



GENERAL NOTES:  
 1. BY CONTRACTUAL ARRANGEMENT, NO INVESTIGATION INTO THE FLOOD ELEVATION OR FLOOD MAPS HAS BEEN MADE.  
 2. THE SPREAD OF TREES, BUSHES, HEDGES, ETC. SHOWN ON THIS PLAN ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT THE TRUE SPREAD OR DRIP LINE.  
 3. AREA SUMMARY:  
 THE AREA OF LOT 34 IN BLOCK 29 EQUALS 2,114 MORE OR LESS SQUARE FEET OF LAND.

NOTES:  
 1. ONLY COPIES FROM THE ORIGINAL MAP MARKED WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID.  
 2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.  
 3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.  
 4. PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.  
 5. BY CONTRACTUAL ARRANGEMENT, THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITH THE BENEFIT OF A TITLE POLICY BUT WITHOUT A TITLE REPORT FOR THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR ALL DEEDS BACK TO THE MOTHER PARCEL. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR RIGHT OF OTHERS. THE SURVEY RETRACEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.  
 6. THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR THE PURPOSE OF EXECUTING AND/OR EXPEDITING A SURVEY AFFIDAVIT AND/OR AFFIDAVIT OF TITLE.  
 7. THIS SURVEY AND OUR WORK PERFORMED IN ORDER TO PERFORM THIS SURVEY, WAS ONLY PREPARED FOR THE PARTY/PARTIES NOTED IN THE CERTIFICATION, SHOWN HEREON. THIS SURVEY IS NOT TO BE UTILIZED BY A DIFFERENT PARTY IN THE FUTURE UNLESS A CONTINUATION SURVEY IS PERFORMED BY OUR COMPANY.  
 8. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE.  
 9. BY CONTRACTUAL ARRANGEMENT, WETLANDS OR CR ADJACENT TO THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED.  
 10. BY CONTRACTUAL ARRANGEMENT, CORNERS MARKERS HAVE NOT BEEN SET AND/OR MARKED AND IDENTIFIED.

LEGEND:  
 A/C DENOTES AIR CONDITIONER  
 BBL DENOTES BILLBOARD  
 DB DENOTES DEED BOOK  
 DI DENOTES DRAIN INLET  
 EM DENOTES ELECTRIC METER  
 FDC DENOTES FIRE DEPARTMENT CONNECTION  
 FM DENOTES FLEET MAP  
 GM DENOTES GAS METER  
 GV DENOTES GAS VALVE  
 LP DENOTES LIGHT POLE  
 ML DENOTES METAL LID  
 N/F DENOTES NOW OR FORMERLY  
 OH DENOTES OVERHANG  
 O/W DENOTES OVERHEAD WIRES  
 PM DENOTES PARKING METER  
 SRN DENOTES SURVEY RETRACEMENT NOTE  
 TM DENOTES TAX MAP  
 UP DENOTES UTILITY POLE  
 WV DENOTES WATER VALVE

Property is subject to the following:  
 1. Rights or claims of parties in possession of the land not shown by the public records.  
 2. Easements, or claims of easements, not shown by the public records.  
 3. Subsurface conditions not disclosed by an instrument of record.  
 4. Rights, public and private, if any, in all road, streets and avenues crossing, bounding or affecting the premises in question.  
 5. Covenants, conditions and restrictions (if any) appearing in the public records.  
 6. Rights of adjoining owners, tenants and mortgagees, together with the insured hereunder, in and to all party walls (Party Walls not located by Yorkanis & White, Inc.).  
 7. Rights of electric, telephone and cable television utilities servicing the premises in question.  
 8. Agreement, covenants, conditions and restrictions (if any) to the right to access parking in the rear of lots fronting on Broad Street as per agreement in 1981; not filed.

