LEGAL DESCRIPTION

Beginning at a cement block corner alone located in the southerly part of Walnut Street, said point of beginning being in the 5th line of the original tract as conveyed to Samuel Applegate by deed from Hannah G. Rotem and husband, dated August12, 1920 one recorded in the Ocean County Clerk's Office in Deed Book 348 at Page 81; said point of beginning being also the Northwest corner of property conveyed to Joseph F. Applegate by deed dated July 23, 1903 and recorded as above in Deed Book 278 at Page 407 and running thence from said Beginning point by Magnetic Bearings of 1882:

1. South 8 degrees 38 minutes West 407.18 feet to a square corner alone thence
2. South 81 degrees 24 minutes East 324.29 feet to a monument set on the Westerly side line of Hooper Avenue and distant 30 feet measured at a right angle from the centerline thereof as established by Deed to County of Ocean recorded in the Ocean County Clerk's Office in Book 1582, page 485, thence
3. Along the westerly side line of Hooper Avenue North 35 degrees 04 minutes 30 seconds East 250.67 feet to a monument and point of curvature, said this one monument having been set by the Ocean County Engineer's Office in the roadway with centerline point of curvature Station 40 + 12.87, thence
4. Along said westerly side line of Hooper Avenue along an arc deflecting to the left with a radius of 925.37 feet, an arc distance of 165.57 feet to a point in the southerly side line of Walnut Street; and thence
5. North 81 degrees 24 minutes West 504.30 feet along a line in the bed of Walnut Street to the point and place of beginning.

SUBJECT TO the rights of the public, if any, in a strip of land 13.50 feet deep and having a southerly boundary 508.38 feet long and bearing North 81 degrees 24 minutes 30 seconds West and having a northerly boundary 503.88 feet long and also bearing North 81 degrees 41 minutes 30 seconds West, the Easterly terminus of said strip of land being the Northerly extension of the aforesaid arc having a radius of 925.37 feet said arc being the said westerly side line of Hooper Avenue, said strip of land having been acquired for future widening purposes along the newly established southerly sideline of Walnut Street a shown on map entitled "Map showing subdivision of Lot 4, Block 810, Tax Map Sheet #71, Dover Township, Ocean County, N.J." prepared by Hom, Tyson & Associates, Land Surveying and Civil Engineering, Toms River, New Jersey and map being dated September 1988 and filed in the Ocean County Clerk's Office on November 3, 1988 as map #5328.

AND FURTHERMORE SUBJECT TO the rights of the public, if any in a triangular parcel of land abutting on the north the aforesaid side of land 13.50 feet in depth, said triangular parcel having a maximum depth of 3.34 feet, having a Southerly boundary 503.88 feet long and bearing North 81 degrees 41 minutes 30 seconds West and having a Northerly boundary line 504.30 feet long and bearing North 81 degrees 24 minutes West, the easterly apex of said triangular parcel being a point in the aforesaid northerly extension of the said arc having a radius of 925.37 feet, said arc being the said westerly side line of Hooper Avenue.

The above description is prepared in accordance with survey entitled, "Property Survey for New Jersey Bell Telephone Company, Dover Township, Ocean County, N.J., Scale 1" = 30', February 1, 1987," by Hom, Tyson 7 Associates, Land Surveying & Civil Engineering, Toms River, N.J

NOTE: FOR INFORMATION ONLY, Being Lot(s) 4, Block(s) 810, Tax Map of the Township of Dover, County of Ocean, State of New Jersey

NOTES CORRESPONDING TO SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. NCS-389518N-156-NY, Commitment date: January 28, 2011

(8) Grant to the County of Ocean in Deed Book 1582, Page 485. – AFFECTS SUBJECT PROPERTY. 13.5 SUPERCEDED BY ITEM 11 BELOW STRIP OF LAND ALONG THE WESTERLY LINE OF HOOPER AVENUE GRANTED TO THE COUNTY OF OCEAN, AS SHOWN ON SURVEY.

(9) Easements in Deed Book 3382, Page 248 in Jersey Central Power and Light Company and/or New Jersey Bell Telephone Company. – AFFECT ON SUBJECT PROPERTY UNKNOWN POLE NUMBER NOT VISIBLE AT TIME OF SURVEY.

(10) Easement for Road Widening Purposes to the County of Ocean in Deed Book 3387, Page 274. – AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

(11) Easement to Dover Sewerage Authority in Deed Book 3313, Page 314. – AFFECTS SUBJECT PROPERTY, 10 FOOT WIDE SEWER EASEMENT GRANTED TO DOVER SEWER, SHOWN

(12) Rights of the County of Ocean as contained in Deed Book 5333, Page 542. – AFFECTS SUBJECT PROPERTY, TRANSFER OF TITLE BETWEEN THE COUNTY OF OCEAN AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.

