

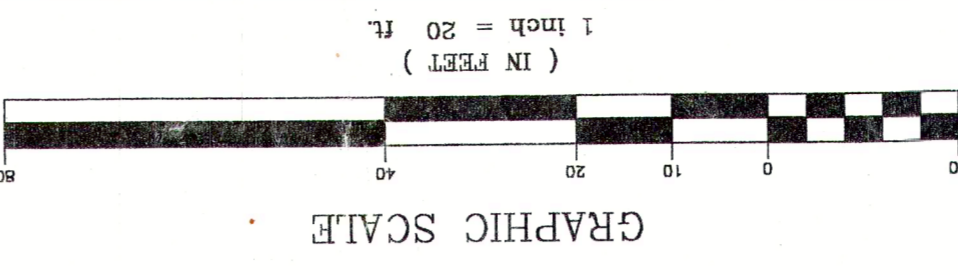
**PAUL K. LYNCH**  
 LAND SURVEYOR & BOUNDARY CONSULTANT  
 LICENSE NO. 35855  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR

2510 BELMAR BLVD., BLDG 1-195 WALL, N.J. 07719 (732) 681-4035 FAX 681-9515

DATE: 11-05-07  
 SCALE: 1" = 20'  
 FB: 53068  
 FILE: 2011073030  
 DRAWING: D200.120

FOR  
**404 OCEAN AVENUE, LLC**  
 TOPOGRAPHIC SURVEY

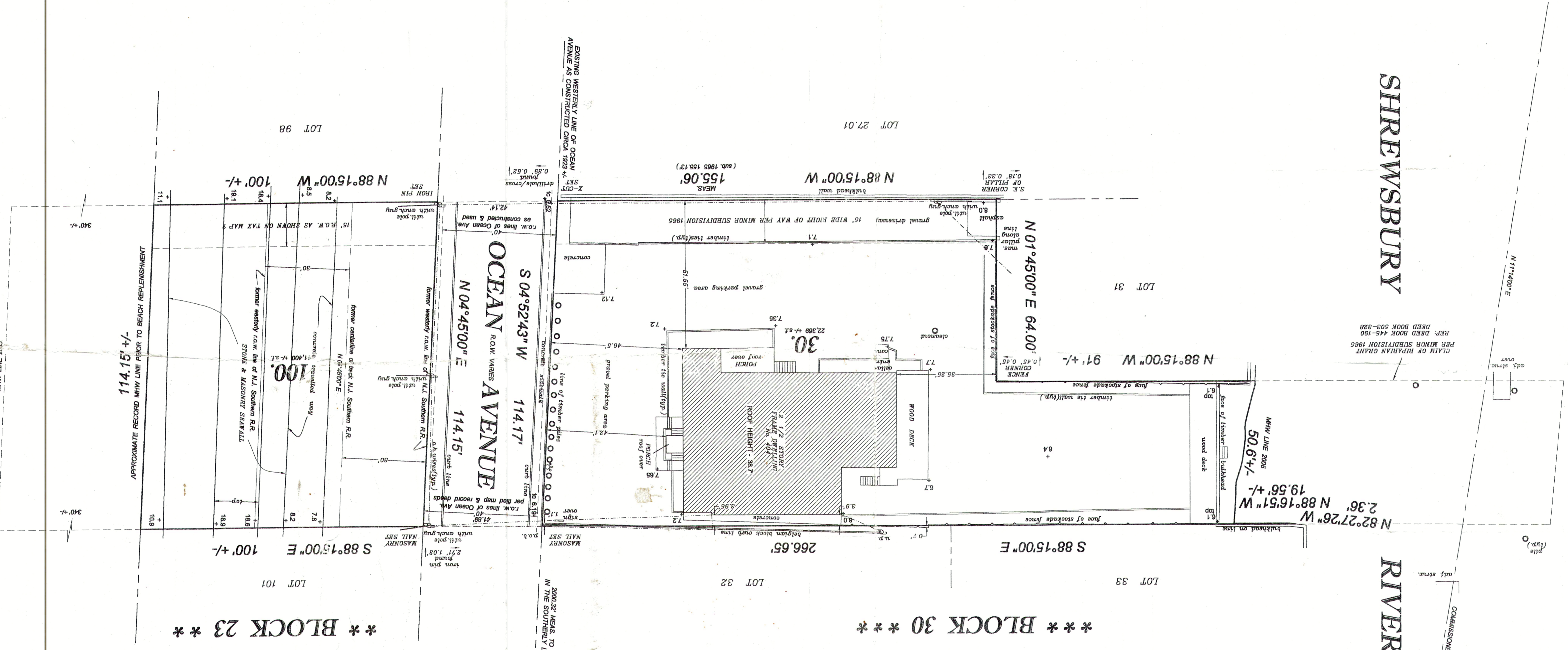
SITUATE IN THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY  
 KNOWN AND DESIGNATED AS LOT 30 BLOCK 30 & LOT 100 BLOCK 23 AS SHOWN ON THE  
 TAX MAP OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY



ANY OBJECT BENEATH AND NOT VISIBLE  
 ON THE SURFACE OF THE EARTH OF THE  
 LOT AND PREMISES SURVEYED AND  
 SHOWN HEREON HAS NOT BEEN LOCATED.

