

AS-SURVEYED DESCRIPTION

- LOTS 24 AND 24.1 BLOCK 161.02
BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF ROSEWELL STREET, 150 FEET WIDE RIGHT OF WAY PER TAX MAP...

AS-SURVEYED DESCRIPTION

- LOTS 20 AND 23 BLOCK 161.02
BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDELINE OF JOHN T. O'LEARY BOULEVARD...

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PREMISES IS LOCATED IN PARTIALLY IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD...

TITLE INFORMATION

TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE # NCS-973723-NJ DATED SEPTEMBER 18, 2019 FOR TAX LOTS 24 AND 24.1, BLOCK 161.02...

SURVEYOR'S NOTES

- 1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS CONTAINED IN TWO COMMITMENTS FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY...

MAP REFERENCES

- 1. MAP ENTITLED "MAP OF PROPERTY SITUATE IN THE TOWN OF SOUTH AMBOY, MIDDLESEX COUNTY, NEW JERSEY..."

SURVEYOR CERTIFICATION

TO: GIBBONS PC, SILLS CURRIE & GROSS PC, FIRST AMERICAN TITLE INSURANCE COMPANY, MANHATTAN BEACH PHASE I URBAN RENOVATION LLC, PORK ROLL STREET, LLC, SKURVIN STREET, LLC...

SCHEDULE 'B' SECTION II EXCEPTIONS

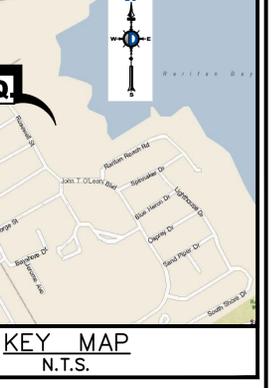
- 1. SUBJECT TO GRANTS AND EASEMENTS AS CONTAINED IN: DEED BOOK 1965, PAGE 489 - LOCATED ON THE CORNER OF PORTIA STREET AND SOUTH BROADWAY...

SCHEDULE 'B' SECTION II EXCEPTIONS

- SCHEDULE B - SECTION II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-973723-NJ
TAX LOTS 24 AND 24.1, BLOCK 161.02

