

PP# BT672KP

BLOCK 21.01
LOT 49

+ 6.23 + 6.11 + 5.99 + 5.82

N 60°38'54" E Clf

16.00'

Edge of Pavement EP6.58 EP6.40 EP6.29 EP5.94 EP6.02

+ 6.7 + 6.6 + 6.5 + 6.8 + 6.4 + 7.2 + 6.9 + 7.6 + 8.2 + 8.7 + 9.5 + 10.0 + 9.2 + 8.2 + 7.6 + 6.4 + 6.5 + 6.8 + 6.4 + 5.5 + 5.2

Wood Fence

6" 6"

N 29°21'06" W

S 29°21'06" E

BW10.92 BW11.16

RAISED PATIO

TW13.12 BW11.44

TW13.17 BW11.36

4" 10.4

+ 10.4

BLOCK 21.01
LOT 41
n/f 31 West
Front Street,
LLC
DB 9430 PG
7060

BLOCK 21.01
LOT 40
n/f 33 West Front Street Properties, LLC
DB 8829 PG 8421
AREA= 2,400 sq. ft. or
0 Acres, more or less

LOT 38

LOT 39

LOT 40
#33

LOT 41
#31

LOT 42

3 STORY BUILDING

2 STORY BUILDING

5 STORY BUILDING

326.42' TO BROAD STREET (TIE)

CONCRETE SIDEWALK 22.51 + 22.4 EW22.19 EW22.43 EW22.51 EW22.65 EW22.69 EW22.68 EW22.94

TC22.06 TC22.30 TC22.43 TC22.56 TC22.74 TC22.83
BC21.68 BC21.86 BC21.97 BC22.10 BC22.22 BC22.41

S 60°38'54" W 16.00'

PP# JC268KP
P.O.B.

WEST FRONT STREET DYS
(50' R.O.W. Width per T.M.)

MHS
RIM=22.44



MHS
RIM=23.56



NOTES AND REFERENCES:

- THIS SURVEY IS SUBJECT TO (BUT NOT LIMITED TO) ANY AND ALL EASEMENTS, ROW'S, AND AGREEMENTS OF RECORD AND IS ALSO SUBJECT TO THE FACTS AS REVEALED BY A TITLE REPORT (NOT SUPPLIED). DEED SEARCH WAS SUPPLIED BY MAX TITLE AGENCY, LLC FILE NO. MAX-1255-25, DATED DECEMBER 17, 2025.
- BLOCK AND LOT NUMBERS, STREET NAMES, AND ROW WIDTHS AS PER THE CURRENT TAX MAP SHEET NO.7
- FIELD WORK COMPLETED 12-08-2025.
- WETLANDS AND/OR ENVIRONMENTAL ISSUES, IF ANY, HAVE NOT BEEN LOCATED UNDER THIS CONTRACT.
- THE SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SITE ON THE DATE(S) OF THE FIELD SURVEY, DEED INFORMATION, AND THE FOLLOWING REFERENCES:
 - DEED BOOK 8839 PAGE 8421(LOT 40)
 - DEED BOOK 9430 PAGE 7060(LOT 41)
 - PLAN TITLED "TOPOGRAPHIC AND OUTBOUND SURVEY FOR LOTS 49-51 BLOCK 21.01 AND LOTS 20-22 BLOCK 21.01, KEYPORT WATERFRONT PARK, TAX MAP PAGE 7, BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY CME ASSOCIATES, PLAN 1 OF 1, DATED 3/14/2016.
 - PLAN TITLED "THE BOROUGH OF KEYPORT, WATER FRONT PARK, LOTS 49-51 AND 51.01 IN BLOCK 21.01, BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY, EXHIBIT MAP SHOWING OPEN SPACE AREA, PORTION OF LOTS 49 AND 50 IN BLOCK 21.01", PREPARED BY T & M ASSOCIATES, DATED MAY 4, 2011 SHEET 1 OF 1.
- BUILDING DIMENSIONS AND/OR OFFSETS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
- TIE DISTANCES TO FENCES, IF ANY, ARE TO THE APPROXIMATE CENTERLINE OF THE FENCE, UNLESS OTHERWISE NOTED.
- DATUMS:
 - HORIZONTAL- NJSPCS NAD83 per GNSS Observations taken on 12-8-2025.
 - VERTICAL-NAVD88 per GNSS Observation taken on 12-8-2025.
- PER FEMA MAP 34025C0029F(EFF DATE 09/25/2009), THE PROPERTY FALLS IN ZONE "AE", AN AREA WITH A BASE FLOOD ELEVATION OF 11 DETERMINED AND AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ON FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE "X"(UNSHDED) AN AREA OF MINIMAL FLOODING.
- IN ACCORDANCE WITH N.J.A.C 13:40-5.2, A WAIVER ELIMINATING THE SETTING OF CORNER MARKERS HAS BEEN FILED WITH THIS OFFICE.

THIS SURVEY IS CERTIFIED TO: 33 WEST FRONT STREET, LLC

I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF N.J.A.C. 13:40-5.1 "PREPARATION OF LAND SURVEYS" AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND, IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY.

B BERTIN ENGINEERING

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William H. Hunt
NOT VALID UNLESS EMBOSSED

WILLIAM H. HUNT
PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 24GS01825200
CERTIFICATE OF AUTHORIZATION No. 24GA28068900

REV	DESCRIPTION	DATE
	TOPOGRAPHIC AND BOUNDARY SURVEY 33 WEST FRONT STREET BLOCK 21.01 AND LOT NUMBERS 40 and 41 BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY	
	PREPARED FOR 33 WEST FRONT STREET, LLC	

DRAWING:	DATE: 12-19-25	PROJ: 25-261
	DRAWN BY: SJG	SCALE: 1"=20'

Bertin Engineering Associates, Inc. Y:\2025\20-261 Keyport\Survey\Drawings\Final-33 West Front Street.dwg Jan 06, 2026 - 11:11:am sgarofano