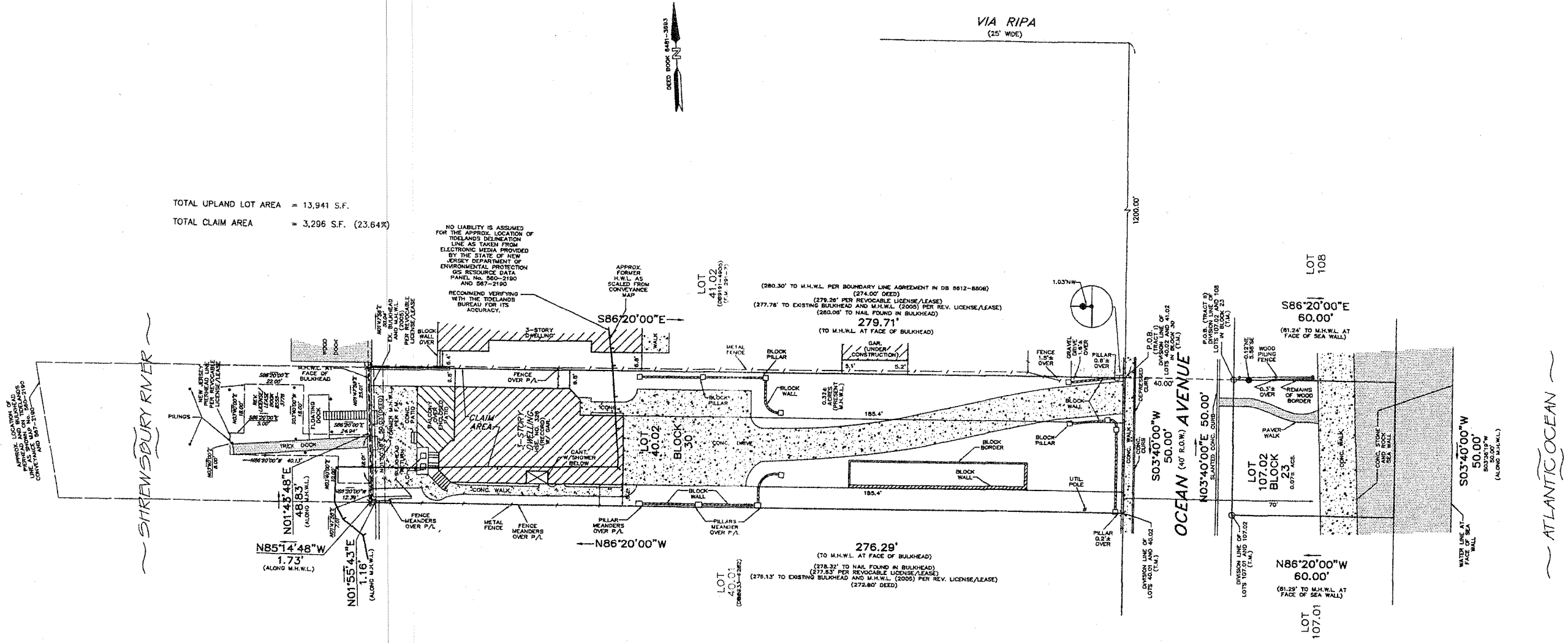


NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE, IF APPLICABLE.

SETBACKS SHOWN HEREIN BASED UPON FILED MAP AND MAY NOT REFLECT CURRENT ZONING CONDITIONS, IF APPLICABLE.

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

PROPERTY CORNERS TO BE SET UNLESS A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2005, c.14 (GAS-B-36.3) AND N.J.A.C. 17:40-5.1(f).



TOTAL UPLAND LOT AREA = 13,941 S.F.
 TOTAL CLAIM AREA = 3,296 S.F. (23.64%)

NO LIABILITY IS ASSUMED FOR THE APPROX. LOCATION OF TIDELANDS DELINEATION LINE AS TAKEN FROM ELECTRONIC MEDIA PROVIDED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GIS RESOURCE DATA PANEL No. 500-2100 AND 507-2100. RECOMMEND VERIFYING WITH THE TIDELANDS BUREAU FOR ITS ACCURACY.