(13) Roadway easement to the County of Ocean in Deed Book 5409, Page 808. – AFFECTS SUBJECT PROPERTY, 10 FOOT WIDE ROADWAY EASEMENT, AS SHOWN ON SURVEY.

(14) Rights of the Public as contained in Deed Book 2631, Page 387, (Hooper owner deed) – AFFECTS SUBJECT PROPERTY,CONVEYING A 13.5 STRIP OF LAND TO FUTURE HOOPER.
15. Rights of tenants, assignees and/or lessees, if any. – AFFECTS SUBJECT PROPERTY BUT CANNOT BE PLOTTED, BLANKET IN NATURE

(16) Such facts as revealed by "Map showing Subdivision of Lot 4, Block 810, Tax Map Sheet #71, Dover Township, Ocean County, N.J., Map No B-5328". – AFFECTS SUBJECT PROPERTY, REFLECTS CURRENT BOUNDARY, NOTHING TO PLOT

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO VERIZON AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 10, 11B AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW JERSEY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JACK W. SHOEMAKER
NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. 24GS35678

For inquiries, questions or concerns about this survey contact Inquiries@usa-surveyor or call 1-800-857-8183 ext. 221

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURV

PREPARED FOR:

VERIZON NEW JERSEY, INC

PROJECT LOCATION:

