MANAHAWKIN BAY

N29°28'55"E 258.09'

MODIFIED PIERHEAD LINE (PER TAX MAP)

PIERHEAD LINE 165.2'

PIERHEAD LINE 92.89'

40'

RIPARIAN GRANT LOT 1.01 BLOCK 111 (PER TAX MAP)

RIPARIAN GRANT LOT 1.02 BLOCK 111 (PER TAX MAP)

DOCK

134.38'

N60°30'37"W 178.00'

S60°31'04"E 162.39'

BULKHEAD LINE (PER TAX MAP)

MEAN HIGH WATER LINE EL. = 0.85
MEAN LOW WATER LINE EL. = -1.38
ALONG BULKHEAD

BULKHEAD

N26°15'42"E 17.70'

N58°04'34"W 3.30'

N26°13'01"E 4.51'

1 STORY BUILDING FINISHED FLOOR ELEV.3.4 GARAGE FLOOR ELEV.3.3

CHAIN LINK FENCE

SHED

CONCRETE SIDEWALK

ELEC. METER

CONCRETE

BOAT LIFT

ELEC. PANEL

2 STORY DWELLING

LOT 1.02 BLOCK 112

LOT 1.03 BLOCK 112

2 STORY DWELLING

LOT 2.01 BLOCK 112

3 STORY DWELLING

UTILITY POLE W/GUY WIRE

N61°36'34"W 70.68'

N29°28'26"E 44.58'

26.4'

1 1/2 STORY BUILDING FINISHED FLOOR ELEV.5.2 GARAGE FLOOR ELEV.4.2

LOTS 1, 1.01 & 1.02 BLOCK 111

(114,425 SF)
(2.627 AC)

S28°04'34"E 256.35'

N68°04'34"W 131.00'

56.2'

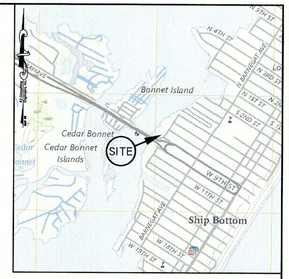
57.1'

S31°55'26"W 283.66'

POINT OF BEGINNING

R=40.00'
L=26.60'
Δ =38°06'06"
CHORD BEARING: S87°07'37"E
CHORD DISTANCE: 26.11'

BULKHEAD
GUIDE RAIL
SAN. SEWER MANHOLE RIM:3.63
UP#RT168
CABLE BOX
TELEPHONE MANHOLE RIM:3.90
TELEPHONE MANHOLE RIM:3.79
BOLLARD (TYP.)
GAS POST
GAS VAULT /MANHOLE RIM:3.62
TC:3.64 BC:3.34
TC:3.45 BC:3.22
'B' INLET GR:3.26 BC:3.35
TC:4.27 BC:3.96
GOT MANHOLE RIM:3.75
UP#T5561 W/GUY WIRE
ELEC. METER
TC:5.03 BC:4.72
TC:5.03 BC:4.57
TC:7.11 BC:6.66
TC:8.95 BC:8.51
TC:8.04 BC:7.48
TC:5.65 BC:5.15
TC:5.60 BC:5.09
'B' INLET GR:4.79
COMMERCIAL SIGN
PEDESTRIAN TO BRIDGE CROSSING SIGN
UP#P.36027
NO STOPPING OR STANDING SIGN
STOP SIGN
BC:3.85
BC:3.21
TC:3.48
TC:3.20 BC:2.65 'B' INLET GR:2.48
TC:3.07 BC:2.62
TC:5.31 BC:2.93
ROAD WORK AHEAD SIGN
'B' INLET GR:2.82
TC:3.52 BC:2.96
DEPRESSED CURB
EDGE OF PAVEMENT
SOLID WHITE LINE
DOUBLE YELLOW LINE
25 MPH SLOW
SLOW 25 MPH
SHORE AVENUE
(100 FEET WIDE)
(A.K.A. SUNSET AVENUE)
8TH STREET (60 FEET WIDE)
7TH STREET (60 FEET WIDE)
LOT 16.01 BLOCK 110
LOT 15.02 BLOCK 110
LOT 14.01 BLOCK 113
LOT 13 BLOCK 113
3 STORY DWELLING
1 STORY DWELLING



SHIP BOTTOM QUADRANGLE
1" = 2,000'

NOTES

1) THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF A REPORT OF TITLE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: ETC26-3854, COMMITMENT DATE: FEBRUARY 26, 2026. SHOULD ADDITIONAL TITLE/BOUNDARY INFORMATION BECOME AVAILABLE, K2 CONSULTING ENGINEERS, INC. RESERVES THE RIGHT TO AMEND AND/OR REVISE THIS PLAN.