APPROX. FORMER M.H.W.L. AS SCALED FROM CONVEYANCE MAP

LOT 40.02 (274.00' DEED) (279.26' PER REVOCABLE LICENSE/LEASE) (277.78' TO EXISTING BULKHEAD AND M.H.W.L. (2005) PER REV. LICENSE/LEASE) (280.00' TO M.H.W.L. AT FACE OF BULKHEAD)

279.71' (TO M.H.W.L. AT FACE OF BULKHEAD)

276.29' (TO M.H.W.L. AT FACE OF BULKHEAD) (276.32' TO NAUL FOUND IN BULKHEAD) (277.23' PER REVOCABLE LICENSE/LEASE) (276.13' TO EXISTING BULKHEAD AND M.H.W.L. (2005) PER REV. LICENSE/LEASE) (272.80' DEED)

LOT 108

S86°20'00"E 60.00'

(81.24' TO M.H.W.L. AT FACE OF SEA WALL)

LOT 107.02

N86°20'00"W 60.00'

(81.29' TO M.H.W.L. AT FACE OF SEA WALL)

THIS SURVEY IS ONLY PREPARED FOR:

BRIAN G. HARRIS AND CHERYL B. HARRIS, H/W

TWO RIVERS TITLE COMPANY, LLC (TRT11656)
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

F. BRADFORD BATCHA, ESQUIRE

GUARANTEED RATE AFFINITY, LLC,
 ITS SUCCESSORS AND/OR ASSIGNS
 AS THEIR INTEREST MAY APPEAR

TRACT I:
 BEING KNOWN AS LOT 40.02 IN BLOCK 30 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO A PORTION OF A RIPARIAN GRANT DATED JULY 28, 1892 AND FILED IN THE CITY OF TRENTON IN LIBER BOOK L, PAGE 382.

TRACT II:
 BEING KNOWN AS LOT 107.02 IN BLOCK 23 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.

REFERENCE(S):
 BOOK 848-3693 (NO RIPARIAN RIGHTS CONTAINED IN DEED)
 - NOTE: DEED DOES NOT CALL TO ANY BODY OF WATER OR M.H.W.L.
 BOOK 8612-8808 (BOUNDARY LINE AGREEMENT)
 BOOK 8503-6098 (DEP PERMIT - SEE RESTRICTIONS)
 BOOK 8503-6151 (DEP PERMIT - SEE RESTRICTIONS)
 BOOK 8921-5083 (LOT 41.01)

BOOK 8555-3776 (REVOCABLE LICENSE/LEASE - EXPIRED)
 BOOK 8361-6799 (CAFRA PERMIT)
 BOOK 5040-628 (EASEMENT FOR LOT 107, BLOCK 23)
 NOTE:

LOCATION OF RIPARIAN GRANTS SHOWN HEREIN BASED UPON SCALING OF RIPARIAN CONVEYANCE MAPS TO ESTABLISH THE APPROX. LOCATION OF THE FORMER M.H.W.L. AND BULKHEAD AND PIERHEAD LINES.

RECOMMEND VERIFYING WITH THE TIDELANDS BUREAU FOR ITS ACCURACY.

LEGEND:
 ● - PEGBAR FOUND
 ○ - MONUMENT FOUND
 X - NAUL FOUND
 * - DRILLHOLE FOUND

"TO MY KNOWLEDGE OF THE RECORDS HEREIN AND ANY PARTIES OF INTEREST HEREIN, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS IN THE STATE OF NEW JERSEY UNDER MY SUPERVISION.

(EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT HOWN) AS AN INSTRUMENT FOR ANY PURPOSE OF TITLE TO INSURE THE TITLE TO THE LANDS AND CURRENT MATTER AS OF THE DATE OF THIS SURVEY AND LIABILITY SHALL BE LIMITED TO THE PARTIES OF INTEREST AS SHOWN ON THE CERTIFICATION HEREIN.

IF THIS SURVEY IS USED IN CONNECTION WITH A SURVEY AFFIDAVIT FOR THE TRANSFER OF TITLE, ALL LIABILITY SHALL BE WAIVED AND ALL RIGHTS TO ALL PARTIES OF INTEREST SHALL BECOME VOID AND VOID. NO LIABILITY SHALL BE ASSUMED FOR ANY EASEMENTS, EJECTMENTS AND OR ENCROACHMENTS NOT SURVEYED PRIOR TO CLOSING. THE RIGHT SHALL BE RESERVED TO REVERSE ANY SUCH INSTRUMENTS AND TO MAKE SUCH EXCEPTIONS AND OR REVISIONS AS A REVERSE MAY WARRANT.

OFFSETS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

PLAN OF SURVEY
 SITUATE
 BOROUGH OF SEA BRIGHT
 MONMOUTH COUNTY, NEW JERSEY
 BLOCK 30 LOT 40.02
 BLOCK 23 LOT 107.02

SENeca SURVEY CO., INC.
 SURVEYORS & PLANNERS
 1470 ROUTE No. 88 WEST
 BRICK, NEW JERSEY, 08724
 CERTIFICATE # 240A27973900
 (732)840-8040 FAX (732)840-8044
 EMAIL: SENECACO@COMCAST.NET

Survey date: 3-29-18 Drawn by: S.L.M.
 Scale: 1" = 20' Proj. No.: 18-63986

DATE: 4/19/2018
 BY: Robert W. Smith, P.L.S.
 PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 023934