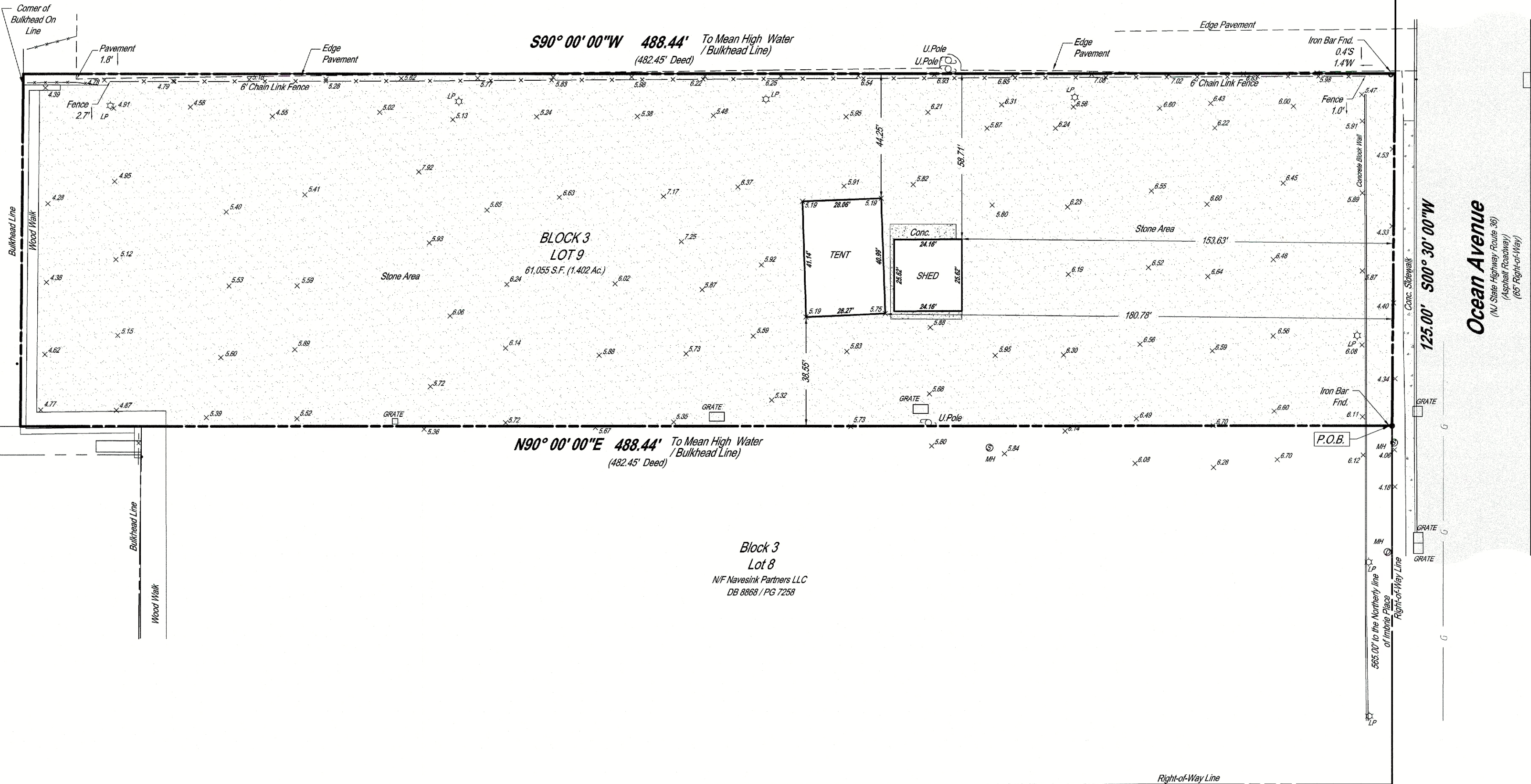




SHREWSBURY RIVER

N00° 30' 00"E 125.00' (125± Deed)



Block 3
Lots 10.01, 10.02, 10.03, 10.04
N/F Yacht Harbor Homeowners Association
DB 9225 / PG 7014

S90° 00' 00"W 488.44' To Mean High Water / Bulkhead Line
(482.45' Deed)

BLOCK 3
LOT 9
61,055 S.F. (1.402 Ac.)

N90° 00' 00"E 488.44' To Mean High Water / Bulkhead Line
(482.45' Deed)

Block 3
Lot 8
N/F Navesink Partners LLC
DB 8868 / PG 7258

Imbrie Place
(Asphalt Roadway)
(95' Right-of-Way)

Ocean Avenue
(NJ State Highway Route 36)
(Asphalt Roadway)
(65' Right-of-Way)

GENERAL NOTES

- HORIZONTAL INFORMATION SHOWN HEREON IS IN REFERENCE TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM (NAD83), OBSERVED USING GPS RTK.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- BEING KNOWN AND DESIGNATED AS LOT 9, BLOCK 3 SITUATED IN THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY AS ILLUSTRATED ON THE CURRENT TAX MAP OF THE BOROUGH OF SEA BRIGHT, SHEET No. 3.
- PROPERTY POSTAL ADDRESS IS COMMONLY KNOWN AS 1410 OCEAN AVENUE SEA BRIGHT, N.J. 07780.
- THE LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES PHYSICALLY OBSERVED. LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED STRUCTURES AND UTILITIES MAY BE ENCOUNTERED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND/OR COVENANTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY NAJARIAN ASSOCIATES, LLC. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- NO ATTEMPT HAS BEEN MADE TO IDENTIFY THE PRESENCE/ABSENCE OF FRESHWATER WETLANDS CLAIMS.
- THIS PLAN WAS PREPARED IN ACCORDANCE OF AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY NAJARIAN ASSOCIATES PERSONAL NOVEMBER 19, 2024.

MAP REFERENCES

- DEED BOOK 8496 - PAGE 922 RECORDED SEPTEMBER 19, 2005.
GRANTOR: RUE J. ZINK AND DAVID C. ZINK Wife and Husband
GRANTEE: BPC MARINA, LLC

CERTIFIED TO

- BPC, MARINA, LLC

LEGEND	
DESCRIPTION	SYMBOL / ABBREVIATION
STORM INLET	
UTILITY POLE	
LIGHT POLE	
PAVEMENT EDGE	
CURB	
FENCE	
SPOT ELEVATION	
GRAVEL AREAS	
CONCRETE	

Najarian
Associates

Professional Engineers, Land Surveyors & Planners • Scientists
One Industrial Way West, Eatontown, New Jersey 07724
(732) 389-0220 • Facsimile No. (732) 389-8546
Certificate of Authorization # 24GA27993300

THOMAS P. MENDOLA, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR Lic. No. 43385

REVISIONS	
NO.	DESCRIPTION

AS-BUILT PROPERTY SURVEY
BLOCK 3 LOT 9
1410 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY NEW JERSEY

JOB NO.	8434
FILE NAME	20241202 Property Survey Blk 3 Lot 9.dwg
DRAWN KJL	REVIEWED T.P.M.
DATE 12/03/2024	SCALE 1"=30'
SHEET NO.	1
OF 1	