THE LOT AND PREMISES SURVEYED AND SHOWN HEREON IS KNOWN AND DESIGNATED AS LOT 48A BLOCK 17  
 AND LOT 40-48 BLOCK 16 AS SHOWN ON A CERTAIN MAP ENTITLED "MINOR SUBDIVISION MAP OF LANDS OF  
 ROBERT A AND ELIZABETH C HOWIE ROBERT B AND ELLEN ROBERTSON BLK 17 LOTS 48A AND 48B AND  
 BLK 16 LOT 40-48 OCEAN AVENUE BORO OF SEA BRIGHT" MADE BY HELM ENGINEERING ASSOCIATES RED BANK  
 N.J. DATED MAY 17, 1965. SAID MAP IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK.  
 SAID LOT AND PREMISES AS ALSO KNOWN AND DESIGNATED AS A PORTION OF LOT 71 AND LOT 72 AS SAID LOTS  
 ARE SHOWN ON A CERTAIN MAP ENTITLED "MAP OF PROPERTY OF THE HIGHLAND BEACH ASSOCIATION MONMOUTH  
 CO. N.J." DATED AUGUST 1880 AND FILED IN THE OFFICE OF THE COUNTY CLERK ON NOVEMBER 17, 1882  
 IN CASE 21 SHEET 39.

THE ELEVATIONS SHOWN HEREON THIS + 6.55 ARE REFERENCED TO N.G.V.D. 1928.  
 THE PREMISES SHOWN ABOVE IS LOCATED IN FEMA SPECIAL FLOOD HAZARD  
 ZONES MAPS 1-A (REVISED 11) AS PER FEMA SHEET 1001 C  
 SEA BRIGHT BOROUGH, N.J. DATED 7/19/82 (N.G.V.D. 1928)  
 THE NEW JERSEY STATE TIDELANDS MEANSEA CLAMS LINE IS NOT SHOWN HEREON PER CONTRACTUAL AGREEMENT  
 DATE OF FIELD SURVEYS - 2006



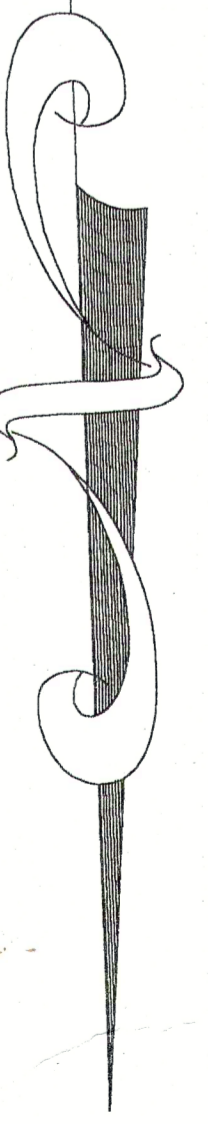
**\*\* BLOCK 23 \*\***

**\*\* BLOCK 30 \*\***

- MAP REF:
- 1) SEA BRIGHT - HIGHLANDS ROAD No. 54 PLAN, PROFILE & CUTTER GRADES  
 FEBRUARY 1923 GEORGE K ALLEN COUNTY ENGINEER
  - 2) MONMOUTH CONSOLIDATED WATER COMPANY PROPOSED 8" CAST IRON WATER  
 PIPE ON COUNTY ROAD FROM HYDRANT 14 AT RUMSON BEACH TO HYDRANT  
 18 AT HIGHLAND BEACH  
 MAY 18, 1933 ROBERT D. MARTIN C.E. LONG BRANCH, N.J.
  - 3) MAP OF SEAWAY AS MENDED TO INCLUDE NORTH WAY  
 JULY 31, 1937 ROBERT D. MARTIN C.E. LONG BRANCH, N.J.
  - 4) MAP OF PROPERTY LOT 61 HIGHLAND BEACH ASSOC.  
 AUGUST 1920 J.W. SEAMAN CITY ENGINEER LONG BRANCH, N.J.
  - 5) STATE OF NEW JERSEY BOARD OF COMMERCE AND NAVIGATION MAP SHOWING  
 RIPARIAN LANDS AND CONVEYANCES ON SHREWSBURY RIVER & ATLANTIC OCEAN  
 IN BOROUGH OF SEA BRIGHT VICINITY OF HIGHLAND BEACH & NAVESINK  
 BEACH STATIONS, MONMOUTH COUNTY  
 SHEET NO. 308
  - 6) SURVEY OF PROPERTY SITUATED IN SEABRIGHT-MONMOUTH CO. N.J.  
 PREPARED FOR MATILDA D. BIANCHI  
 MAY 1, 1963 GEORGE T. LUCAS ENGINEER & SURVEYOR PERTH AMBOY, N.J.
  - 7) SURVEY OF PROPERTY SITUATED IN THE BOROUGH OF SEA BRIGHT MONMOUTH  
 COUNTY N.J. LOT 48B BLOCK 17 LOT 40-48 BLOCK 16  
 AUGUST 15, 1967 ROBERT GREENBERG ASSOC. MIDDLETOWN, N.J.
  - 8) MAP OF SURVEY FOR PROPERTY OF RICHARD J. D'ANTONIO AND MARLYN D'ANTONIO  
 LOT 48B BLOCK 17  
 MAY 26, 1977 HELM ENGINEERING ASSOC. RED BANK, N.J.

FILED MAP 27-39 (DB 378-292)

MINOR SUR. 1995 notes - 03/01/07



COMMISSIONERS EXTERIOR LINE FOR SOLD FILING OCTOBER 1980

ATLANTIC OCEAN

SHREWSBURY

RIVER