



#### NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND ANY OTHER PERTINENT FACTS WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY FRENCH & PARRELLO ASSOCIATES ON MAY 29, 2025.
3. THE HORIZONTAL AND VERTICAL DATUM REFERENCED ON THIS PLAN ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO NAD 83/NAVD 88 ADJUSTMENT.
4. THE NORTH ARROW AND METES AND BOUNDS INDICATED ON THIS PLAN ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO THE NEW JERSEY PLANE COORDINATE SYSTEM (NAD83); THESE MAY DIFFER FROM THE METES AND BOUNDS OF THE INDIVIDUAL PROPERTY DEED DESCRIPTIONS.
5. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
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9. THIS SURVEY AND THE INFORMATION SHOWN HEREON IS PRIVILEGED AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ICC NEPTUNE AVENUE LLC, CROWN ACQUISITIONS FOR DESIGN PURPOSES ONLY. THIS SURVEY AND THE INFORMATION CONTAINED HEREON CANNOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED PROFESSIONAL.

#### MAP REFERENCES:

1. A FILED MAP ENTITLED "DEAL, MONMOUTH COUNTY, N.J., PROPERTY OF ATLANTIC COAST REALTY CO., INC.", MADE BY E.E. THROCKMORTON, CIVIL ENGINEER, DATED AUGUST 1, 1911, FILED WITH THE COUNTY OF MONMOUTH CLERK'S OFFICE AS CASE NO. 53-11, DATED AUGUST 24, 1911.
2. A PLAN ENTITLED "SURVEY OF, LOT 1, BLOCK 83, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY FRENCH & PARRELLO ASSOCIATES, DATED JUNE 7, 2012.
3. A PLAN ENTITLED, "BEACH EROSION CONTROL PROJECT, ATLANTIC COAST OF NEW JERSEY, SANDY HOOK TO BARNEGAT INLET, SECTION I-REACH 3, DEAL, PLANT STA. 580+0 TO STA. 616+75, ELEBON TO LOCH ARBOR, NEW JERSEY", PREPARED BY THE U.S. ARMY ENGINEER DISTRICT CORPS OF ENGINEERS, NEW YORK, NEW YORK, DATED 2000.
4. THE OFFICIAL TAX MAP OF THE BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 9.
5. FLOOD MAP INFORMATION SHOWN HEREON WAS TAKEN FROM THE FOLLOWING FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF MONMOUTH, NEW JERSEY: PANEL 351 OF 457, MAP NUMBER 34025C0351G, EFFECTIVE DATE JUNE 15, 2022.

THE USE OF THIS SURVEY IN ITS PRESENT FORMAT IS SUBJECT TO THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ADMINISTRATIVE RULES AND REGULATIONS TITLED IN CHAPTER 40, SUBCHAPTER 8, SECTION 13:40-8.2(e) "NO PERSON SHALL REMOVE A TITLE BLOCK FROM ANY PRINT OR REPRODUCTION" AND SECTION 13:40-8.3(a) "THE HANDWRITTEN SIGNATURE OF THE PERSON(S) IN RESPONSIBLE CHARGE AND DATE WHEN SIGNED".

No.	Date	Revision	Revised By	Checked By
7.	9/16/2025	Updated Lot Area	MC	T.J.E.
6.	5/30/2025	Updated Existing Conditions	RC	T.J.E.
5.	1/10/2023	Revised Lot Number Only	MC	T.J.E.
4.	4/07/2023	Update Existing Conditions	MC	T.J.E.
3.	7/13/2022	Adjust the Title & Remove old Flood Hazard Line	MC	T.J.E.
2.	6/14/2022	Certification Added	MC	T.J.E.
1.	5/13/2022	Revised per Engineer Comments	MC	T.J.E.

20' 0' 20' 40'  
SCALE: 1" = 20'  
SCALE IN U.S. SURVEY FEET



**BOUNDARY & TOPOGRAPHIC PLAN**  
PREPARED FOR  
**LOT 1, BLOCK 83**  
SITUATED IN THE  
**BOROUGH OF DEAL,**  
**MONMOUTH COUNTY, NEW JERSEY**

DATE: 05-06-2022  
DESIGNED BY: A.V.R.  
SCALE: 1"=20'  
PROJECT NUMBER: 6052.010  
DRAWN BY: A.V.R.  
CHECKED BY: T.J.E.  
FIELD BOOK  
SHEET: 1 of 1