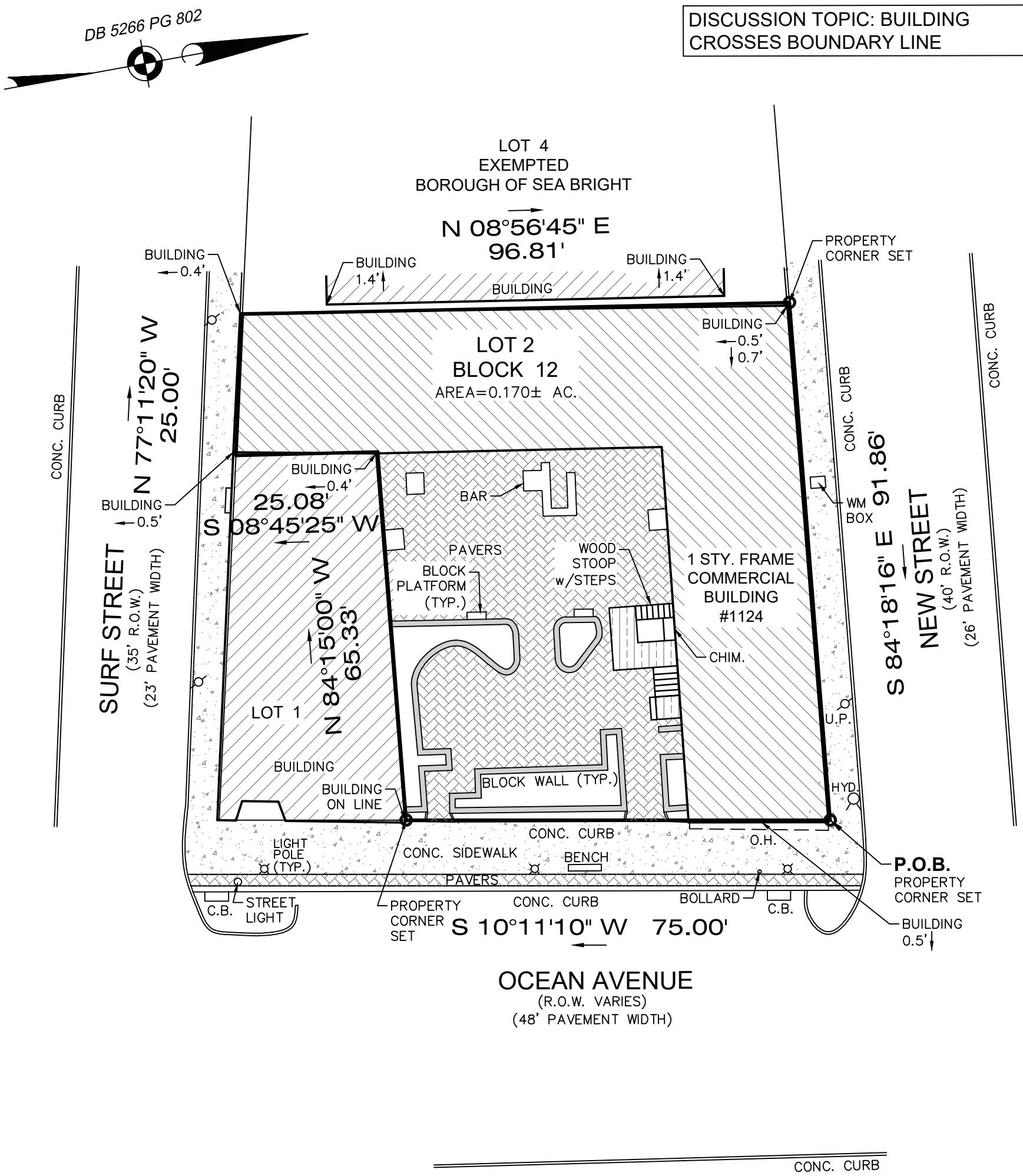
DISCUSSION TOPIC: BUILDING CROSSES BOUNDARY LINE



PREPARED FOR: *BD REAL ESTATE ADVENTURES, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY*

TITLE INSURER: *FIRST AMERICAN TITLE INSURANCE COMPANY-NEW JERSEY DIRECT DIVISION (3472-2779026-CRN)*

MORTGAGE HOLDER: *PROVIDENT BANK,*
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: *DOUGLAS J. SHERMAN, Esquire*
POST POLAK, P.A.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/17/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- 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 PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40–5.1(D))

DB 9225 PG 7230

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 2 **BLOCK 12**

BOROUGH OF SEA BRIGHT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	WM	8/17/23	23–03963	23–03963WM	1 OF 1