



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number		7078736	8646273	
	Recorded Document to be Returned by Submitter to: ASHLEY V MATTHEWS 1904 MAIN STREET LAKE COMO, NJ 07719				
Official Use Only CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2024020889 RECORDED ON Apr 01, 2024 2:01:01 PM BOOK:OR-9682 PAGE:7380 Total Pages: 14 COUNTY RECORDING FEES \$140.00 TOTAL PAID \$140.00	Submission Date (mm/dd/yyyy)		03/29/2024		
	No. of Pages (excluding Summary Sheet)		12		
	Recording Fee (excluding transfer tax)		\$140.00		
	Realty Transfer Tax		\$0.00		
	Total Amount		\$140.00		
	Document Type	STATE OF NJ PERMITS			
	Electronic Recordation Level		L2 - Level 2 (With Images)		
	Municipal Codes				
	EATONTOWN		1201		
	1491276				
Additional Information (Official Use Only)					
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Monmouth County Document Summary Sheet

STATE OF NJ PERMITS	Type	STATE OF NJ PERMITS					
	Consideration						
	Submitted By	DYNAMIC ENGINEERING CONSULTANTS, PC					
	Document Date	02/19/2024					
	Reference Info						
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date		
	OWNER	Name			Address		
		SURREY EQUITIES, LLC			38 CORBETT WAY, EATONTOWN, NJ 07724		
	NJ STATE DEPT OF EP	Name			Address		
		NEW JERSEY STATE DEPT OF EP					
	Parcel Info						
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	COMMERCIAL	12	2701	66		1201	
	COMMERCIAL	12	2701	69		1201	
	COMMERCIAL	12	68	6		1201	
	COMMERCIAL	12	2701	53		1201	
	COMMERCIAL	12	2701	60		1201	
	* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.						



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Watershed and Land Management Program
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

February, 19, 2024

Surrey Equities, LLC.
c/o Leon Silvera
38 Corbett Way
Eatontown, NJ 07724

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1300-13-0010.2
Activity Number: FWW220001
Applicant: Surrey Equities, LLC.
Block(s) and Lot(s): [2701, 53] [2701, 60] [2701, 66] [2701, 69] [68, 6]
Eatontown Borough, Monmouth County

Dear Mr. Silvera:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on May 12, 2023, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: **"WETLANDS LOCATION PLAN SURREY EQUITIES, LLC BLOCK 2701, LOTS 53, 60, 66 & 69 54 MONMOUTH ROAD BOROUGH OF EATONTOWN, MONMOUTH COUNTY NEW JERSEY"**, consisting of nine sheets, sheets 4, 7, 8, 9, 10, 11, 12, 18, and 19 of 19, dated September 14, 2023, last revised November 10, 2023, and prepared by Dynamic Survey, LLC., is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

State Open Water: Wetland flag points SOW-1 through SOW-83. [No wetland buffer]

Intermediate: All remaining wetland flag points. [50-foot wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Please be advised that all tidally influenced estuarine wetlands within the boundaries of this listing are considered to be EPA Priority wetlands and may affect the requirements of permitting.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;

3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Resource Protection at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

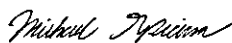
In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to:

New Jersey Department of Environmental Protection,
Office of Administrative Hearings and Dispute Resolution
ATTENTION: Adjudicatory Hearing Requests
401 E. State Street
Mail Code 401-07A
P.O. Box 420
Trenton, NJ 08625-0420

This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Taryn Pittfield of our staff by e-mail at taryn.pittfield@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

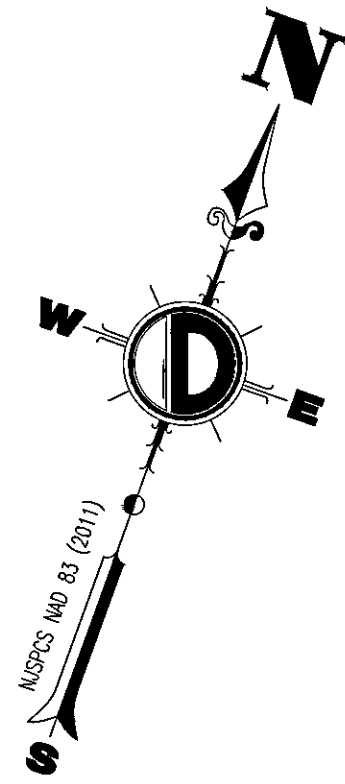
Sincerely,



Digitally signed by Michael Tropiano
Date: 2024.02.19 08:42:53-05'00'

Michael Tropiano, Environmental Specialist 3
Division of Land Resource Protection

e-copy: Municipal Clerk
Municipal Construction Official
Agent (original)



TAX LOT 13
BLOCK 2401
N/F DEMARZO, JOHN &
STEPHANIE

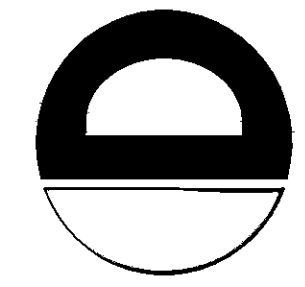
MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5

TRACT I
TAX LOTS 53, 60, 66 & 69, BLOCK 2701
N/F OLD ORCHARD COUNTRY CLUB ASSOCIATES, L.P.
DB. 8901, PG. 7235
5,811,840 SF, 133.421 AC.

MALIBU DRIVE
(60' ROW PER NY WD)

MATCHLINE - SEE SHEET 9

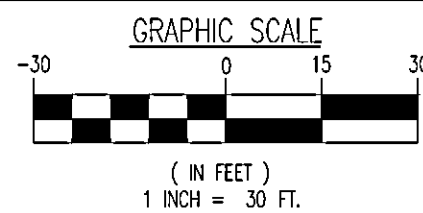


DYNAMIC
SURVEY • TRAFFIC

REV.	DATE	BY	COMMENTS
1	11/01/23	RLG	REVISED WETLANDS INFORMATION
2	11/10/23	RLG	REVISED TO INCLUDE LOT 6 BLOCK 65

SURVEY LEGEND:

(MR)	MAP REFERENCE	⬮	BENCHMARK
(DR)	DEED REFERENCE	⬮	CONC. MONUMENT END
(S)	SURVEY	⬮	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	⬮	LP. / I.S. END
(TOS)	TOP OF STRUCTURE	⬮	LP. / I.S. SET
(AKA)	ALSO KNOWN AS	⬮	STAKE END
(PKA)	FORMERLY KNOWN AS	⬮	STAKE SET
(C/L)	CENTERLINE	⬮	PK NAIL END
× 0.00	SPOT ELEVATIONS	⬮	PK NAIL SET
× 0.00	GUTTER ELEV.	⬮	DRILL HOLE END
× 0.00	TOP OF CURB ELEV.	⬮	DRILL HOLE SET
× 0.00	FINISH FLOOR ELEV.	⬮	SURVEY STONE END
× 0.00	GRADE FLOOR ELEV.	⬮	SURVEY CAP END
× 0.00	BOTTOM OF WALL ELEV.	⬮	CROSS CUT FOUND
× 0.00	TOP OF WALL ELEV.	⬮	CROSS CUT SET
× 0.00	WATER SURFACE ELEV.	⬮	P.O.B. POINT OF BEGINNING



DYNAMIC SURVEY, LLC

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/INSPS LAND TITLE • FOUNDATION LOCATION

1904 Main Street, Lake Como, NJ 07719
T: 732.749.8780 | F: 732.974.3521

Offices conveniently located at:

Lake Como, New Jersey • T: 732.749.8780
Cresskill, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.290.7280
Toms River, New Jersey • T: 732.749.8780
Philadelphia, Pennsylvania • T: 215.652.0216
Philadelphia, Pennsylvania • T: 732.749.8780
Baltimore, Pennsylvania • T: 410.284.4400
New York • T: 917.284.0100
Houston, Texas • T: 281.789.6400
North Miami • T: 305.845.2666
Delray Beach, Florida • T: 561.921.8370

www.dynamiccc.com

PROJECT:

SURVEY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 69
BOROUGH OF EATONTOWN,
BLOCK 6B, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

