

BOUNDARY BASED ON A SURVEY ENTITLED, "SURVEY OF PROPERTY - 306 MONMOUTH AVENUE - LOT 14, BLOCK 78" PREPARED BY LANDMARK SURVEYING & ENGINEERING DATED 5-29-09. SAID MAP SUPPLIED BY CONTRACTOR.

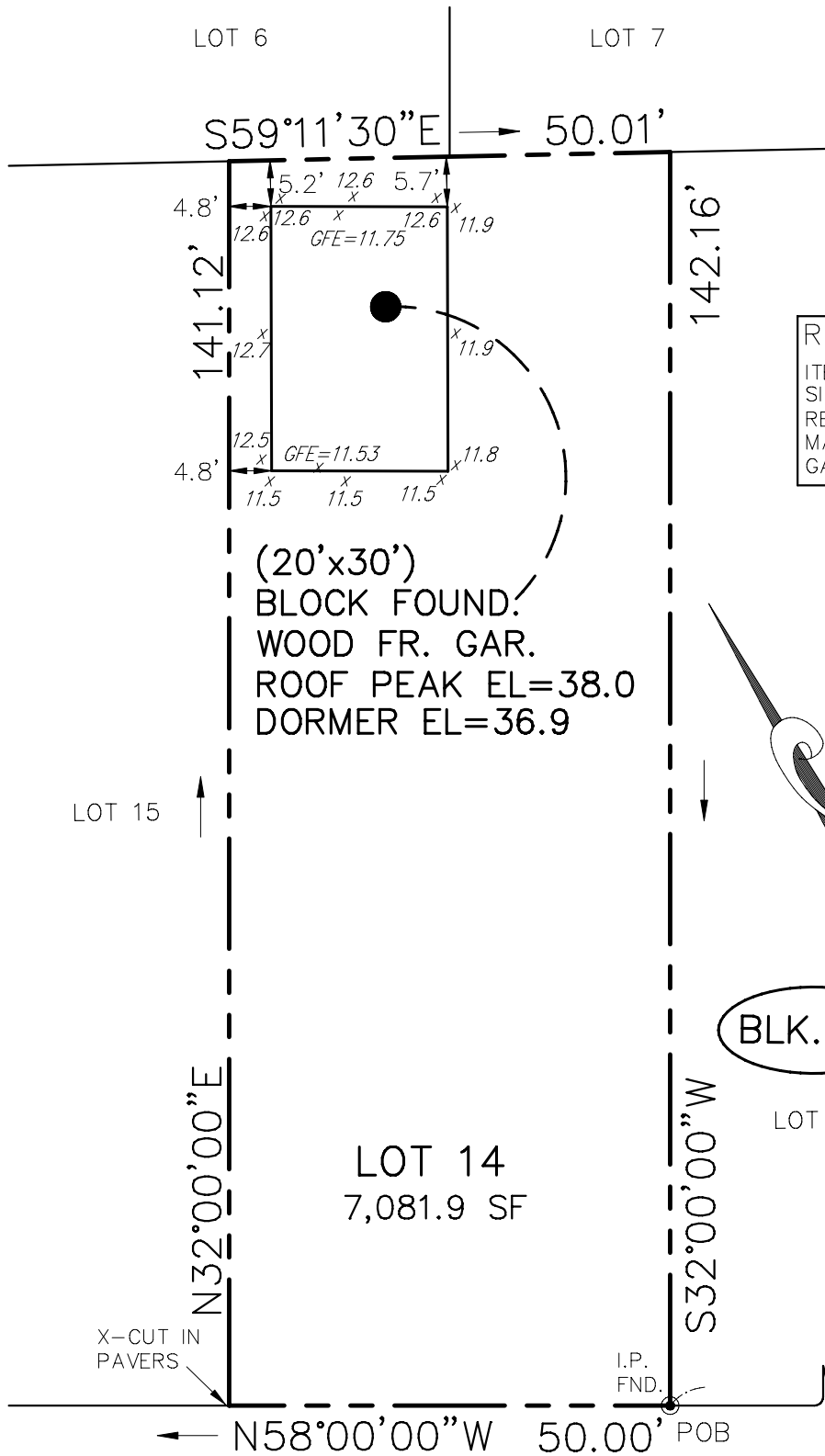
NOTES:  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ALL UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT SHOWN HEREON.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY IS SUBJECT TO ALL DOCUMENTS OF RECORD.

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



R-1 ZONE REQUIREMENTS		
ITEM	REQUIRED	EXISTING
SIDE YARD SETBACK	5'	4.8'
REAR YARD SETBACK	5'	5.2'
MAX GARAGE FLR. AREA	800 SF	600 SF
GARAGE HEIGHT	25'	25.8' **

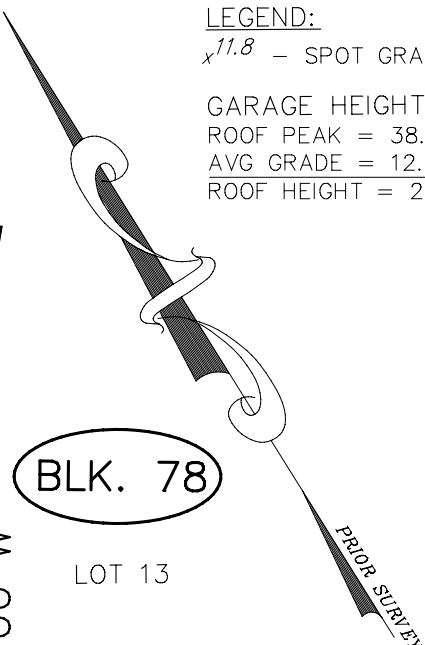
ELEVATIONS BASED ON NAVD 88 & WERE ESTABLISHED VIA LEICA GPS UTILIZING SMARTNET.

LEGEND:

x<sup>11.8</sup> - SPOT GRADE

GARAGE HEIGHT CALCULATION:

ROOF PEAK = 38.0  
AVG GRADE = 12.14  
ROOF HEIGHT = 25.8



BLK. 78

BRADLEY BLVD.  
(R.O.W. VARIES)

MONMOUTH AVENUE  
(70' R.O.W.)

306MONMOUTH

GARAGE FOUNDATION LOCATION

LOT 14 IN BLOCK 78

BOROUGH OF BRADLEY BEACH

MONMOUTH COUNTY

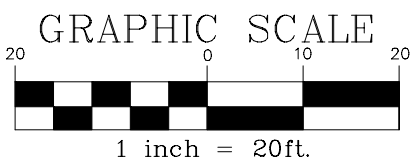
NEW JERSEY

DATE 8-07-19

SCALE 1" = 20'

JOB NO 2019

8-26-19 REVISED ROOF HEIGHT CALC.



**DPCSS**  
Land Surveyors

EMAIL: DPCSSNJNY@GMAIL.COM

NEW JERSEY ADDRESS:

NEW YORK ADDRESS:

14 CARRIAGE WAY  
BARNEGAT, NJ 08005  
TEL. (609) 276-4902  
FAX. (609) 698-5350

128 WILLIAM HILL ROAD  
P.O. BOX 593  
CHESTER TOWN, NY 12817  
TEL. (518) 494-4027

*Russell J. Palubniak*

NEW JERSEY PROFESSIONAL LAND SURVEYOR, LIC. NO. 37953

**RUSSELL J. PALUBNIAK**

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