

BEGINNING at the point of intersection formed by the northerly line of Connecticut Avenue (width varies) as shown on a map entitled "Major Subdivision of Lots 4, 5, 6, 7, 8, 9, 10 Block M-13, Lot 9 Block M-16 Long Beach Township, Ocean County filed in the Ocean County Clerk's office on May 20, 1985 as Map 1-1519, with the westerly line of Long Beach Boulevard (100 feet wide) running thence:

1. North 52 degrees 40 minutes 00 seconds West along said line of Connecticut Avenue a distance of 165.00 feet to a point, thence;
2. North 37 degrees 20 minutes 00 seconds East a distance of 85.00 feet to a point, thence;
3. North 52 degrees 40 minutes 00 seconds West a distance of 25.00 feet to a point, thence;
4. North 37 degrees 20 minutes 00 seconds East a distance of 75.00 feet to a point in the southerly line of Rhode Island Avenue, thence;
5. South 52 degrees 40 minutes 00 seconds East along said southerly line a distance of 190.00 feet to a point in the westerly line of Long Beach Boulevard, thence;
6. South 37 degrees 20 minutes 00 seconds West a distance of 160.00 feet to the point of BEGINNING.

Said property being known as Lots 9.01 in Block 13.16 of the Township of Long Beach contains 28,275 SF and is subject to restrictions and easements of record.

BEGINNING at the point of intersection of the northerly line of Rhode Island Avenue (50' wide) as shown on a map entitled "Plan of Brighton Beach Long Beach Township, Ocean County filed in the Ocean County Clerk's office on September 27, 1920 as Map A-262, with the westerly line of Long Beach Boulevard (100 feet wide) running thence:

1. North 52 degrees 40 minutes 00 seconds West along said line of Rhode Island Avenue a distance of 75.00 feet to a point, thence;
2. North 37 degrees 20 minutes 00 seconds East a distance of 21.80 feet to a point, thence;
3. South 52 degrees 40 minutes 00 seconds East a distance of 75.00 feet to a point in the westerly line of Long Beach Boulevard, thence;
4. South 37 degrees 20 minutes 00 seconds West a distance of 21.80 feet to the point of BEGINNING.

Said property being known as Lot 12.01 in Block 13.19 of the Township of Long Beach contains 16,363 SF and is subject to restrictions and easements of record.

- REFERENCES:
1. DEED BOOK 15805 PAGE 902.
 2. MAJOR SUBDIVISION OF LOTS 4,5,6,7,8,9&10 OF BLOCK M13 LOT 9 OF BLOCK M16, BRIGHTON BEACH LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY, FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON 05/20/1985 AS MAP 1-1519.
 3. PLAN OF BRIGHTON BEACH DEVELOPED BY LONG BEACH IMPROVEMENT COMPANY, OCEAN COUNTY NEW JERSEY FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON 09/27/1920 AS MAP A262.
 4. SURVEY FOR BI 8200 LLC PREPARED BY JBA, DATED 02/15/2018.
 5. NJ GEO WEB MAPPING
 6. NGS BENCH MARK AC 7255.
 7. GPS OPUS SOLUTION : 921495_21_040_A0.210 OP1612967476827
 8. GPS OPUS SOLUTION : 921495_21_040_A1.210 OP1612967572072
 9. FIELD SURVEYS CONDUCTED BY JBA, 2-2021.
 10. TOWNSHIP OF LONG BEACH TAX ASSESSMENT MAPPING, SHEET 16.
 11. NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP OCEAN COUNTY NEW JERSEY (ALL JURISDICTIONS), PANEL 602 OF 660, MAR NUMBER 34029C0602G FIRM PANEL EFFECTIVE DATE 09/29/2006. PARCEL IS LOCATED WITHIN ZONE AE - ELEVATION 9.
 12. NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP OCEAN COUNTY NEW JERSEY (ALL JURISDICTIONS), PANEL 602 OF 660, MAR NUMBER 34029C0602G FIRM PANEL PRELIMINARY DATE 03/28/2014. PARCEL IS LOCATED WITHIN ZONE AE - ELEVATION 8.