Digitally signed by Eric
Black

Date: 2023.11.10
Time: 09:42:24
DN: cn=Eric Black, o=NEW JERSEY, ou=NEW JERSEY, email=eric@dynamiccc.com, c=US

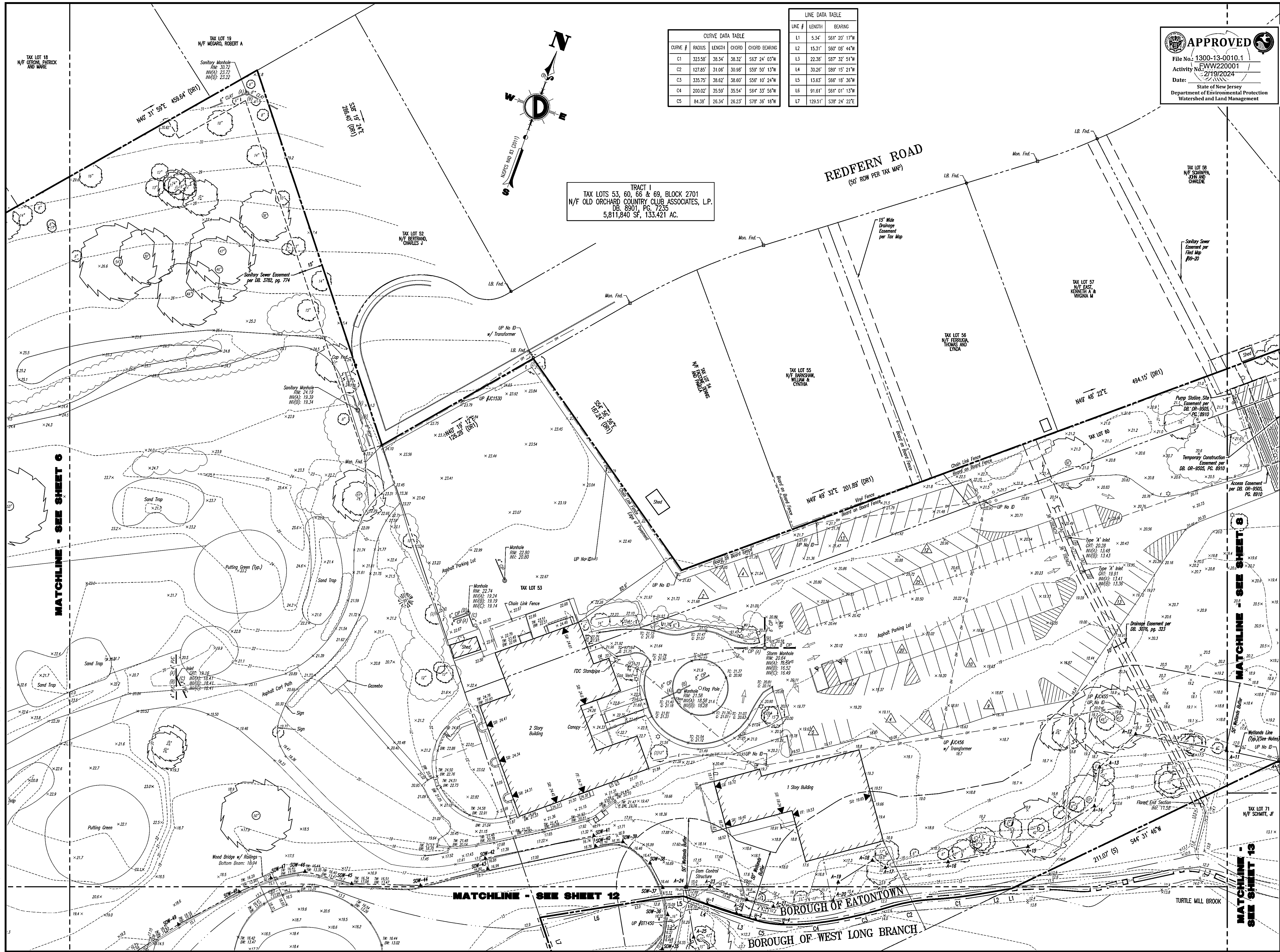
Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on the behalf of the title company, governmental agency and lending institution listed herein. Certifications are not transferable to additional institutions or subsequent owners. Unauthorised alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Properly subject to documents of record.

TITLE:
WETLANDS LOCATION PLAN

PROJECT No: 3272-99-0055
DRAWN BY: DCR/RLG/STC
FIELD BY: JRC/JRL/SAD/CH
SCALE: 1"=30'
CHECKED BY: BVT

SHEET No: **4**
Rev. #:
OF 19 2

Plotted: 11/10/23 - 9:13 AM By: rguzman
File: V:\SURVEY PROJECTS\3272 Survey Equities LLC\99-0005 Eatontown and West Long Branch\Draw\Boundary\32729005054_Wetlands Layout.dwg -> 007



CURVE DATA TABLE				
CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	323.58'	38.34'	38.32'	S63° 24' 03"W
C2	127.85'	31.06'	30.98'	S59° 50' 13"W
C3	335.75'	38.62'	38.60'	S56° 10' 24"W
C4	200.02'	35.59'	35.54'	S66° 33' 56"W
C5	84.38'	26.34'	26.23'	S78° 36' 18"W

LINE DATA TABLE		
LINE #	LENGTH	BEARING
L1	5.34'	S61° 20' 17"W
L2	15.31'	S60° 08' 44"W
L3	22.38'	S67° 32' 51"W
L4	30.26'	S89° 15' 21"W
L5	13.83'	S66° 18' 36"W
L6	91.61'	S61° 01' 13"W
L7	129.51'	S38° 24' 22"E

APPROVED
File No.: 1300-13-0010.1
Activity No.: EWW220001
Date: 2/19/2024
State of New Jersey
Department of Environmental Protection
Watershed and Land Management

DYNAMIC SURVEY, LLC
ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS
1	11/01/23	REVISED TO INCLUDE LOT 6 BLOCK 69
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 69

SURVEY LEGEND:

- (MR) MAP REFERENCE
- (DR) DEED REFERENCE
- (S) SURVEY
- (BOS) BOTTOM OF STRUCTURE
- (TOS) TOP OF STRUCTURE
- (AMA) ALSO KNOWN AS
- (FKA) FORMERLY KNOWN AS
- (C/L) CENTERLINE
- × 0.00 SPOT ELEVATIONS
- × 0.00 CUTTER ELEV.
- × 10.00 TOP OF CURB ELEV.
- × 10.00 FRESH FLOOR ELEV.
- × 05.00 GARAGE FLOOR ELEV.
- × 00.00 BOTTOM OF WALL ELEV.
- × 10.00 TOP OF WALL ELEV.
- × 00.00 WATER SURFACE ELEV.
- ◻ BENCHMARK
- ◻ CONC. MONUMENT FND
- ◻ CONC. MONUMENT SET
- ◻ LP / LB. FND
- ◻ LP / LB. SET
- ◻ SHOE FND
- ◻ STATE SET
- ◻ PK. NAL FND
- ◻ PK. NAL SET
- ◻ DRILL HOLE FND
- ◻ DRILL HOLE SET
- ◻ SURVEY STONE FND
- ◻ SURVEY CAP FND
- ◻ CROSS CUT FOUND
- ◻ CROSS CUT SET
- ◻ P.O.B. POINT OF BEGINNING

GRAPHIC SCALE
1" = 30 FT.
1 INCH = 30 FT.