SURVEY RETRACEMENT NOTES:  
 SRN 1: The division line between Lots 3 and 32.01 on the west and Lot 4 on the east as reconstructed from real property evidence recovered along said line as shown on a certain map entitled: "Major Site Plan of Lands of Dubouchet Holding Co. Inc., Lots 25B, 25 & 24 & 26 Block 29, Wallace Street, Baro of Red Bank, NJ", dated July 9, 1981 and revised May 13, 1982, prepared by Helm Engineering Assoc., Red Bank, NJ.  
 SRN 2: The division line between Lot 30 on the south and Lot 31 on the north as reconstructed from record title real property evidence recovered along said line as shown on a certain map entitled: "Minor Subdivision for William Himelman, Frederick Straus, Louis Miller, Sydney Kramer, Bartram Fainwood, Harold Berger, A Partnership" and "William J. & Mary C. Mosher", Known As Lots 29, 30 & 30A, Block 29, Premises Situate Broad Street, Borough of Red Bank, Monmouth County, New Jersey", and filed in the Monmouth County Court Clerk's Office in Case No. 186, Sheet No. 12.  
 SRN 3: The division line between Lot 31 on the south and Lot 32.01 on the north as reconstructed from record title real property evidence recovered along said line as shown on a certain map entitled: "Minor Subdivision for William Himelman, Frederick Straus, Louis Miller, Sydney Kramer, Bartram Fainwood, Harold Berger, A Partnership" and "William J. & Mary C. Mosher", Known As Lots 29, 30 & 30A, Block 29, Premises Situate Broad Street, Borough of Red Bank, Monmouth County, New Jersey", and filed in the Monmouth County Court Clerk's Office in Case No. 186, Sheet No. 12.  
 SRN 4: The easterly right of way line of Broad Street (Variable Width, Tax Map) as reconstructed from the record title direction cited in Deed Book OR-8988, Page 9898 (Lot 32.01) from the monumented and northerly limit of Fied Map 186-12, aforesaid. This record title direction is in reasonable harmony with the lot frontage of Lots 1 & 2 along Mechanic Street.  
 SRN 5: The southerly right of way line of Mechanic Street (40 feet wide, Tax Map) as reconstructed from the record title distance of 189.32 feet from the division line between Lots 30 & 31 as shown on a certain map entitled: "Minor Subdivision for William Himelman, Frederick Straus, Louis Miller, Sydney Kramer, Bartram Fainwood, Harold Berger, A Partnership" and "William J. & Mary C. Mosher", Known As Lots 29, 30 & 30A, Block 29, Premises Situate Broad Street, Borough of Red Bank, Monmouth County, New Jersey", and filed in the Monmouth County Court Clerk's Office in Case No. 186, Sheet No. 12; along with the record title direction cited in Deed Book OR-8894, Page 4724, Tract 1 (Lot 1) from the easterly right of way line of Broad Street.  
 SRN 6: The division line between Lot 34 on the north and Lot 32.01 on the south as reconstructed from the record title direction cited in Deed Book OR-8588, Page 8898 (Lot 32.01) from the easterly right of way line of Broad Street; as the best available evidence as to the retrace of the lot line.  
 SRN 7: The division line between Lot 34 on the west and Lot 32.01 on the east as reconstructed from the extension of the lot line between Lot 3 on the east and Lots 1, 2 & 35 on the west from record title geometry cited in Deed Book OR-8203, Page 2081 (Lot 3).  
 SRN 8: The division line between Lot 2 on the north and Lot 35 on the south as reconstructed from a strict interpretation of the record title direction cited in Deed Book 5234, Page 564 (Tract 1, Lots 34 & 35) from the easterly right of way line of Broad Street and to allow the proper lot frontages for Lots 1 and 2 along Broad Street as cited in Deed Book OR-8894, Page 4724 (Tracts 1 & 2).