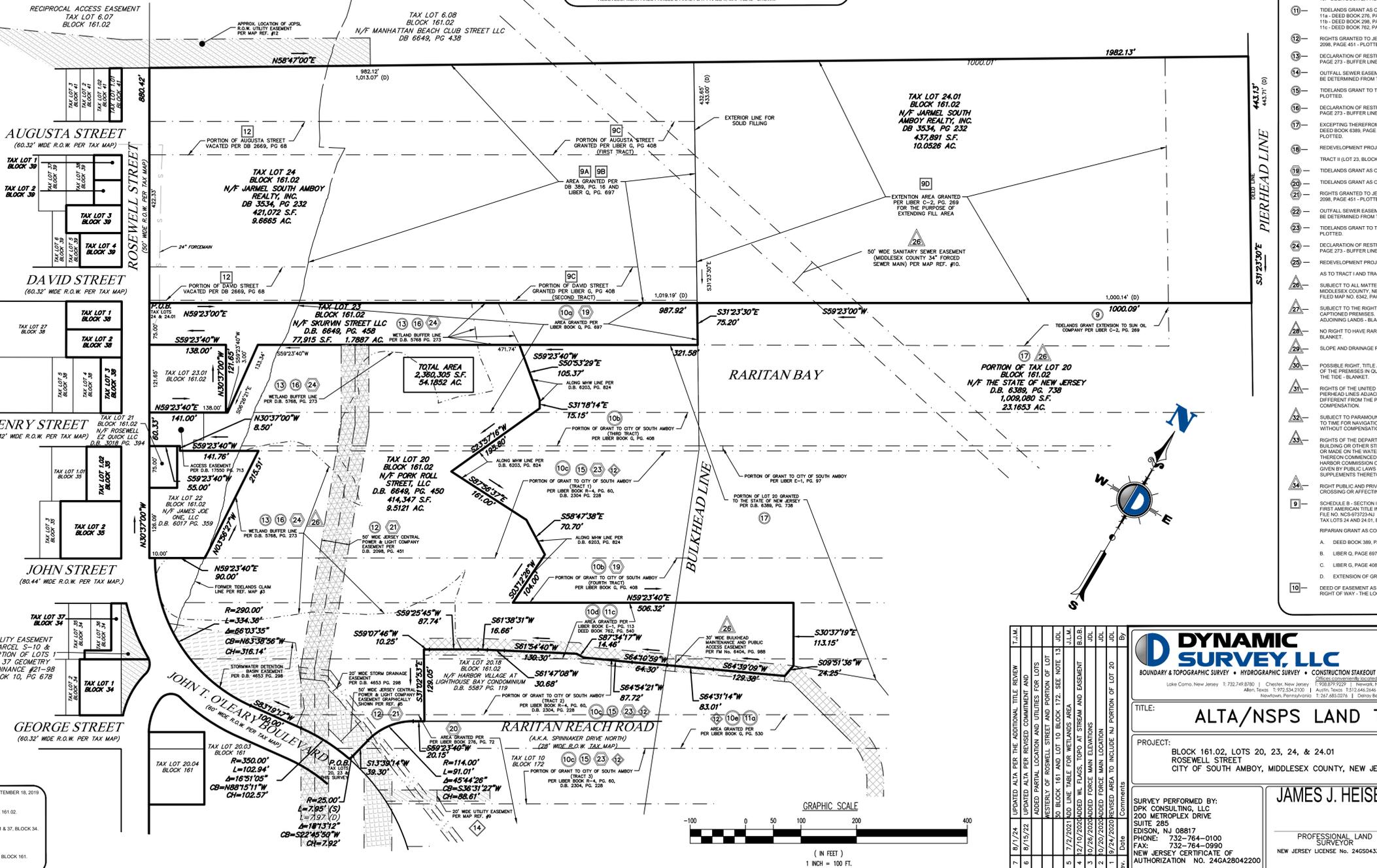
SCHEDULE 'B' SECTION II EXCEPTIONS

- SCHEDULE B - SECTION II EXCEPTIONS
COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. CT-17118
TAX LOTS 1 & 2, BLOCK 38 AND TAX LOTS 1 & 37, BLOCK 34