DYNAMIC SURVEY, LLC
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Baltimore, Maryland • T: 410.592.4400
Arlington, Texas • T: 281.399.4400
Austin, Texas • T: 512.466.5544
Daytona Beach, Florida • T: 561.921.8370
www.dynamiccc.com

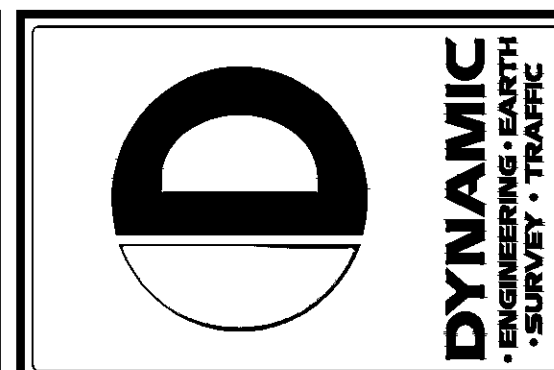
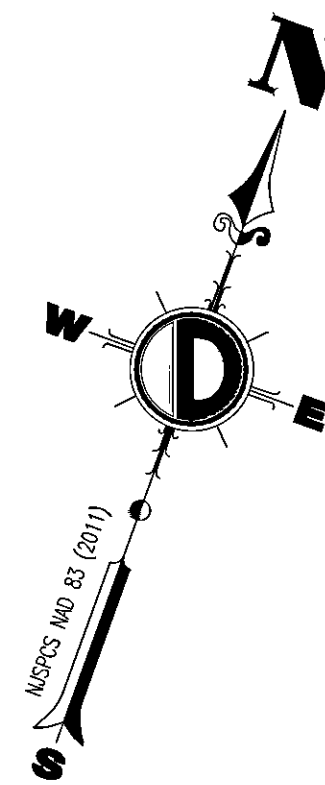
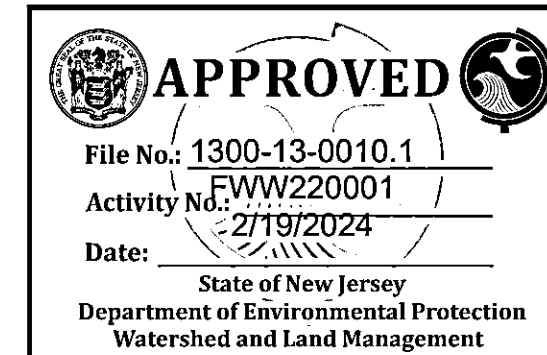
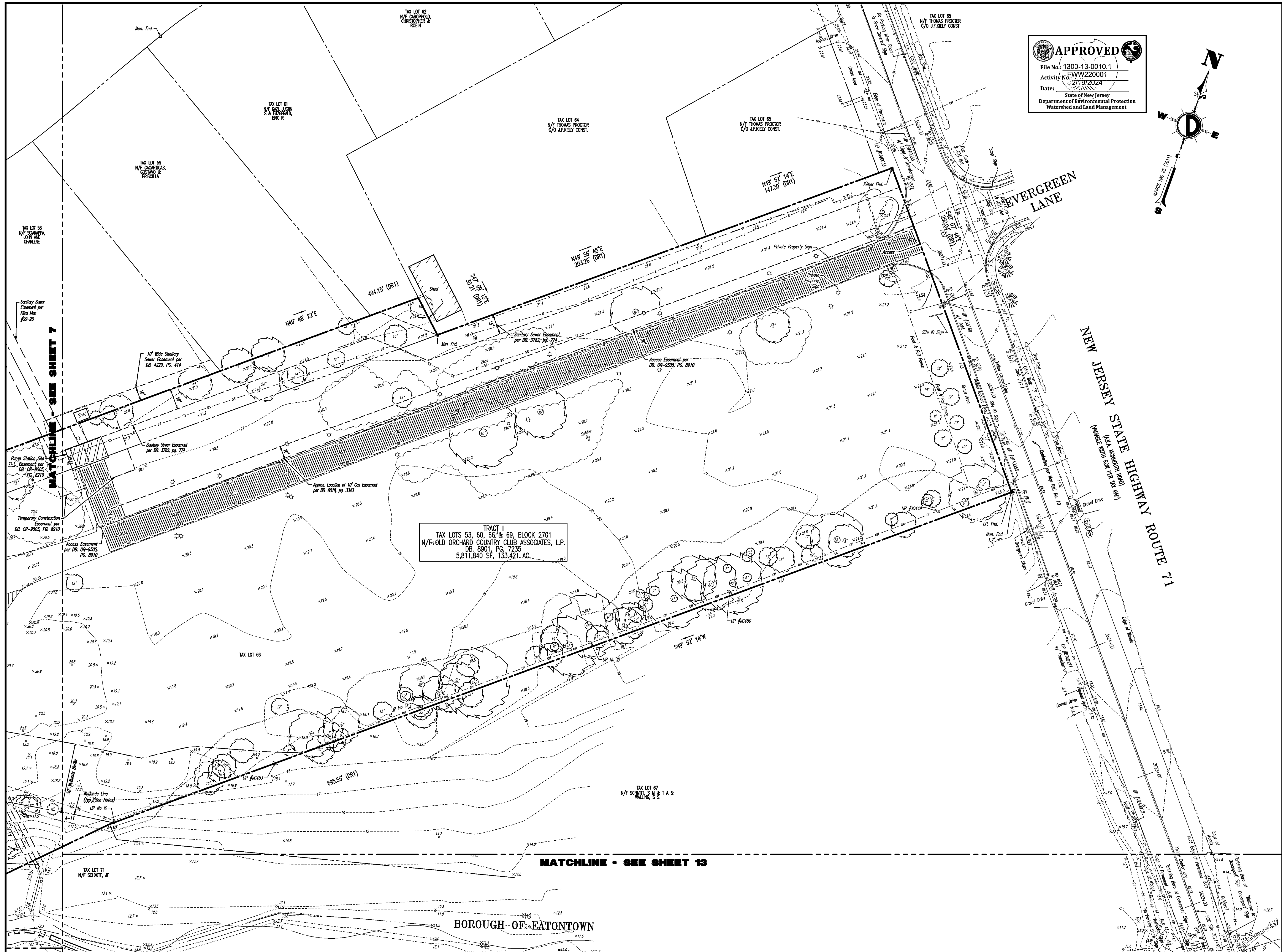
PROJECT:
SURVEY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 69
BOROUGH OF EATONTOWN,
BLOCK 68, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

DATE: 2023.11.14
FILE: 3272-99-0005
NEW JERSEY LICENSE # 257400

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TITLE:
WETLANDS LOCATION PLAN

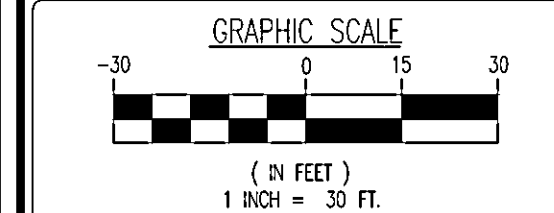
PROJECT No: 3272-99-0005
SCALE: 1"=30'
DATE: 09/14/2023
DRAWN BY: UCR/RLG/STC
FIELD BY: JRC/SRL/SAO/CH
CHECKED BY: BVT
SHEET No: 7
Rev. #: 2
OF 19



REV.	DATE	COMMENTS
1	11/01/23	REVISED WETLANDS INFORMATION
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 69

SURVEY LEGEND:

(MR)	MAP REFERENCE	(B)	BENCHMARK
(DR)	DEED REFERENCE	(C)	CONC. MONUMENT FND
(S)	SURVEY	(C)	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	(L)	L.P. / I.B. FND
(TOS)	TOP OF STRUCTURE	(L)	L.P. / I.B. SET
(AKA)	ALSO KNOWN AS	(S)	STONE FND
(FKA)	FORMERLY KNOWN AS	(S)	STONE SET
(C/L)	CENTERLINE	(P)	PK NAL FND
(E)	SPOT ELEVATIONS	(P)	PK NAL SET
(C)	CUTTER ELEV.	(D)	DRILL HOLE FND
(T)	TOP OF CURB ELEV.	(D)	DRILL HOLE SET
(F)	FRESH FLOOR ELEV.	(S)	SURVEY STONE FND
(G)	GARAGE FLOOR ELEV.	(S)	SURVEY CAP FND
(W)	WATER SURFACE ELEV.	(C)	CROSS CUT FND
(W)	WATER SURFACE ELEV.	(C)	CROSS CUT SET
(W)	WATER SURFACE ELEV.	(P.O.B.)	POINT OF BEGINNING



DYNAMIC SURVEY, LLC

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
 HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
 ALTA/INSPS LAND TITLE • FOUNDATION LOCATION