OCEAN COUNTY, STATE OF NEW JERSEY

PROJECT ADDRESS: 850 HOOPER AVENUE TOMS RIVER, NJ 08753

PROJECT TYPE: ALTA/ACSM LAND TITLE SURVEY

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surveyor seal here

PRELIMINARY

JACK W. SHOEMAKER
STATE OF NEW JERSEY PROFESSIONAL LAND SURVEYOR CO. NUMBER
DATE OF CONSTRUCTION 04/04/2011

SHEET 1 OF 1

JOB NUMBER: 5341810

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

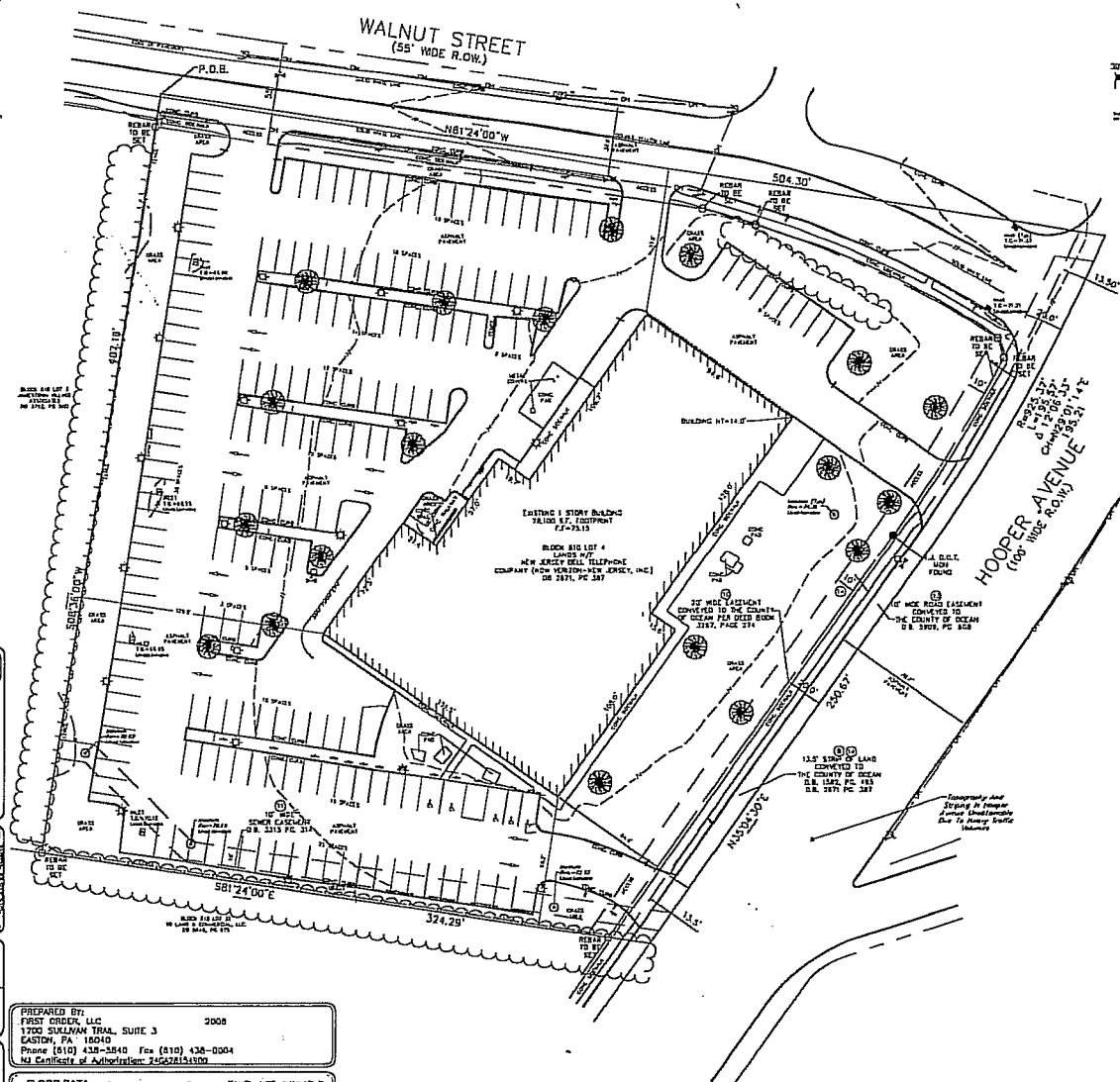
NONE OBSERVED

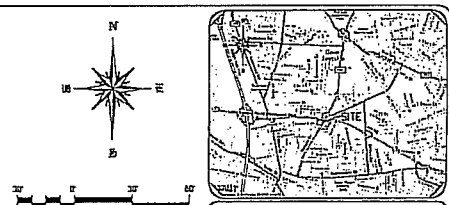
SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS.

NONE OBSERVED





VICINITY MAP

NOT TO SCALE

SCALE: 1" = 30'

STANDARD LEGEND

MONUMENT FOUND	POWERPOLE	SANITARY LINE	
MONUMENT SET	GUY WIRE	SEWER MANHOLE	
P.K. NAIL FOUND	LIGHT POLE	CLEAN OUT	
P.K. NAIL SET	STREET LIGHT POLE	STORM DRAIN LINE	
FND & SHWN	ELEC. TRANSFORMER	STORM DRAIN MANHOLE	
SET & SHWN	AIR CONDITIONER	STORM INLET	
R.R. SPIKE FOUND	BURIED ELECTRIC	CURB INLET	
R.R. SPIKE SET	OVERHEAD ELECTRIC	FIRE PHONE	
BENCHMARK	ELEC. MANHOLE	TELEPHONE BOX	
CONC. R/W MARKER	ELECTRIC METER	TELEPHONE MANHOLE	
(R) RECORD DATA	WATER LINE	TELEPHONE POLE	
(M) MEASURED DATA	WATER MANHOLE	TELEPHONE LINE	
(C) CALCULATED DATA	WATER VALVE	OVERHEAD TELEPHONE	
R/W RIGHT OF WAY	WATER METER	UNDERGROUND TELEPHONE MARKER	
BSL BACK SET LINE	HYDRANT	CABLE TELEVISION	
RCP REINFORCED CONC PIPE	BACK FLOW PREVENTOR	OVERHEAD CABLE	
CMP CORRUGATED METAL PIPE	GAS VALVE	CABLE BOX	
PVC PLASTIC PIPE	GAS METER	UNDERGROUND CABLE MARKER	
MTL METAL	UNDERGROUND GAS MARKER	TRAFFIC POLES	
ACL ABOVE GROUND LEVEL	GAS MANHOLE	TRAFFIC SIGNAL	
F.P. FIREPLACE	GAS LINE	TRAFFIC MANHOLE	
L/S LANDSCAPING	BOLLARD	TRAFFIC SIGNAL BOX	
TREE	MONITORING WELL	STOP SIGN	
	MAIL BOX	SIGN	
	UNKNOWN MANHOLE		
	SQUARE METAL LID		
	FUEL TANK LID		
	FLAG POLE		

SITE DATA

1. PARKING PROVIDED –
   –REGULAR = 183 SPACES
   –HANDICAP = 5 SPACES
   TOTAL SPACES PROVIDED = 187
2. PROPERTY IS SHOWN AS BLOCK 810 LOT 4 IN THE TOWNSHIP OF DOVER, OCEAN COUNTY, NEW JERSEY
3. LOT AREA = 171,973 S.F. OR 3.9500 AC.
4. NO CHANGES IN STREET RIGHT OF WAY LINES OTHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. VERTICAL DATUM = BASED UPON NAVD AS REFERENCE TO DOT BENCHMARK ELEV.=73.79
6. BENCHMARK = MAG NAIL ELEV = 78.79
7. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATIONS. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION

PREPARED BY:
FIRST ORDER, LLC 2008
1700 SULLIVAN TRAIL, SUITE 3
EASTON, PA 18040
Phone (610) 438-5840 Fax (610) 438-0004
NJ Certificate of Authorization: 24GA28134900

FLOOD DATA This property is in Zone PANEL NOT AVAILABLE of the Flood Insurance Rate Map, Community Panel No. _____ which has an effective date of SEPT 29, 2006 and IS/IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

DATE OF ORIGINAL: MARCH 3, 2011
REVISION: _____ DATE: _____, 2010
REVISION: _____ DATE: _____, 2010
REVISION: _____ DATE: _____, 2010