- NOTES:
1. VERTICAL DATUM IS REPUTED TO BE NGVD 1988 HORIZONTAL DATUM REPUTED TO BE NAD 83 PER OPUS OBSERVATIONS.
 2. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED UPON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 3. JOSEPH F. BARBIERI & ASSOCIATES DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 4. THIS SURVEY IS BASED UPON INFORMATION COLLECTED DURING A FIELD SURVEY AND OTHER REFERENCE MATERIALS LISTED.
 5. PORTIONS OF THIS SITE WERE SNOW COVERED DURING THE COURSE OF FIELD SURVEYS.
 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FACTS A CURRENT TITLE REPORTS MAY DISCLOSE.
 7. BY GRAPHIC PLOTTING, THE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE
 8. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
 9. THE OFFSETS SHOW ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 10. WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, 13:40-5.1 (d).
 11. REGULATED FEATURES HAVE NOT BEEN DELINEATED OR LOCATED AS PART OF THIS SURVEY.
 12. THE BUILDINGS SHOWN ON THIS SURVEY WERE LOCATED FOR SURVEY PURPOSES ONLY AND DO NOT REPRESENT AN "ARCHITECTURAL ASBUILT" TO BE USED FOR DESIGN PURPOSES. ADDITIONAL SURVEYS MAY BE REQUIRED FOR BUILDING DESIGN PURPOSES.

UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES / CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CAN NOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN LOCATED STRUCTURES.

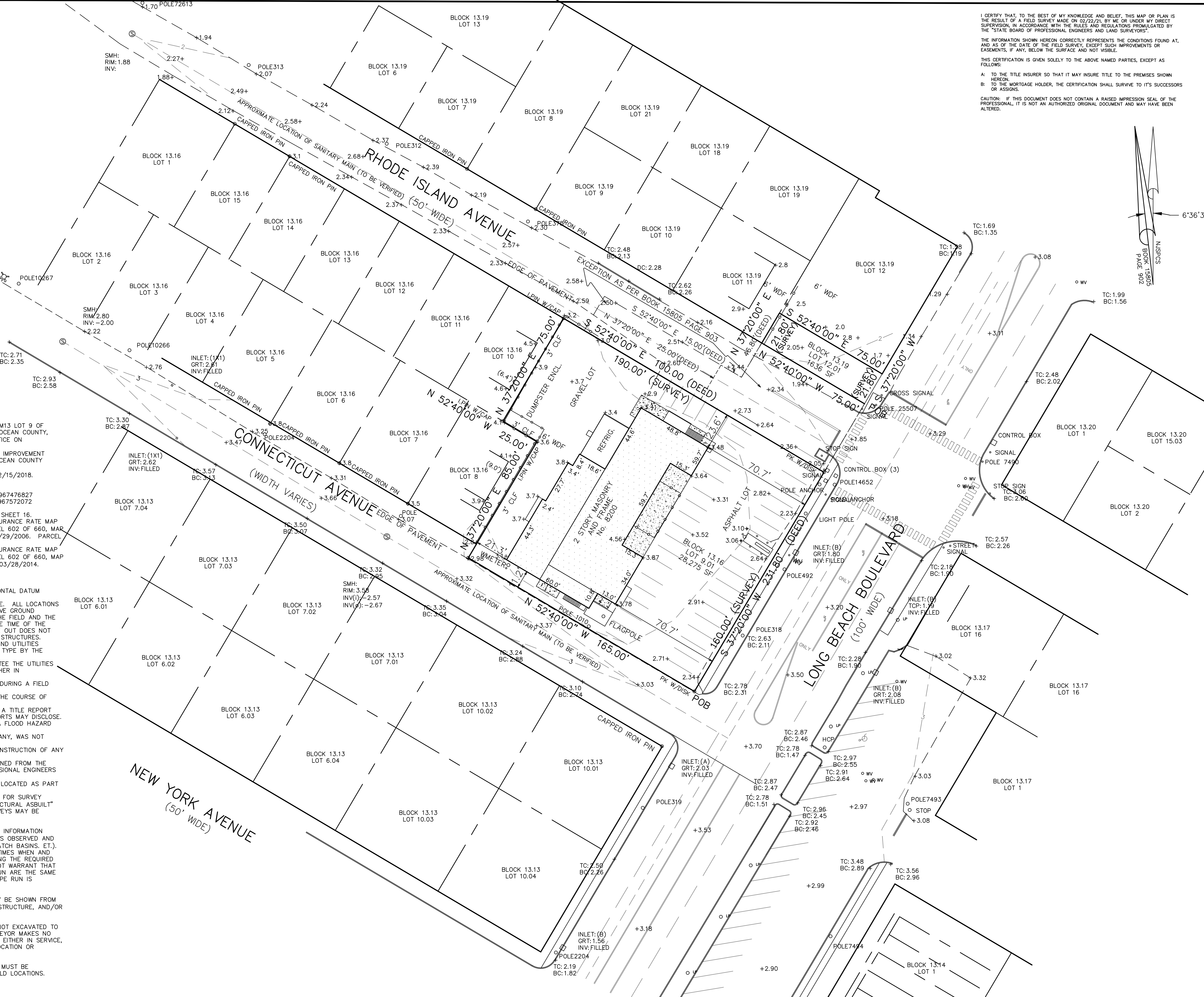
ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURE, AND/OR FROM EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE. NOR ARE THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION, UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