1904 Main Street, Lake Como, NJ 07719
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 Newark, New Jersey • T: 973.753.7205
 Toms River, New Jersey • T: 732.749.8780
 New York, New York • T: 212.682.0275
 Philadelphia, Pennsylvania • T: 215.253.4688
 Bethlehem, Pennsylvania • T: 610.592.4400
 Allentown, Pennsylvania • T: 610.592.4400
 Arlington, Texas • T: 281.399.4400
 Austin, Texas • T: 512.444.5544
 Delray Beach, Florida • T: 561.921.8370

www.dynamiccc.com

PROJECT: SURREY EQUITIES, LLC

54 MONMOUTH ROAD
 BLOCK 2701, LOTS 53, 60, 66 & 69
 BOROUGH OF EATONTOWN,
 BLOCK 68, LOT 6
 BOROUGH OF WEST LONG BRANCH
 MONMOUTH COUNTY, NEW JERSEY

Digital Signature by Craig Black

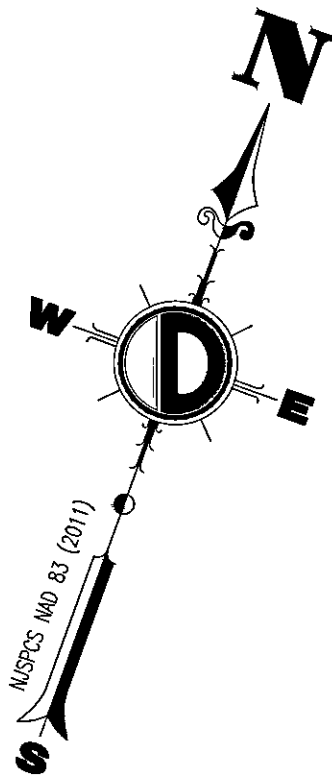
Date: 2023.11.14
 FOR AUBURN COUNTY
 NEW JERSEY
 257400

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TITLE: WETLANDS LOCATION PLAN

PROJECT No: 3272-99-0055 SCALE: 1"=30' DATE: 09/14/2023
 DRAWN BY: DCR/RLG/STC FIELD BY: JRC/SAD/CHN CHECKED BY: BVT

SHEET No: 8 OF 19 Rev. #: 2

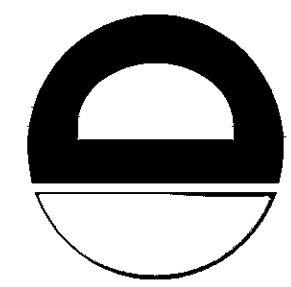


MATCHLINE - SEE SHEET 4

MALIBU DRIVE
(50' ROW per NJ Map)TAX LOT 14
BLOCK 2401
N/F GORHAM, P &
CORDEO, R, TRUSTEESTRACT 1
TAX LOTS 53, 60, 66 & 69, BLOCK 2701
N/F OLD ORCHARD COUNTRY CLUB ASSOCIATES, L.P.
DB, 8901, PG, 7235
5,811,840 SF, 133.421 AC.

MATCHLINE - SEE SHEET 10

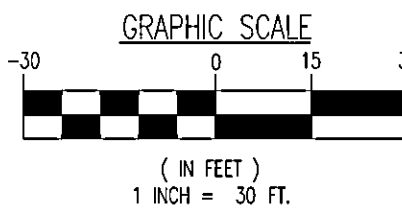
MATCHLINE - SEE SHEET 13

DYNAMIC
SURVEY, LLC
ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 69	RLG
1	11/01/23	REVISED WETLANDS INFORMATION	RLG
1			

SURVEY LEGEND:

(MR)	MAP REFERENCE	⊕	BENCHMARK
(DR)	DEED REFERENCE	□	CONC. MONUMENT FND
(S)	SURVEY	■	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	□	I.P. / I.B. SET
(TOS)	TOP OF STRUCTURE	□	I.P. / I.B. SET
(AKA)	ALSO KNOWN AS	■	STATE FND
(FKA)	FORMERLY KNOWN AS	■	STATE SET
(C/L)	CENTERLINE	■	PK WALL FND
× 0.00	SPOT ELEVATIONS	■	PK WALL SET
× 0.00	CUTTER ELEV.	●	DRILL HOLE FND
× 10.00	TOP OF CURB ELEV.	●	DRILL HOLE SET
× FC 0.00	FRESH FLOOR ELEV.	■	SURVEY STONE FND
× GP 0.00	GRADE FLOOR ELEV.	■	SURVEY CAP FND
× BM 0.00	BOTTOM OF WALL ELEV.	■	CROSS CUT FND
× TW 0.00	TOP OF WALL ELEV.	■	CROSS CUT SET
× HSE 0.00	WATER SURFACE ELEV.	■	P.O.B. POINT OF BEGINNING

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SURVEY, LLCBOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
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ALTA/NSPS LAND TITLE • FOUNDATION LOCATION1904 Main Street, Lake Como, NJ 07719
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 Toms River, New Jersey • T: 732.441.8780
 New York, New York • T: 212.462.0276
 Philadelphia, Pennsylvania • T: 215.253.4608
 Bethlehem, Pennsylvania • T: 610.592.4400
 Allentown, Pennsylvania • T: 610.592.4400
 Arlington, Texas • T: 281.389.4400
 Austin, Texas • T: 214.462.5544
 Delray Beach, Florida • T: 561.992.8370

www.dynamiccc.com

PROJECT:
SURREY EQUITIES, LLC

54 MONMOUTH ROAD
 BLOCK 2701, LOTS 53, 60, 66 & 69
 BOROUGH OF EATONTOWN,
 BLOCK 68, LOT 6
 BOROUGH OF WEST LONG BRANCH
 MONMOUTH COUNTY, NEW JERSEY

Dynamic Survey, LLC

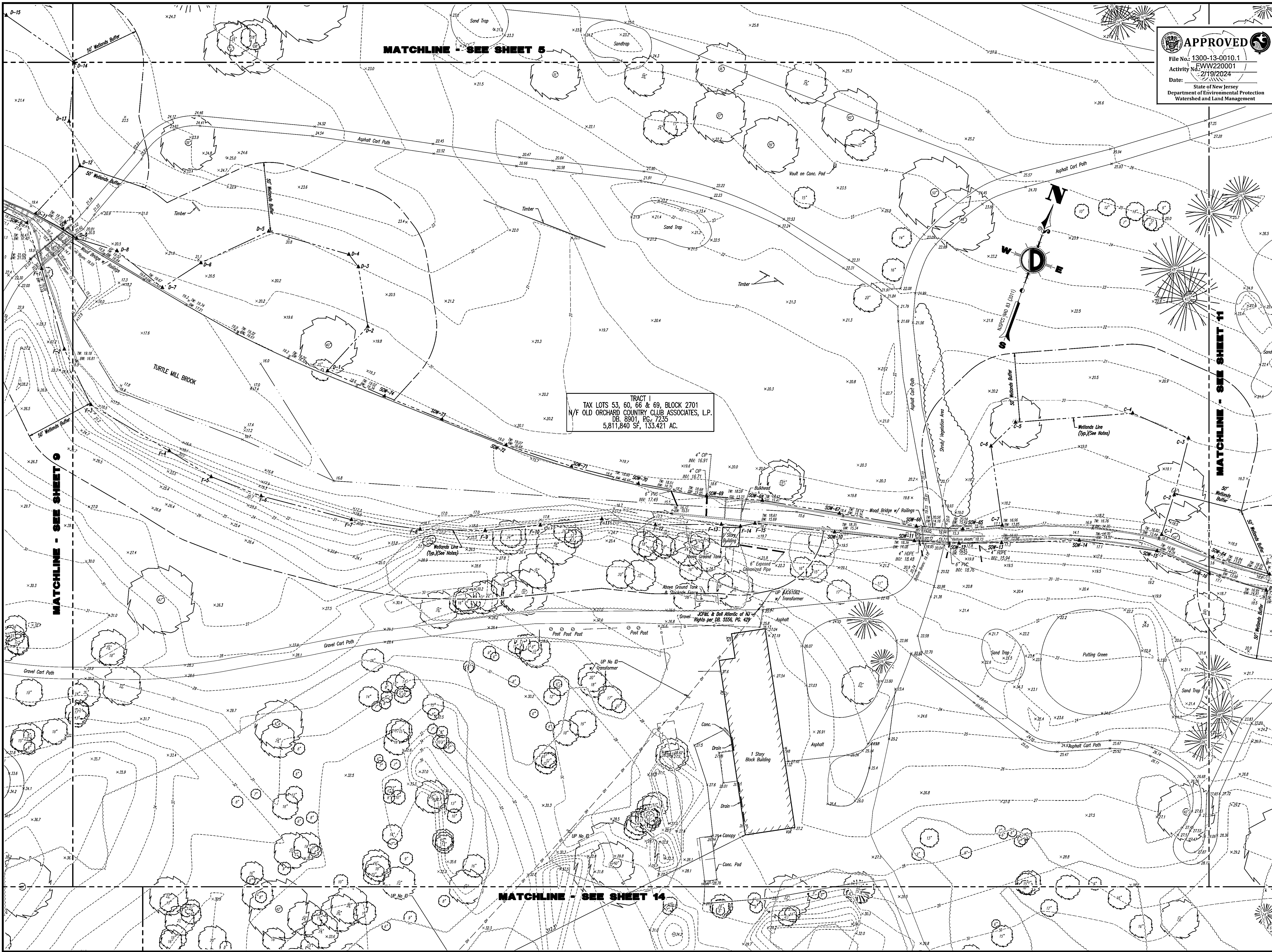
Date: 2023.01.04
 Project: 3272-99-0055
 NEW JERSEY LICENSE # 1257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
WETLANDS LOCATION
PLAN