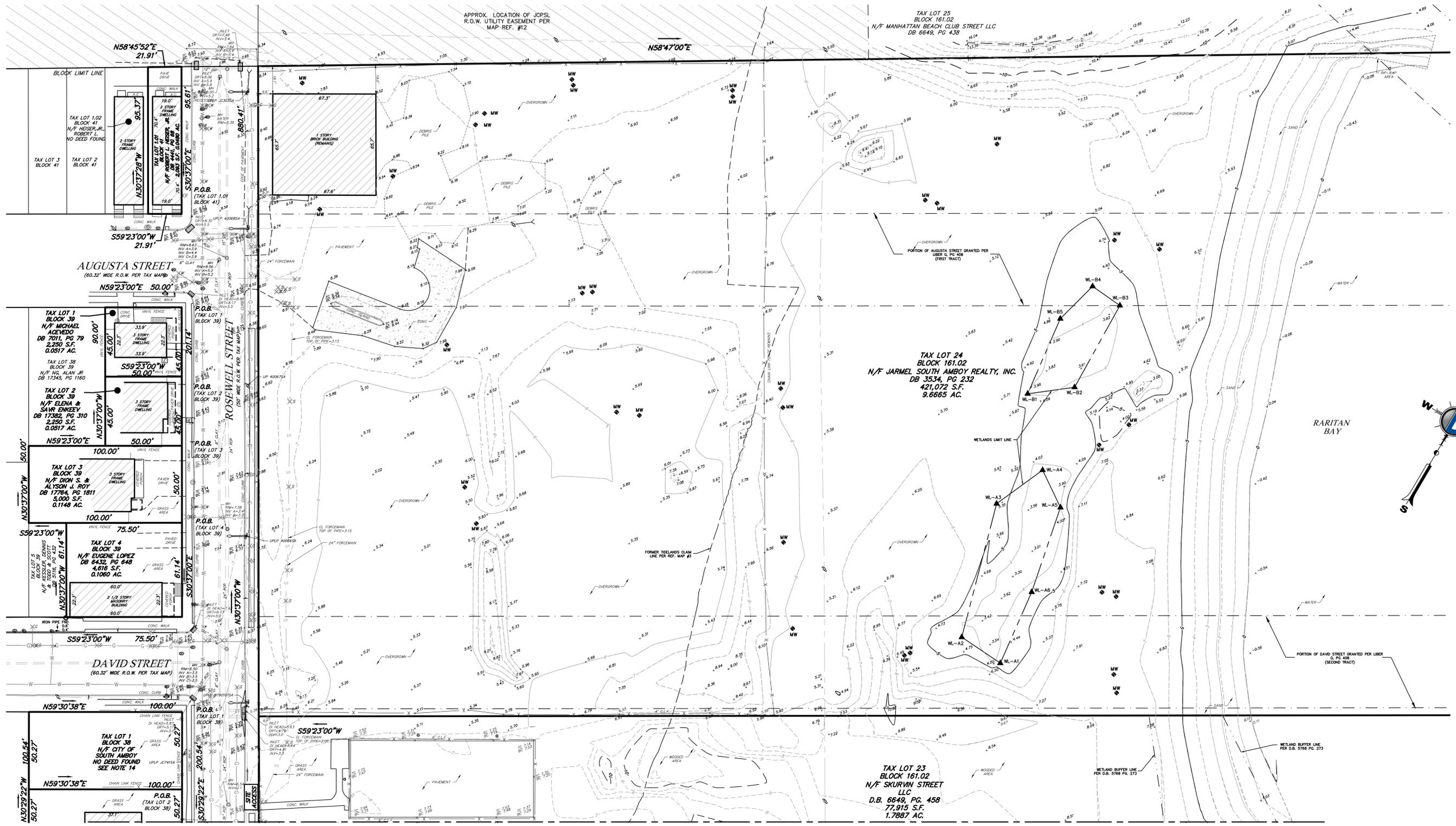


SCHEDULE 'B' SECTION II EXCEPTIONS

- SCHEDULE B - SECTION II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-973723-NJ
TAX LOTS 20 AND 23, BLOCK 161.02

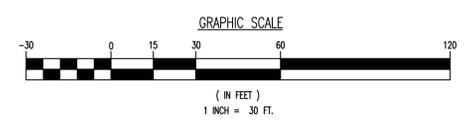


DYNAMIC SURVEY LLC
BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • AITA/NSPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS
PROJECT: BLOCK 161.02, LOTS 20, 23, 24, & 24.1
SURVEY PERFORMED BY: JAMES J. HEISER
DATE: 06/19/2020



MATCH LINE A

SYMBOL LEGEND			
CONC. MONUMENT FND	FIRE HYDRANT	MAIL BOX	CLEAN OUT
I.P. / I.B. FND	D.C. DEPRESSION CURB	CABLE TV BOX	GAS
WETLAND FLAG	L.S.A. LANDSCAPED AREA	TELEPHONE BOX	WATER
SPOT ELEVATIONS	D.W.F. DETECTABLE WARNING PAD	A/C UNIT	ELECTRIC
TRAFFIC SIGNAL POLE	MANHOLE	TRANSFORMER	TELEPHONE
UTILITY POLE	"A"-INLET	ELECTRIC METER	CABLE TV
GUY WIRE	"B"-INLET	GAS METER	TREE
LIGHT POLE	"E"-INLET	WATER METER	SHRUB
UTILITY POLE W/LIGHT SIGN	FLARED END SECTION	WATER VALVE	BOLLARD
		GAS VALVE	MONITORING WELL
			WELL



Rev.	Date	Comments
7	8/1/24	UPDATED ALTA PER THE ADDITIONAL TITLE REVIEW
6	8/15/22	UPDATED ALTA PER REVISED COMMENT AND ADDED PARTIAL LOCATION AND UTILITIES FOR LOTS 20, BLOCK 161 AND LOT 10 TO BLOCK 172. SEE NOTE 13.
5	7/2/2021	IND LINE TABLE FOR WETLANDS AREA
4	12/17/2020	ADDED W.L. FLAGS, TOPO AT STREAM AND EASEMENT
3	10/29/2020	ADDED FORCE MAIN ELEVATIONS
2	10/20/2020	ADDED FORCE MAIN LOCATION
1	9/24/2020	REVISED FORCE MAIN TO INCLUDE NJ PORTION OF LOT 20

**DYNAMIC SURVEY, LLC**  
BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/NPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS

1904 Main Street, Lake Como, NJ 07713  
Phone: 732-749-8780 | Fax: 732-749-8781  
www.dynamic-survey.com

---

**TITLE:** ALTA/NPS LAND TITLE SURVEY

**PROJECT:** BLOCK 161.02, LOTS 20, 23, 24, & 24.01  
ROSEWELL STREET  
CITY OF SOUTH AMBOY, MIDDLESEX COUNTY, NEW JERSEY

**JOB No:** 19-8679      **DATE:** 06/19/2020

**FIELD BY:** C.P.      **SCALE:** (H) 1"=30'

**DRAWN BY:** T.J.D.      **SHEET No:**

**CHECKED BY:** J.J.H.      **2**

---

**SURVEY PERFORMED BY:** DPK CONSULTING, LLC  
200 METROPLEX DRIVE SUITE 285  
EDISON, NJ 08817  
PHONE: 732-764-0100  
FAX: 732-764-0990  
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28042200

**JAMES J. HEISER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 246S04331100

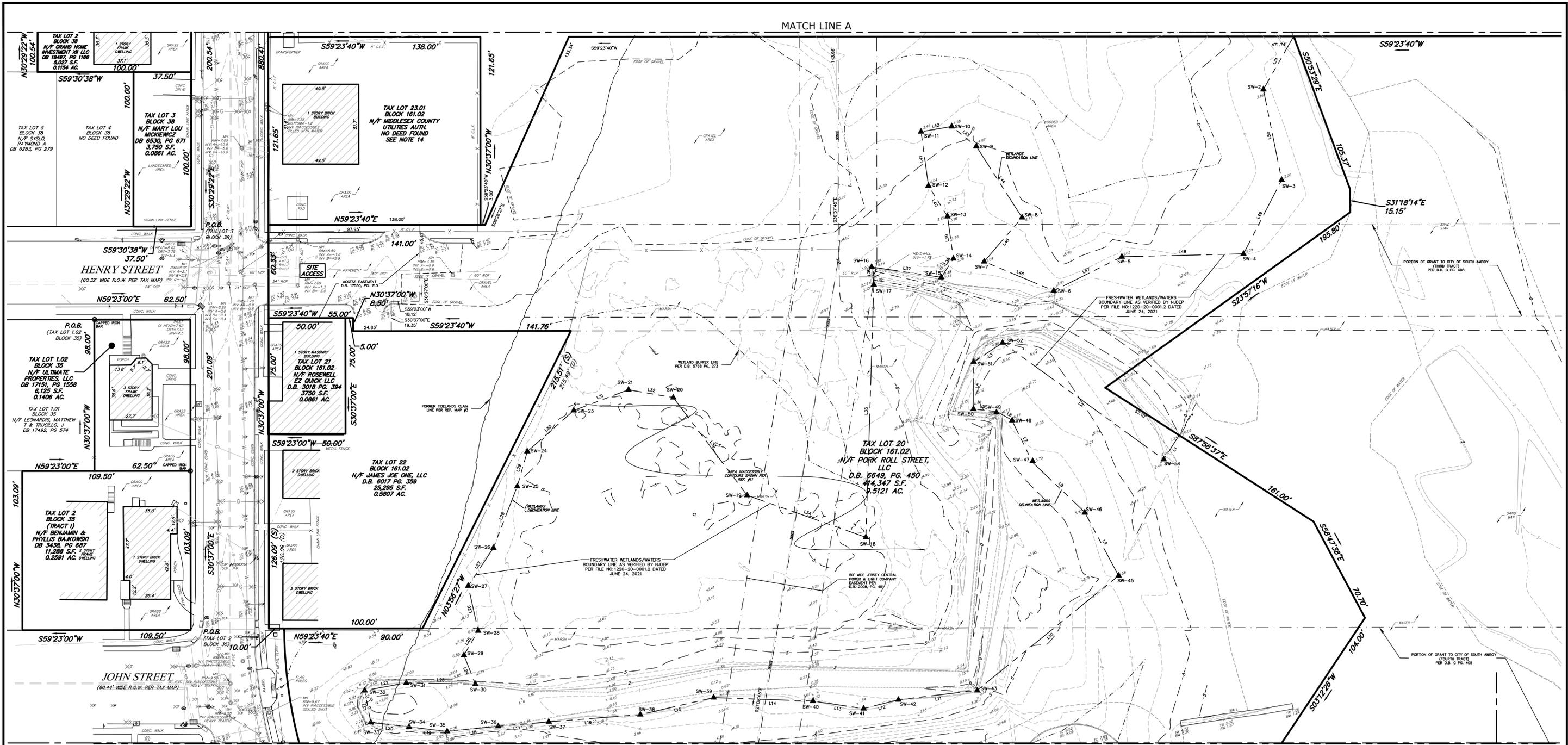
---

**STAKEOUT CHECK** \_\_\_\_\_ **DATE** \_\_\_\_\_

**STAKEOUT CHECK** \_\_\_\_\_ **DATE** \_\_\_\_\_

OSURVEY Client Code: 3184      **Rev. # 7**

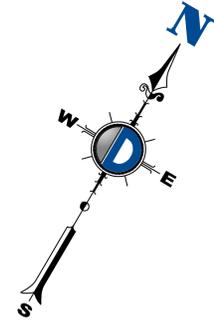
Printed: 08/01/24 - 8:10 PM, By: Tjehewer, Product Ver: 24.3.3 (LMS Tech)  
 File: S:\Projects\2019\19-8679\19-8679.dwg, Plot: 246S04331100



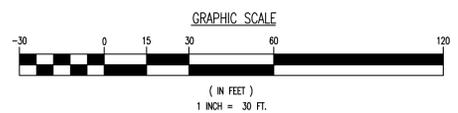
MATCH LINE A

MATCH LINE B

