

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
WETLANDS LOCATION IS NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY.
FLOOD PLAIN MAPS WERE NOT REVIEWED OR CONSIDERED AS PART OF THIS SURVEY.

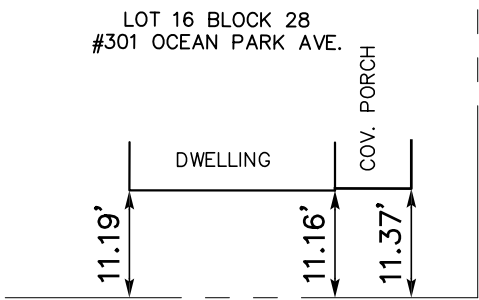
I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, LAND SURVEYOR PREPARATION OF LAND SURVEYS. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED BELOW. THIS DECLARATION IS GIVEN SOLELY TO THE BELOW NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, ADDITION, ETC.

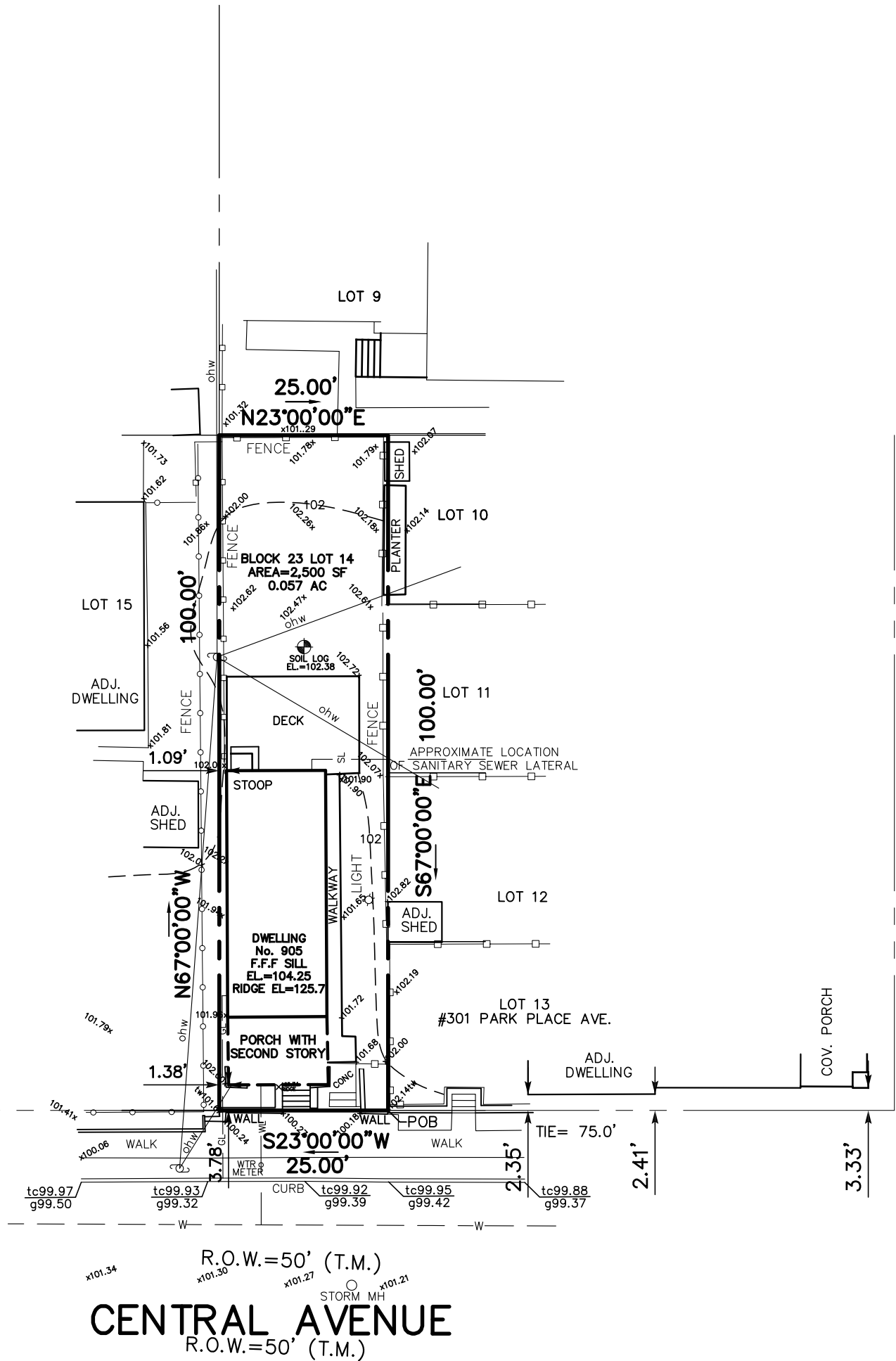
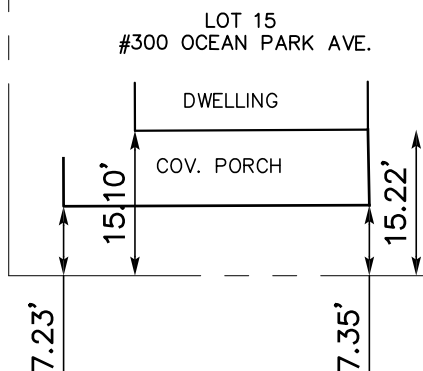
THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