PROJECT No: 3272-99-0055 SCALE: 1"=30' DATE: 09/14/2023
 DRAWN BY: UCR/RLG/STC FIELD BY: JRC/SRL/SAD/CAH CHECKED BY: BVT

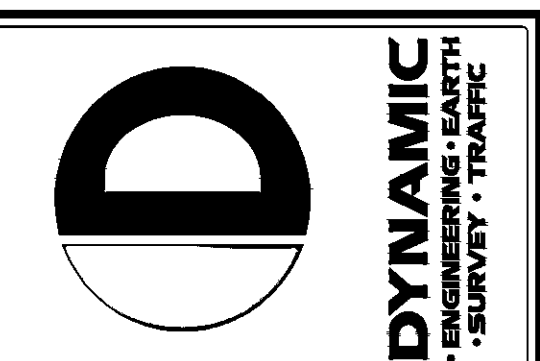
SHEET No: 9 OF 19 Rev. #: 2



APPROVED

File No.: 1300-13-0010.1
Activity No.: FWW220001
Date: 2/19/2024

State of New Jersey
Department of Environmental Protection
Watershed and Land Management

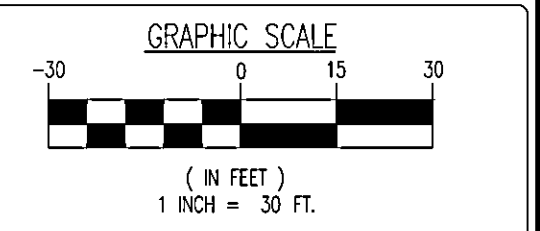


REV.	DATE	COMMENTS
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 69
1	11/01/23	REVISED WETLANDS INFORMATION

SURVEY LEGEND:

(MR) MAP REFERENCE
(DR) DEED REFERENCE
(S) SURVEY
(BOS) BOTTOM OF STRUCTURE
(TOS) TOP OF STRUCTURE
(AKA) ALSO KNOWN AS
(FKA) FORMERLY KNOWN AS
(C/L) CENTERLINE
X 0.00 SPOT ELEVATIONS
X 0.00 CUTTER ELEV.
X 10.00 TOP OF CURB ELEV.
X 10.00 FINISH FLOOR ELEV.
X 0.00 GARAGE FLOOR ELEV.
X 0.00 BOTTOM OF WALL ELEV.
X 10.00 TOP OF WALL ELEV.
X 0.00 WATER SURFACE ELEV.

BENCHMARK
CONC. MONUMENT FND
CONC. MONUMENT SET
I.P. / I.B. SET
S.W. FND
STAKE SET
P.V. NAIL FND
P.V. NAIL SET
DRILL HOLE FND
DRILL HOLE SET
SURVEY STONE FND
SURVEY CAP FND
CROSS CUT FND
CROSS CUT SET
P.O.B. POINT OF BEGINNING



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Newark, New Jersey • T: 908.462.0276
Philadelphia, Pennsylvania • T: 215.253.4608
Baltimore, Maryland • T: 410.593.4400
Arlington, Texas • T: 281.389.4400
Austin, Texas • T: 512.444.5544
Daytona Beach, Florida • T: 561.921.8370

www.dynamicsec.com

PROJECT:
SURVEY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 69
BOROUGH OF EATONTOWN,
BLOCK 68, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

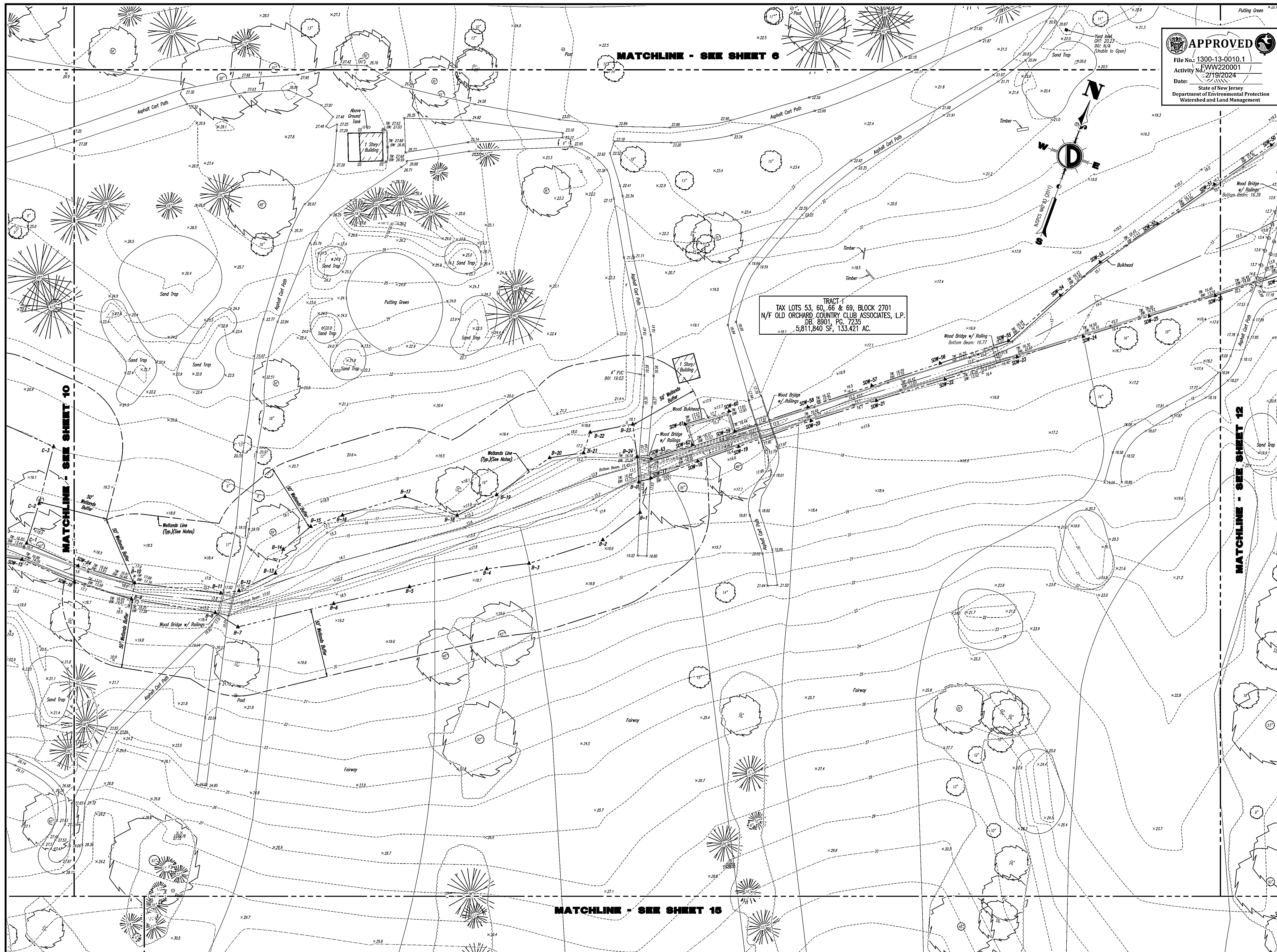
Digital Survey by Orig
Date: 2009/1/14
FOR 40053-00000-02
NEW JERSEY LICENSE # 257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein. Certifications are not transferable to additional institutions or subsequent owners. Unqualified alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
WETLANDS LOCATION PLAN

