC LINE		
OHW	OVERHEAD WIRE		
W	WATER MAIN		
G	GAS MAIN		
S	SAN. SEWER LATERAL		
	SAN. SEWER MAIN		
	STORM PIPE		

ABBREVIATIONS

D.C. = DEPRESSED CURB	FF = FINISH FLOOR	MHW. = MEAN HIGH WATER/LINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	MLW.= MEAN LOW WATER/LINE
TC = TOP OF CURB	MH = MANHOLE	MSL = MEAN SEA LEVEL
DW = DRIVEWAY	CL = CENTERLINE	TW = TOP OF WALL
DPT = DEPOT	PM = PARKING METER	BW = BOTTOM WALL
MB = MAILBOX		

REV	DATE	DRAWN BY	DESCRIPTION
1	2/28/19	HA	REVISED TO SHOW MEAN HIGHER HIGH WATER LINE AND MEAN LOW WATER LINE
2	3/4/19	SLB	UPDATED BEACH TOPOGRAPHY TO REFLECT GRADING WORK
3	3/28/19	HA	REVISED TO SHOW UPDATE BEACH TOPOGRAPHY EASTERLY OF PROJECT BASELINE
4	3/26/19	HA	REVISED TO SHOW NOT GRANTED AREAS
5	7/10/2020	MHS	REVISED TO SHOW DETAILED TIKI BAR INFORMATION

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Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
DRIFTWOOD CABANA CLUB
BLOCK 4
LOT 5
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY
NEW JERSEY

RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/8/19	HA	SLB
PROJECT NUMBER:	DRAWING NAME:		
18008625A	V-SURV		

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:
1 of 1

40 0 40 80
SCALE : 1" = 40'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

J:\2018\18008625A\Survey\Plans\18008625A-SURV.DWG 3/6/2019 8:46:49 AM EST