SANITARY LINES ARE APPROXIMATE WHERE NOTED.

WATER LINES EXIST BUT HAVE NOT BEEN SHOWN.



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON 02/22/2021, 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.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES, EXCEPT AS FOLLOWS:

A: TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.

B: TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO IT'S SUCCESSORS OR ASSIGNS.

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

LEGEND

⊠	ELECTRIC
⊡	TELECOM
○ SCO	SANITARY CLEAN OUT
⊠ W&X	WATER SHUT OFF
⊠ W&M	GAS METER
⊠ EM	ELECTRIC METER
○ LP	STREET LIGHT
⊠	SANITARY MANHOLE
⊠	DRAINAGE MANHOLE
⊠	DRAINAGE INLET
⊠	CONCRETE
⊠	ASPHALT
⊠	WALL
⊠	BOLLARD
⊠	DROP CURB
⊠	AIR CONDITIONER
⊠	EXISTING GRADE
---	BOUNDARY / ROW LINE
---	ADJACENT BOUNDARY LINE
---	CONTOUR LINE
⊠	MONUMENT FOUND
⊠	I.PIN / PIPE FOUND
⊠	NAIL FOUND
⊠	MONUMENT SET
⊠	MONUMENT TO BE SET
---	EDGE OF PAVEMENT
---	CURB LINE
⊠	HYDRANT
⊠	WATER VALVE

jba **JOSEPH F. BARBIERI & ASSOCIATES, INC.**
JOSEPH F. BARBIERI, Jr. SURVEYORS - PLANNERS
 PROFESSIONAL PLANNER, N.J. Lic. No. 5000
 LAND SURVEYOR, N.J. Lic. No. 35350
 11 FURLER STREET
 TOTOWA, NEW JERSEY 07512
 (973) 256-6950
 Certificate of Authorization: 24GA28009700

DRAWN BY:	RCB	CHECKED BY:	JFB
DATE:	2/22/2021		
SCALE:	1"=30'		
PROJECT NUMBER:	13337		
SHEET NUMBER:	1 of 1		
REVISIONS			

EXISTING CONDITIONS SURVEY FOR:
BI 8200 LLC
 BLOCK 13.16 LOTS 9.01 - BLOCK 13.19 LOT 12.01
 TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY

Scale in Feet