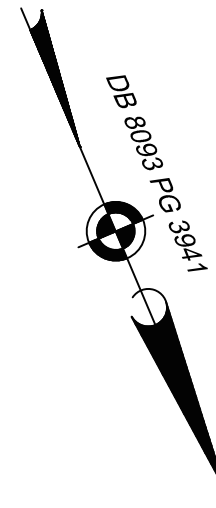


OCEAN - PARK AVENUE
(60' R.O.W.)



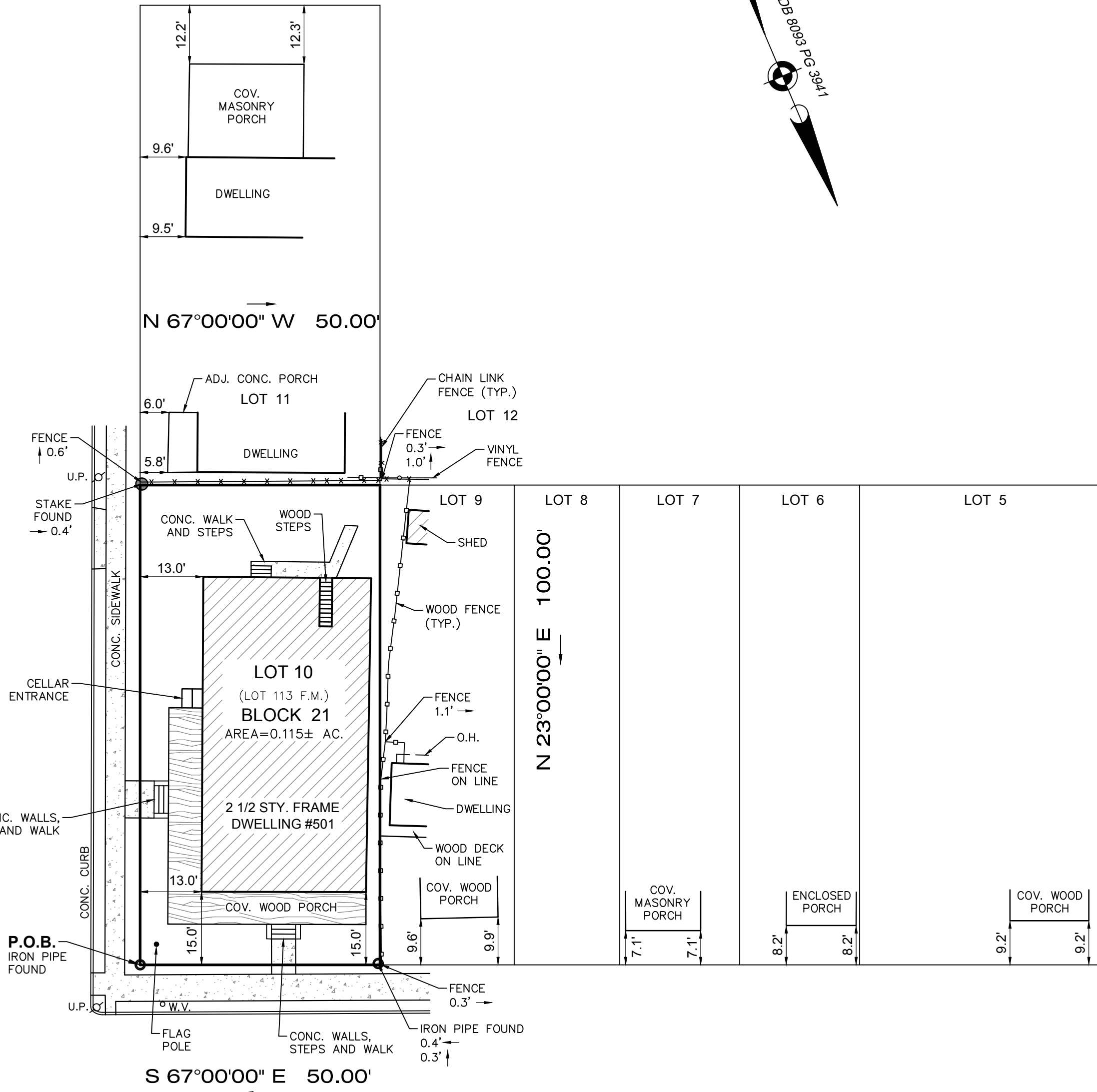
FLETCHER - LAKE AVENUE
(50' R.O.W.)

S 23°00'00" W 100.00'

N 67°00'00" W 50.00'

S 67°00'00" E 50.00'

PARK - PLACE AVENUE
(60' R.O.W.)



PARK-PLACE AVENUE
AVERAGE SETBACKS

LOT	SETBACK
5	9.2 FT.
6	8.2 FT.
7	7.1 FT.
8	VACANT
9	9.6 FT.
MIN. AVG.	8.53 FT.

FLETCHER-LAKE AVENUE
AVERAGE SETBACKS

LOT	SETBACK
11	5.8 FT.
MIN. AVG.	5.8 FT.

PREPARED FOR: VETERAN RELOCATION PROJECT, LLC

Filed Map Reference: OCEAN PARK, N.J. THE PROPERTY OF J.H. TIBBITS, ESQ.	Filed Map Block: 113	Filed Map Lot: 7/27/1894	Filing Date: 7/27/1894	Filed Map No. 71-6
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/14/20 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.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 8093 PG 3941

<p>CERTIFICATE OF AUTHORIZATION: 24GA28229800 P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com</p>	<h2>AVERAGE SETBACK SURVEY</h2>	
	<p>LOT 10</p> <p>BLOCK 21</p> <p>BOROUGH OF BRADLEY BEACH</p> <p>COUNTY OF MONMOUTH</p> <p>NEW JERSEY</p>	<p>Scale: 1"=20'</p> <p>Drawn By: DVP</p> <p>Date: 10/14/20</p> <p>JOB #: 18-12156</p> <p>CAD File #: 18-12156SETBACKS</p> <p>Sheet #: 1 of 1</p>

DAVID J. VONSTEENBURG
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