PROJECT No: 3272-99-005S
DRAWN BY: UCR/RLG/STC
FIELD BY: JRC/JRC/SAU/CMH
SCALE: 1"=30'
DATE: 09/14/2023
CHECKED BY: BVT

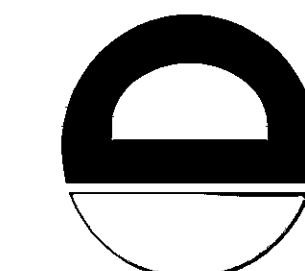
SHEET No: 10
Rev. #: 2
OF 19



 **APPROVED** 

File No.: 1300-13-0010.1
Activity No.: FWW220001
Date: 2/19/2024

State of New Jersey
Department of Environmental Protection
Watershed and Land Management

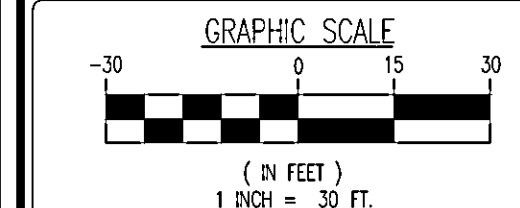


**DYNAMIC
ENGINEERING • EARTH**

[illegible]

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(SR)	DEEP REFERENCE		CROSS MONUMENT FND
(OS)	SURVEY		CONV. MONUMENT SET
(BS)	TOP OF STRUCTURE		IC. / 1/8. FND
(TS)	TOP OF STRUCTURE		IC. / 1/8. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAL FND
 0.00	SPOT ELEVATIONS		PK NAL FND
 0.00	CUTTER ELEV.		DRILL HOLE FND
 0.00	TOP OF CURB ELEV.		DRILL HOLE SET
 0.00	FINISH FLOOR ELEV.		SURVEY STAKE FND
 0.00	GARAGE FLOOR ELEV.		SURVEY CAP FND
 0.00	BOTTOM OF WALL ELEV.		CROSS CUT FOUND
 0.00	TOP OF WALL ELEV.		CROSS CUT SET
 0.00	WATER SURFACE ELEV.		P.O.B. POINT OF BEGINNING



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- Torris River, New Jersey • T: 732.749.8780
- Newtown, Pennsylvania • T: 267.685.0276
- Philadelphia, Pennsylvania • T: 215.253.4888
- Bethlehem, Pennsylvania • T: 610.598.4400
- Allen, Texas • T: 972.534.2100
- Houston, Texas • T: 281.789.8400
- Austin, Texas • T: 512.646.5346
- Dallas, Texas • T: 972.534.2100

www.dynamicc.com

PROJECT: CHILDREN'S FOUNTAIN

SURREY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 67
BOROUGH OF EATONTOWN,
BLOCK 68, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

Digitally signed by Grai

CRASH BLACK
Date 2008/11/14
GB42874
0840552-0500 &
NEW YORK COUNTY OF JENSEN YORK 1057400

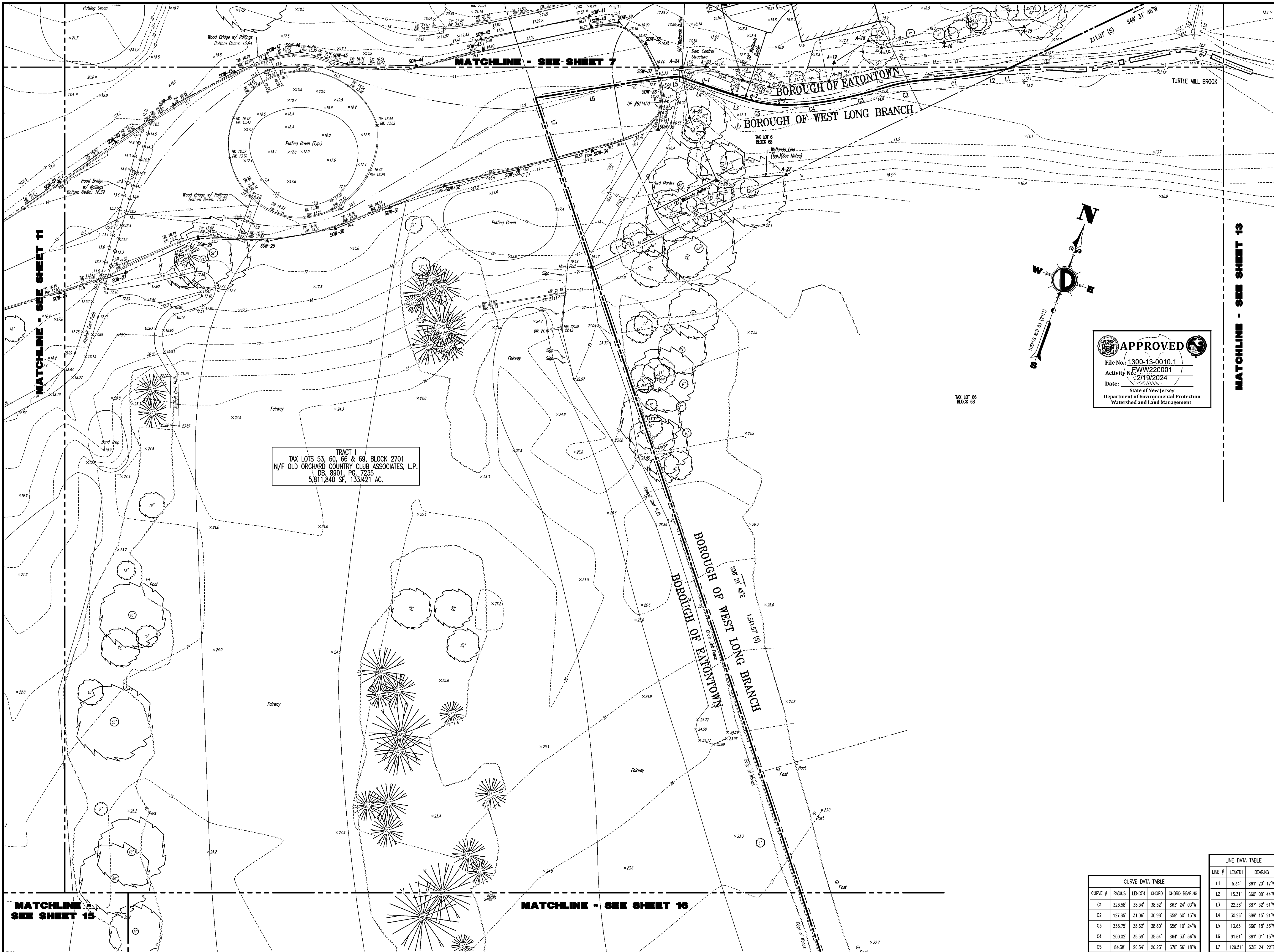
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TITLE: **WETLANDS LOCATION
PLAN**

PROJECT No: 3272-99-005S		SCALE: 1"=30'	DATE: 09/14/2000
DRAWN BY: DCR/RLG/STC	FIELD BY: JRC/JRL/SAD/CJH	CHECKED BY: BVT	

SHEET No: **11** OF 19

Plotted: 11/10/23 - 9:20 AM. By: rguzman
File: V:\SURVEY PROJECTS\3272 Surr Equities LLC\99-0055 Eatontown and West Long Branch\Draw\Boundary\3272900554_Wetlands Layout.dwg ----> 012



TRACT I
TAX LOTS 53, 60, 66 & 69, BLOCK 2701
N/F OLD ORCHARD COUNTRY CLUB ASSOCIATES, L.P.
DB. 8901, PG. 7235
5,811,840 SF, 133,421 AC.



