

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

KNOWN AND DESIGNATED AS TAX LOT 3 IN BLOCK 2804 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY, TAX MAP SHEET NO. 28.

HORIZONTAL DATUM - NAD 1983: BASED ON GPS OBSERVATIONS PERFORMED BY INSITE SURVEYING, LLC, ON SEPTEMBER 15, 2025 AND REFERRING TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.

THIS SURVEY REFLECTS THE EXISTING CONDITIONS AS OF SEPTEMBER 15, 2025 BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF SEPTEMBER 15, 2025.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. INSITE SURVEYING, LLC MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE. IT IS STRONGLY SUGGESTED THAT A TITLE COMMITMENT BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE SUBJECT PROPERTY. THIS SURVEY IS NOT INTENDED TO BE USED AS A SURVEY FOR TITLE TRANSFER.

MAY BE SUBJECT TO MUTUAL REVOCABLE DRIVE (DB2378-330) AS SHOWN ON THE MAP REFERENCE LISTED.

SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.

SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.

SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.

THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.

BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 332 OF 457 CONTAINS ASBURY PARK, CITY OF, MAP NUMBER 34025C032G, MAP REVISED JUNE 15, 2022 THE SURVEYED PROPERTY IS ENTIRELY LOCATED WITHIN THE FEMA EFFECTIVE FLOOD ZONE X (UNSHADED) AREA.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45-8-36.3) AND N.J.A.C. 13-40 - 5.1(D).

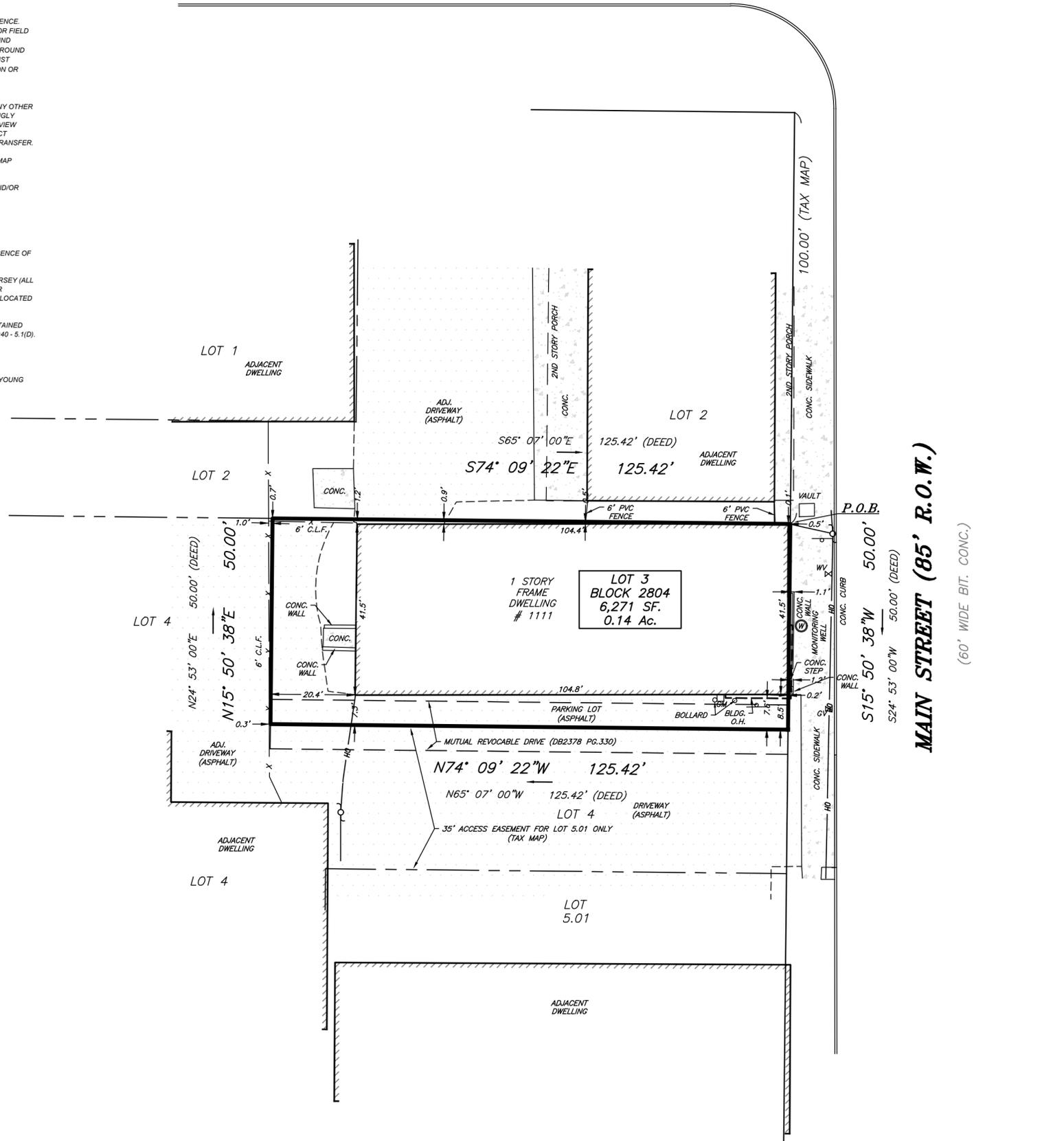
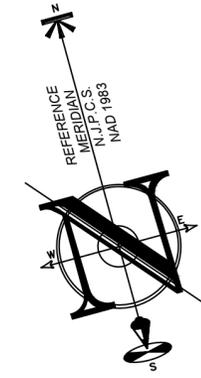
SURVEY MAP REFERENCES:

A MAP ENTITLED, "SKETCH OF PROPERTY SURVEYED FOR BYUNG ROK LEE AND IN YOUNG LEE, HUSBAND AND WIFE, CITY OF ASBURY PARK, MONMOUTH COUNTY, N.J.," BY ENGINEERING SURVEYING PLANNING ASSOCIATES, DATED 11/14/1983.

DEED REFERENCE(S):

OR BK 9216 PG 5812 PQ

FOURTH AVENUE (100' R.O.W.)
(48' WIDE BIT. CONC.)



LEGEND	
	EXISTING BOUNDARY LINE
	CONTOUR LINE
	SPOT ELEVATION
	BUILDING
	WALL
	GAS
	WATER
	INLET
	STORM
	SANITARY MAIN
	OVERHEAD WIRE
	ELECTRIC
	TELEPHONE
	UTILITY POLE
	HYDRANT
	SIGN POST
	FENCE
	LIGHT FIXTURE
	TEST PIT LOCATION
	GRADE FLOW ARROW
	SWALE CENTER LINE
	DECIDUOUS TREE
	CONIFEROUS TREE

PROJECT NAME:
BOUNDARY SURVEY
OF
BLOCK 2804, LOT 3
1111 MAIN STREET

SITUATED IN:
CITY OF ASBURY PARK
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:
TORR 2016 LLC



InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200,
ALLEDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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NJ ONE CALL...800-272-1000
(at least 3 days prior to excavation)
ELECTRIC RED
GAS/OIL YELLOW
COMMUNICATION / TV ORANGE
WATER BLUE
SEWER GREEN
TEMP SURVEY MARKINGS MAGENTA
PROPOSED EXCAVATION WHITE

REVISIONS		
Rev #	Date	Comment
0	10/02/2025	INITIAL RELEASE

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, 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 SHOWN 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.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

FRANK J. BARLOWSKI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS39735

File: S:\16\151529 - Torr 2016 LLC\25-51502-01 - 1111 Main Street, Asbury Park, NJ\25150201\DWG\25-51502-01 - Boundary.dwg, --- 18x24 SURVEY
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