Wetlands Line Table			Wetlands Line Table			Wetlands Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S02° 03' 23"W	18.59	L21	N41° 34' 49"W	21.00	L41	N38° 23' 57"W	35.35
L2	N84° 48' 14"W	129.30	L22	N49° 09' 02"E	27.52	L42	N49° 39' 37"E	20.23
L3	S25° 53' 50"W	22.56	L23	N60° 21' 27"E	44.96	L43	S81° 40' 46"E	20.58
L4	S29° 54' 07"E	30.49	L24	N52° 04' 51"W	20.13	L44	S63° 24' 54"E	54.83
L5	N65° 23' 38"E	15.33	L25	N00° 06' 46"W	18.30	L45	S10° 14' 06"W	37.72
L6	N88° 18' 50"E	11.32	L26	N82° 02' 32"E	49.07	L46	N82° 02' 32"E	49.07
L7	S56° 47' 56"E	30.62	L27	N03° 09' 43"E	29.59	L47	N33° 02' 50"E	49.46
L8	S77° 02' 12"E	46.67	L28	N09° 17' 52"W	42.76	L48	N58° 04' 24"E	79.22
L9	S58° 44' 41"E	46.83	L29	N14° 25' 09"W	23.51	L49	N03° 08' 01"W	53.90
L10	S20° 34' 42"W	118.31	L30	N18° 07' 05"E	40.31	L50	N41° 59' 27"W	59.85
L11	S52° 37' 05"W	51.54	L31	N38° 49' 53"E	38.05	L51	N00° 47' 37"W	39.65
L12	S45° 15' 41"W	23.33	L32	N69° 14' 11"E	29.57			
L13	S67° 51' 45"W	33.31	L33	S67° 46' 35"E	79.53			
L14	S61° 26' 20"W	64.72	L34	N78° 49' 15"E	81.90			
L15	S46° 24' 12"W	49.00	L35	N28° 45' 06"W	163.64			
L16	S54° 57' 45"W	59.75	L36	N37° 32' 06"W	11.59			
L17	S54° 26' 52"W	33.02	L37	N67° 47' 58"E	45.81			
L18	S53° 46' 11"W	33.42	L38	N02° 30' 54"E	14.41			
L19	S65° 57' 20"W	24.96	L39	N38° 31' 45"W	27.62			
L20	S66° 19' 41"W	25.07	L40	N62° 33' 53"W	23.37			