DYNAMIC SURVEY, LLC
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REV.	DATE	COMMENTS	BY
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 68	RLG
1	11/01/23	REVISED WETLANDS INFORMATION	RLG

SURVEY LEGEND:

(MR)	MAP REFERENCE	⬢	BENCHMARK
(DR)	DEED REFERENCE	□	CONC. MONUMENT FND
(S)	SURVEY	□	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	□	LP. / LB. FND
(TOS)	TOP OF STRUCTURE	□	LP. / LB. SET
(AMA)	ALSO KNOWN AS	□	SHOE FND
(FKA)	FORMERLY KNOWN AS	□	STAKE SET
(C/L)	CENTERLINE	□	PK. NAL FND
× 0.00	SPOT ELEVATIONS	□	PK. NAL SET
× 0.00	CUTTER ELEV.	□	DRILL HOLE FND
× 12.00	TOP OF CURB ELEV.	□	DRILL HOLE SET
× FC. 0.00	FRESH FLOOR ELEV.	□	SURVEY STONE FND
× GP. 0.00	GRADE FLOOR ELEV.	□	SURVEY CAP FND
× BR. 0.00	BOTTOM OF WALL ELEV.	□	CROSS CUT FND
× HW. 0.00	TOP OF WALL ELEV.	□	CROSS CUT SET
× HSE. 0.00	WATER SURFACE ELEV.	□	P.O.B. POINT OF BEGINNING

GRAPHIC SCALE

1 INCH = 30 FT.

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Trenton, New Jersey • T: 732.441.8780
Newark, New Jersey • T: 973.783.7205
Philadelphia, Pennsylvania • T: 732.253.4688
Baltimore, Maryland • T: 410.592.4400
Arlington, Virginia • T: 703.584.2300
Houston, Texas • T: 281.389.4400
Austin, Texas • T: 512.444.5544
Delray Beach, Florida • T: 561.921.8370

www.dynamicsurvey.com

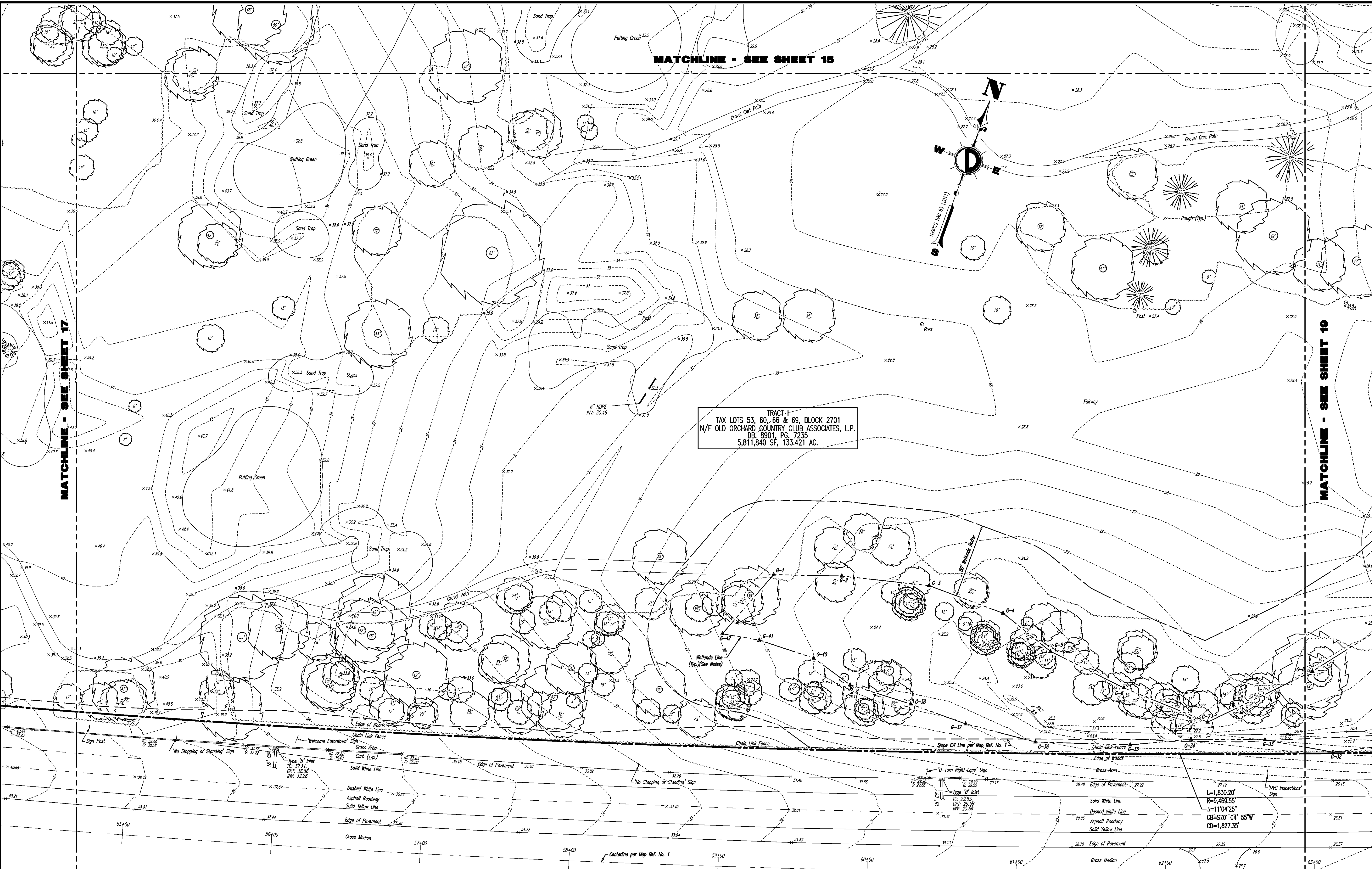
PROJECT:
SURVEY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 69
BOROUGH OF EATONTOWN,
BLOCK 68, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

Digitally signed by Craig Black
Date: 2023.11.14
Time: 13:04:00 -0400
NEW JERSEY STATE DEPARTMENT OF TREASURY

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TITLE:
WETLANDS LOCATION PLAN

PROJECT No:	3272-99-0055	SCALE:	1"=30'	DATE:	09/14/2023
DRAWN BY:	DCR/RLG/STC	FIELD BY:	JRC/JRL/SAU/CAN	CHECKED BY:	BVT
SHEET No:	12	Rev. #:	2	OF 19	



Plotted: 11/10/23 - 9:31 AM. By: rguzman
File: V:\SURVEY PROJECTS\3272 Survey Equities LLC\99-0055 Eatontown and West Long Branch\Orig Boundary\3272900554_Wetlands Layout.dwg ----> 018

DYNAMIC SURVEY, LLC
ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 69	RLG
1	11/01/23	REVISED WETLANDS INFORMATION	RLG

SURVEY LEGEND:

(MR)	MAP REFERENCE	CONC. MONUMENT FND
(DR)	DEED REFERENCE	CONC. MONUMENT SET
(S)	SURVEY	LP. / LB. FND
(BOS)	BOTTOM OF STRUCTURE	LP. / LB. SET
(TOS)	TOP OF STRUCTURE	SWHE FND
(AKA)	ALSO KNOWN AS	STAKE SET
(FKA)	FORMERLY KNOWN AS	PK. NAL FND
(C/L)	CENTERLINE	PK. NAL SET
X 0.00	SPOT ELEVATIONS	DRILL HOLE FND
X 0.00	CUTTER ELEV.	DRILL HOLE SET
X 12.00	TOP OF CURB ELEV.	SURVEY STONE FND
X FC 0.00	FRESH FLOOR ELEV.	SURVEY STONE SET
X 0.00	GARAGE FLOOR ELEV.	SURVEY CAP FND
X 0.00	GARAGE FLOOR ELEV.	CROSS CUT FND
X 0.00	TOP OF WALL ELEV.	CROSS CUT SET
X 0.00	WATER SURFACE ELEV.	P.O.B. POINT OF BEGINNING