DATA FOR SURVEY WAS OBTAINED FROM FIELD WORK AND THE FOLLOWING:  
 D1. DEED: LOT 34 IN BLOCK 29  
 John B. Anderson, II and John B. Anderson, LLC to John B. Anderson, II, dated September 13, 2013 and recorded in the Monmouth County Clerk's Office on September 17, 2013 in Deed Book OR-9036, Page 7854.  
 D2. DEED: LOT 35 IN BLOCK 29  
 John B. Anderson, II and John B. Anderson, LLC to John B. Anderson, LLC, dated September 13, 2013 and recorded in the Monmouth County Clerk's Office on September 17, 2013 in Deed Book OR-9036, Page 7854.  
 D3. SUBDIVISION DEED: LOTS 34 & 35 IN BLOCK 29  
 John B. Anderson, II and John B. Anderson, LLC, a New Jersey Limited Liability Company, to John B. Anderson, II and John B. Anderson, LLC, a New Jersey Limited Liability Company, dated August 21, 2013 and recorded in the Monmouth County Clerk's Office on September 3, 2013 in Deed Book OR-9034, Page 2883.  
 D4. PRIOR DEED: LOTS 34 & 35 IN BLOCK 29  
 John B. Anderson, II, unmarried, AKA John B. Anderson, and Loretta P. Anderson, unmarried, to John B. Anderson, II, dated July 2, 1993 and recorded in the Monmouth County Clerk's Office on July 23, 1993 in Deed Book 5234, Page 564, Tract 1.  
 D5. DEED: LOTS 1 & 2 IN BLOCK 29  
 John B. Anderson, II, to 29 Broad St. Realty, LLC, dated June 8, 2011, and recorded in the Monmouth County Clerk's Office on June 10, 2011 in Deed Book OR-8894, Page 4724.  
 D6. DEED: LOT 3 IN BLOCK 29  
 Richard Fetayo, to Chafet, LLC, dated March 6, 2003, and recorded in the Monmouth County Clerk's Office on March 17, 2003 in Deed Book OR-8203, Page 3081.  
 D7. DEED: LOT 32.01 IN BLOCK 29  
 John B. Anderson, II to John B. Anderson, III, Trustee of the John B. Anderson, II 2012 Trust, dated December 26, 2012, and recorded in the Monmouth County Clerk's Office on January 2, 2013 in Deed Book OR-8988, Page 8988.  
 M1. MAP ENTITLED:  
 "The Official Tax Map of the Borough of Red Bank, Monmouth County, New Jersey"  
 M2. MAP ENTITLED:  
 "Major Site Plan of Lands of Dubouchet Holding Co. Inc., Lots 25B, 25 & 24 & 26 Block 29, Wallace Street, Baro of Red Bank, NJ", dated July 9, 1981 and revised May 13, 1982, prepared by Helm Engineering Assoc., Red Bank, NJ.  
 M3. MAP ENTITLED:  
 "Minor Subdivision for William Himelman, Frederick Straus, Louis Miller, Sydney Kramer, Bartram Fainwood, Harold Berger, A Partnership" and "William J. & Mary C. Mosher", Known As Lots 29, 30 & 30A, Block 29, Premises Situate Broad Street, Borough of Red Bank, Monmouth County, New Jersey", and filed in the Monmouth County Court Clerk's Office in Case No. 186, Sheet No. 12.  
 M3. MAP ENTITLED:  
 "Location Survey, Lots 1, 2, 32.01, 34 & 35, Block 29, on the Official Tax Map, Borough of Red Bank, Monmouth County, New Jersey", prepared by Thomas A. Finnegan, dated October 28, 1987.

THIS SURVEY MAP IS CERTIFIED TO:

JOHN B. ANDERSON, II  
 TWO RIVER COMMUNITY BANK, ISAOA AS ITS INTEREST MAY APPEAR  
 TRIDENT ABSTRACT TITLE AGENCY, LLC  
 ROGER J. FOSS, ESQ.  
 FOSS, SAN FILIPPO & MILNE, LLC

SURVEY MAP OF PROPERTY KNOWN AS <b>LOT 34 IN BLOCK 29</b>	
BOROUGH OF RED BANK MONMOUTH COUNTY - NEW JERSEY	
YORKANIS & WHITE, INC. PROFESSIONAL LAND SURVEYORS & PLANNERS 23 WALLACE COURT, RED BANK, N.J. 07730 (732-888-3211) CERTIFICATE OF REGISTRATION NO. MBER: 240427960600	SCALE: DWG. NO.: 1" = 10' 13041-B DRAWN: CHKD: K.N. J.T.L.
DATE OF SURVEY: AUGUST 8, 2013	DATE: 9/19/13
FILE NO. 13041	DATE: AUGUST 8, 2013

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d) and 5.2.  
 WAIVER SIGNED BY JOHN B. ANDERSON III  
 DATED JUNE 5, 2013

