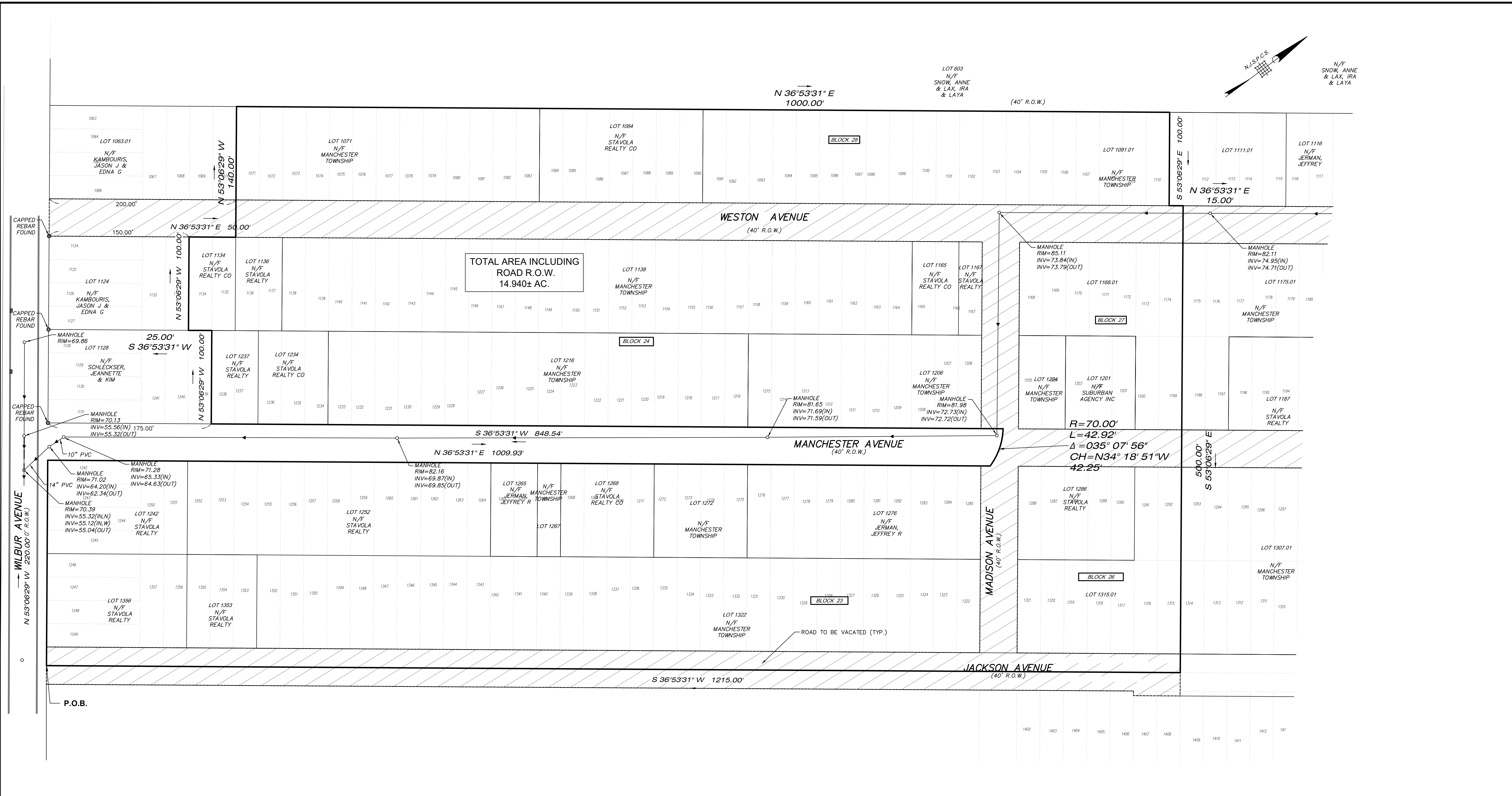


N/F SNOW, ANNE & LAX, IRA & LAYA

N 36°53'31" E
1000.00'

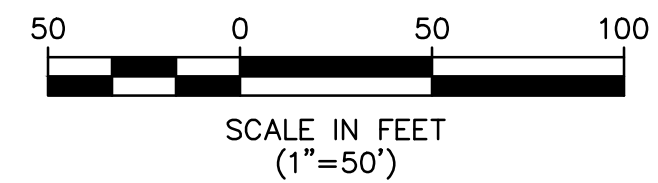
LOT 603
N/F SNOW, ANNE & LAX, IRA & LAYA

(40' R.O.W.)



TOTAL AREA INCLUDING ROAD R.O.W.
14.940± AC.

R=70.00'
L=42.92'
Δ=035° 07' 56"
CH=N34° 18' 51"W
42.25'



SCALE IN FEET
(1"=50')

PREPARED FOR: ARYA PROPERTIES AT WILBUR LLC
TITLE INSURER: COASTAL TITLE AGENCY, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BUYER'S ATTORNEY: SANDRA M. IAMMATEO, Esquire

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO THE RECEIPT OF SAME

IMPORTANT NOTES, PLEASE REVIEW:
• I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 12/15/25 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
• THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
• OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
• THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
• BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
• PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 17:27-5.10)

CERTIFICATE OF AUTHORIZATION: 2402A28229800
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DAVID J. VON STEENBURG
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

BOUNDARY SURVEY
LOTS 1242, 1252, 1265, 1267, 1268, 1272, 1276, 1322, 1353, 1356 BLOCK 23
LOTS 1134, 1136, 1138, 1165, 1167, 1206, 1216, 1234, 1237 BLOCK 24
LOTS 1286 AND 1315.01 BLOCK 26
LOTS 1168.01, 1201, AND 1204 BLOCK 27
LOTS 1071, 1084 AND 1091.01, BLOCK 28
MADISON AVENUE, PART OF WESTON AVENUE, PART OF MANCHESTER AVENUE AND PART OF JACKSON AVENUE
TOWNSHIP OF MANCHESTER
COUNTY OF OCEAN
NEW JERSEY
Scale: 1"=50'
Drawn By: JRM
Date: 12/15/25
JOB #: ARYA2025-014
CAD File #: SURVEY
Sheet #: 1 OF 1

REV	DATE	DESCRIPTION	BY
REV 1	5/14/26	REVISED LOT NUMBERS	JRM
REV			