GRAPHIC SCALE

1" = 30'

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- Morristown, New Jersey • T: 908.753.7205
- Turners River, New Jersey • T: 732.749.8780
- Hewlett, New Jersey • T: 732.749.8780
- Philadelphia, Pennsylvania • T: 215.253.4608
- Bethlehem, Pennsylvania • T: 610.592.4400
- Albany, Texas • T: 972.534.2105
- Highland, Texas • T: 281.789.4400
- Indianapolis, Indiana • T: 317.446.5544
- Delray Beach, Florida • T: 561.921.8370

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PROJECT:
SURVEY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 69
BOROUGH OF EATONTOWN,
BLOCK 68, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

Digital As-built by Orig
Date: 2023/11/14
FOR 3272-99-0055
NEW JERSEY PROJECT # 3272-99-0055

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TITLE:
WETLANDS LOCATION PLAN

PROJECT No: 3272-99-0055
Activity No: FWW220001
Date: 2/19/2024

SCALE: 1"=30'
DATE: 09/14/2023

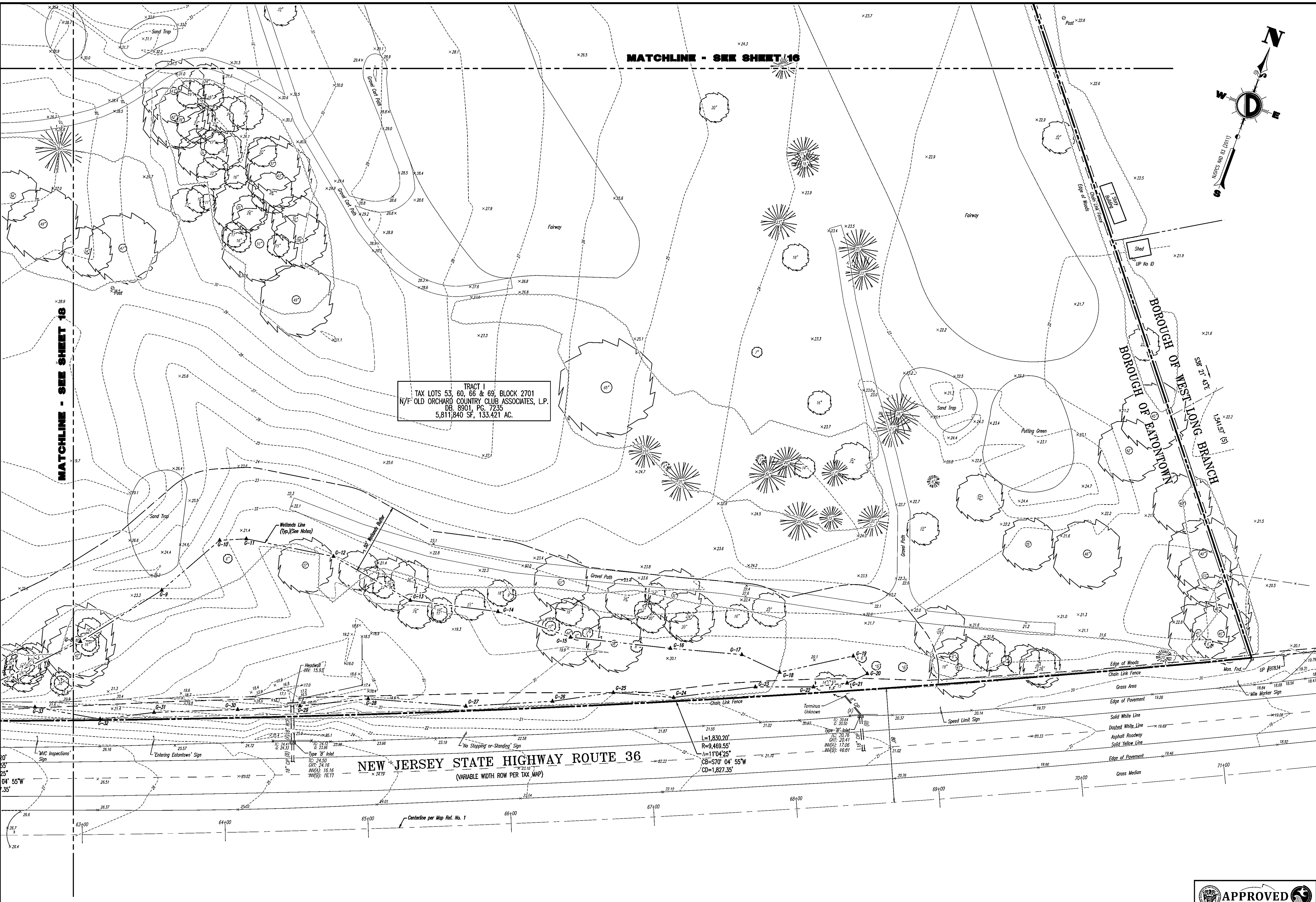
DRAWN BY: DCR/RLG/STC
CHECKED BY: JRC/SRD/CAH
BY: BVT

SHEET No: 18 OF 19

APPROVED

File No: 1300-13-0010.1
Activity No: FWW220001
Date: 2/19/2024

State of New Jersey
Department of Environmental Protection
Watershed and Land Management



DYNAMIC SURVEY, LLC
ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	11/01/23	REVISED WETLANDS INFORMATION	RLG
2	11/10/23	REVISED TO INCLUDE LOT 6 BLOCK 68	RLG

SURVEY LEGEND:

(MR)	MAP REFERENCE	(B)	BENCHMARK
(DR)	DEED REFERENCE	(C)	CONC. MONUMENT FND
(S)	SURVEY	(C)	CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	(I.P. / I.B. FND)	
(TOS)	TOP OF STRUCTURE	(I.P. / I.B. SET)	
(AKA)	ALSO KNOWN AS	(S) FND	
(FKA)	FORMERLY KNOWN AS	(S) FND	
(C/L)	CENTERLINE	(PK) NAL FND	
(X) 0.00	SPOT ELEVATIONS	(PK) NAL SET	
(X) 0.00	CUTTER ELEV.	(D) HOLE FND	
(X) 0.00	TOP OF CURB ELEV.	(D) HOLE SET	
(X) 0.00	FRESH FLOOR ELEV.	(S) STONE FND	
(X) 0.00	GARAGE FLOOR ELEV.	(S) CAP FND	
(X) 0.00	BOTTOM OF WALL ELEV.	(C) CUT FND	
(X) 0.00	TOP OF WALL ELEV.	(C) CUT SET	
(X) 0.00	WATER SURFACE ELEV.	(P.O.B.)	POINT OF BEGINNING

GRAPHIC SCALE

1" = 30'

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- Newark, New Jersey • T: 908.753.7200
- Philadelphia, Pennsylvania • T: 215.253.4608
- Bethlehem, Pennsylvania • T: 610.592.4400
- Albany, New York • T: 518.584.2300
- Alhambra, Texas • T: 281.389.4400
- San Antonio, Texas • T: 210.464.2544
- Delray Beach, Florida • T: 561.921.8370

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PROJECT:
SURVEY EQUITIES, LLC
54 MONMOUTH ROAD
BLOCK 2701, LOTS 53, 60, 66 & 69
BOROUGH OF EATONTOWN,
BLOCK 68, LOT 6
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY, NEW JERSEY

Digital Seal of the State of New Jersey
Date: 2024/01/14
FIDELITY: 100%
NEW JERSEY STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED AND LAND MANAGEMENT

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TITLE:
WETLANDS LOCATION PLAN

PROJECT No:	3272-99-0055	SCALE:	1"=30'	DATE:	09/14/2023
DRAWN BY:	DCR/RLG/STC	FELD BY:	JRC/RLG/SAD/CAN	CHECKED BY:	BVT
SHEET No:	19	Rev. #:			