2) EXISTING FEATURES AND OUTBOUND BASED UPON DEEDS OF RECORD, ADJOINING DEEDS OF RECORD AND FIELD SURVEY PERFORMED BY K2 CONSULTING ENGINEERS, INC., AND PLAN ENTITLED:

   A) "PLOT PLAN OF SURVEY, TM LOT 1, BLOCK 111, BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY" PREPARED BY NELKE / TYSZKA LAND SURVEYORS, DATED APRIL 1, 1997.

3) BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

4) SUBJECT PROPERTY CONTAINS A TOTAL OF 114,425 SQUARE FEET OR 2.627 ACRES, MORE OR LESS.

5) THERE ARE NO UNDERGROUND OR SUBSURFACE LOCATIONS PERFORMED BY THIS SURVEY. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON VISUALLY OBSERVED ABOVE GROUND PHYSICAL FEATURES AND THE LOCATION OF MARK OUT PERFORMED BY OTHERS.

7) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 8 FEET) (BASE FLOOD ELEVATION DETERMINED) AS PER FEMA FLOOD INSURANCE RATE MAPS FOR OCEAN COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 518 OF 660, MAP NUMBER 34029C0518G, EFFECTIVE DATE DECEMBER 16, 2021.

8) THIS PLAN OF SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.

9) DIMENSIONAL TIES SHOWN HEREON ARE NOT FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR PLACEMENT OF ACCESSORY BUILDINGS.

10) EXCEPT AS STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE EVIDENT AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

11) THIS PLAN OF SURVEY IS ISSUED SOLELY TO THE PARTIES LISTED FOR THIS TRANSACTION ONLY AND IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

12) THIS PLAN IS ONLY VALID WHEN BEARING THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL LICENSED LAND SURVEYOR NAMED HEREON. ANY CHANGES OR ALTERATIONS TO THIS PLAN PERFORMED BY ANYONE OTHER THAN THE LICENSED LAND SURVEYOR NAMED HEREON IS ILLEGAL.

13) BEARINGS ARE BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1983).

14) VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

15) MEAN HIGH AND LOW WATER LINE ELEVATIONS DETERMINED USING NOAA STATION ID 8534208: BEACH HAVEN COAST GUARD STATION, LITTLE EGG HARBOR.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT LOT LINE
- 5' MAJOR CONTOUR LINE
- 1' MINOR CONTOUR LINE
- CONCRETE CURB
- EDGE OF PAVEMENT
- LOT 1 / BLOCK 111 — TAX MAP LOT & BLOCK NUMBER
- X 4.9 — SPOT ELEVATION

30 0 30 60
GRAPHIC SCALE IN FEET

TO: HOCHSTRASSER'S MARINA

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID, THIS DECLARATION IS INVALID), I HEREBY DECLARE ITS ACCURACY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT TO THE INSURER OF TITLE TO THIS PROPERTY TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON OR TO THE MORTGAGE OF THIS PROPERTY. THIS DECLARATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY AND IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

JOHN J. PANKOK, P.L.S.
Professional Land Surveyor, NJ License No. GS-43329

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www.K2CE.com

BY	REVISION	DATE

PLAN OF SURVEY AND TOPOGRAPHY
HOCHSTRASSER'S MARINA - SHORE AVENUE, SHIP BOTTOM, NEW JERSEY 08008
LOTS 1, 1.01 & 1.02 IN BLOCK 111 ON TAX MAP SHEET 22
SITUATE IN THE
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

DATE:	03/09/2026
CHECKED BY:	APR
DRAWN BY:	TLM
SCALE:	1" = 30'
JOB NO.:	PD26-021
SHEET	1 OF 1

DWG. NAME: W:\PROJECT FILES\PD26 Projects\PD26-021 - Hochstrasser Ship Bottom\09 AUTOCAD\SURVEY\PD26-021 rsurvey.dwg