SYMBOL LEGEND		
CONC. MONUMENT FND	FIRE HYDRANT	CLEAN OUT
I.P. / I.B. FND	D.C. DEPRESSED CURB	GAS
TACK / STAKE FND	L.S.A. LANDSCAPED AREA	WATER
WETLAND FLAG	D.W.P. DETECTABLE WARNING PAD	ELECTRIC
SPOT ELEVATIONS	MANHOLE	TELEPHONE
TRAFFIC SIGNAL POLE	"A"-INLET	CABLE TV
UTILITY POLE	"B"-INLET	ELECTRIC METER
GUY WIRE	"E"-INLET	GAS METER
LIGHT POLE	YARD INLET	WATER METER
UTILITY POLE W/LIGHT SIGN	FLARED END SECTION	WATER VALVE
		GAS VALVE
		MONITORING WELL
		WELL



T.M.	DATE	DESCRIPTION
7	8/1/24	UPDATED ALTA PER THE ADDITIONAL TITLE REVIEW
6	8/15/22	UPDATED ALTA PER REVISED COMMITMENT AND AGREED PARTIAL LOCATION AND UTILITIES FOR LOTS WESTERLY OF ROSELLE STREET AND PORTION OF LOT 20 BLOCK 161 AND LOT 10 BLOCK 172 - SEE NOTE 13
5	7/2/2021	NO LINE TABLE FOR WETLANDS AREA
4	12/10/2020	ADDED WL FLAGS, TOPO AT STREAM, AND EASEMENT
3	10/26/2020	ADDED FORCE MAIN ELEVATIONS
2	10/20/2020	ADDED FORCE MAIN LOCATION
1	9/24/2020	REVISED AREA TO INCLUDE NJ PORTION OF LOT 20

1904 Main Street  
Lake Como, NJ 07719  
T: 732-749-8780  
F: 732-874-3521  
www.dynamic-survey.com

NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24G2822800

**TITLE: ALTA/NSPS LAND TITLE SURVEY**

PROJECT: BLOCK 161.02, LOTS 20, 23, 24, & 24.01  
ROSELLE STREET  
CITY OF SOUTH AMBOY, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 19-8679 DATE: 06/19/2020  
FIELD BY: C.P. SCALE: (H) 1"=30'  
DRAWN BY: T.J.D. SHEET No: 3  
CHECKED BY: J.J.H. OF 4

SURVEY PERFORMED BY:  
DPK CONSULTING, LLC  
200 METROPLEX DRIVE  
SUITE 285  
EDISON, NJ 08817  
PHONE: 732-764-0100  
FAX: 732-764-0980  
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24G2828042200

PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE No. 246504331100

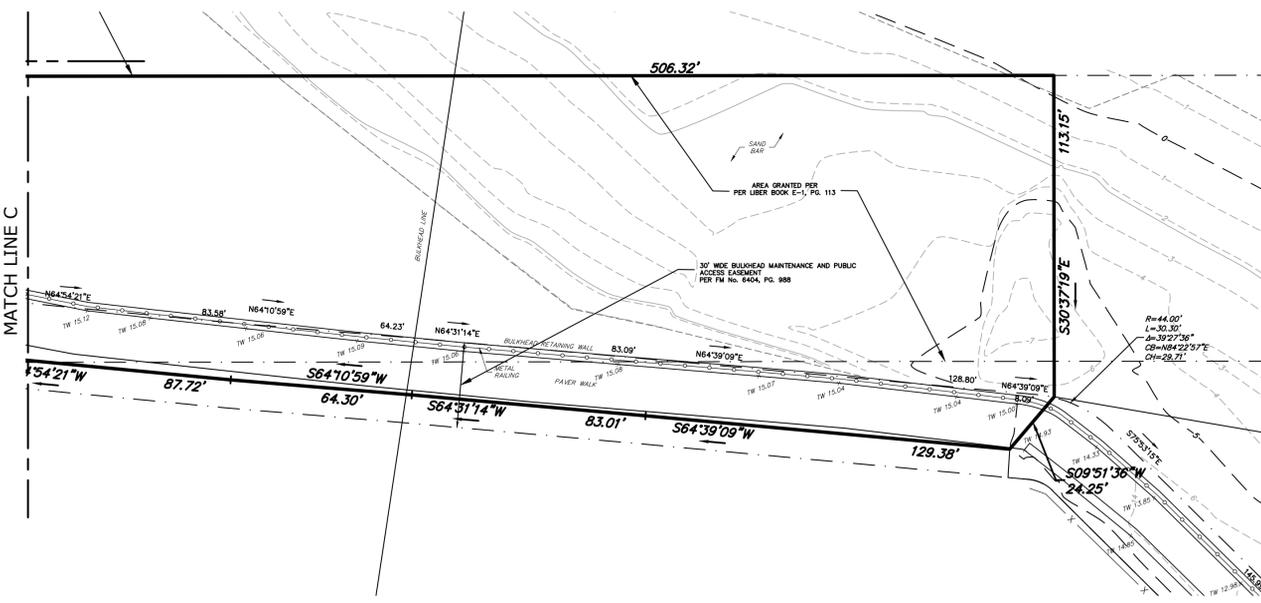
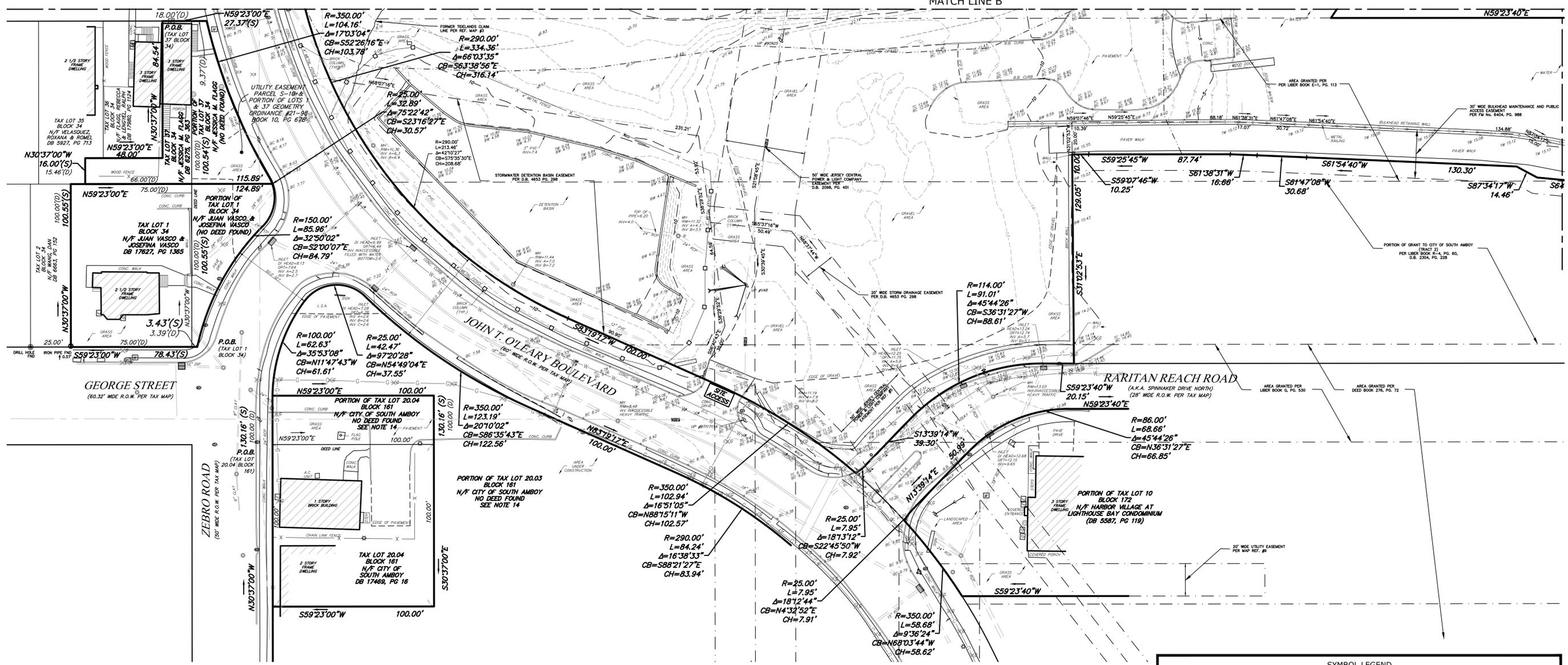
STAKEOUT CHECK DATE  
STAKEOUT CHECK DATE