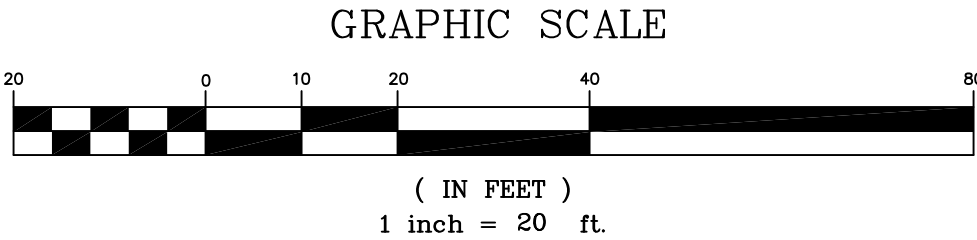
THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, WETLANDS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.



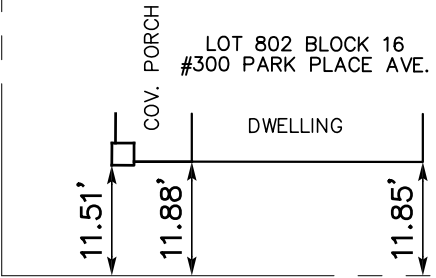
OCEAN PARK AVENUE
R.O.W.=75' (T.M.)



CENTRAL AVENUE
R.O.W.=50' (T.M.)



PARK PLACE AVENUE
R.O.W.=60' (T.M.)



NOTES:

- ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE
- ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM
- LOCATIONS OF SEWER LATERAL, WATER LATERAL AND GAS LATERAL ARE APPROXIMATE

TO:

- JAMES C. AND JENNIFER L. MORRISON

REFERENCES:

- DEED BOOK 3468 PAGE 160
- BOROUGH OF BRADLEY BEACH TAX MAP SHEET 2
- FILED MAP CASE No. 71-7, FILED 02-06-1895

NOTE:

- AS PER N.J.A.C. 13:40-8.1A DIGITAL SIGNATURES AND SEALS. A DIGITAL SIGNATURE AND SEAL SHALL CARRY THE SAME WEIGHT, AUTHORITY, AND EFFECT AS A HANDWRITTEN SIGNATURE AND IMPRESSION-TYPE SEAL.

CHECKED BY: RP	DRAWN BY: TG	REV.	DESCRIPTION	DATE	BY
RODOLFO PIERRI PLS		BOUNDARY + TOPOGRAPHY SURVEY		LANDMARK SURVEYING AND ENGINEERING, INC.	
		LOCATED AT		813 Main Street	
		905 CENTRAL AVE		Avon-by-the-Sea, New Jersey 07717	
		LOT 14 BLOCK 23 on T.M. SHEET 2		Tel: (732)775-8558 - Fax: (732)775-7848	
		situate in		CERT. OF AUTH. #24GA27929700	
		BOROUGH OF BRADLEY BEACH		Email: Landmarkse@Optimum.net	
		MONMOUTH COUNTY		Web: www.Landmarkse.net	
		NEW JERSEY		SCALE: 1"=20'	
DATE OF SIGNATURE 3/20/22		DRAWING: 21083SRV		DATE: 09/20/2021	
NJ. LAND SURVEYOR LIC. No.24GS03860600		SHEET #: 1 OF 1		JOB #: 21083	