DSURVEY Client Code: 3184 Rev. # 7

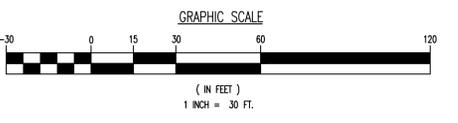
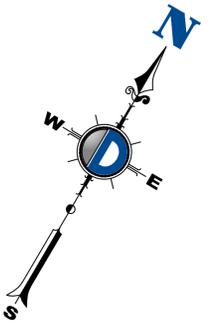
Printed: 08/01/24 - 8:11 PM, By: Tjheiser, - Product: Vcr: 24.52 (LMS Tech)  
 File: S:\\_PROJECTS\2024\19-8679\CAD\19-8679.dwg, --> DYNAMIC 24056 ALTA 3

MATCH LINE B

MATCH LINE C



SYMBOL LEGEND			
	CONC. MONUMENT FND		CLEAN OUT
	I.P. / L.B. FND		GAS
	TACK / STAKE FND		WATER
	WETLAND FLAG		ELECTRIC
	SPOT ELEVATIONS		TELEPHONE
	TRAFFIC SIGNAL POLE		CABLE TV
	UTILITY POLE		TREE
	GUY WIRE		SHRUB
	LIGHT POLE		BOLLARD
	UTILITY POLE W/LIGHT		MONITORING WELL
	SIGN		WELL
	FIRE HYDRANT		MAIL BOX
	D.C. DEPRESSED CURB		CABLE TV BOX
	L.S.A. LANDSCAPED AREA		TELEPHONE BOX
	D.W.P. DETECTABLE WARNING PAD		A/C UNIT
	MANHOLE		TRANSFORMER
	"A"-INLET		ELECTRIC METER
	"B"-INLET		GAS METER
	"E"-INLET		WATER METER
	YARD INLET		WATER VALVE
	FLARED END SECTION		GAS VALVE



DATE	REVISION
7/1/24	1. UPDATED ALTA SEE THE ADDITIONAL TITLE REVIEW
6/15/22	2. UPDATED ALTA SEE REVISED COMMENT AND ADDED PARTIAL LOCATION UTILITIES FOR LOTS
5/1/22	3. MISTERY OF RORWELL STREET AND PORTION OF LOT
3/7/2021	4. BLOCK 161 AND LOT TO BLOCK 172. SEE NOTE 13.
12/10/2020	5. NO LIRE TABLE FOR WETLANDS AREA.
07/29/2020	6. USED WE. FLAGS, TOPS AT STREAM AND EASEMENT
07/29/2020	7. USED FORCE MAIN ELEVATIONS
07/24/2020	8. REVISION AREA TO INCLUDE IN PORTION OF LOT 20

**DYNAMIC SURVEY, LLC**  
 BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/NSPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS

1504 Main Street  
 Lake Como, NJ 07718  
 Phone: 732.749.8780 | Fax: 732.874.3021  
 www.dynamic-survey.com

NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. A642628800

---

**TITLE: ALTA/NSPS LAND TITLE SURVEY**

PROJECT: BLOCK 161.02, LOTS 20, 23, 24, & 24.01  
 ROSEWELL STREET  
 CITY OF SOUTH AMBOY, MIDDLESEX COUNTY, NEW JERSEY

JOB No: 19-8679 DATE: 06/19/2020  
 DRAWN BY: C.P.D. SCALE: (H) 1"=30'  
 CHECKED BY: T.J.D. SHEET No: 4  
 J.J.H. OF 4

SURVEY PERFORMED BY:  
 DPK CONSULTING, LLC  
 200 METROPLEX DRIVE  
 SUITE 285  
 EDISON, NJ 08817  
 PHONE: 732-764-0100  
 FAX: 732-764-0990  
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28042200

PROFESSIONAL LAND SURVEYOR  
 JAMES J. HEISER  
 NEW JERSEY LICENSE NO. 246504331100

STAKEOUT CHECK \_\_\_\_\_ DATE \_\_\_\_\_  
 STAKEOUT CHECK \_\_\_\_\_ DATE \_\_\_\_\_

DSURVEY Client Code: 3184 Rev. # 7

Project: 19-8679 - 06/19/2020 - Final Survey  
 File: S:\Projects\2019\19-8679\Drawings\19-8679-07.dwg  
 Date: 6/19/2020 10:45:31 AM  
 User: J. HEISER