

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 TRANSFERABLE 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.

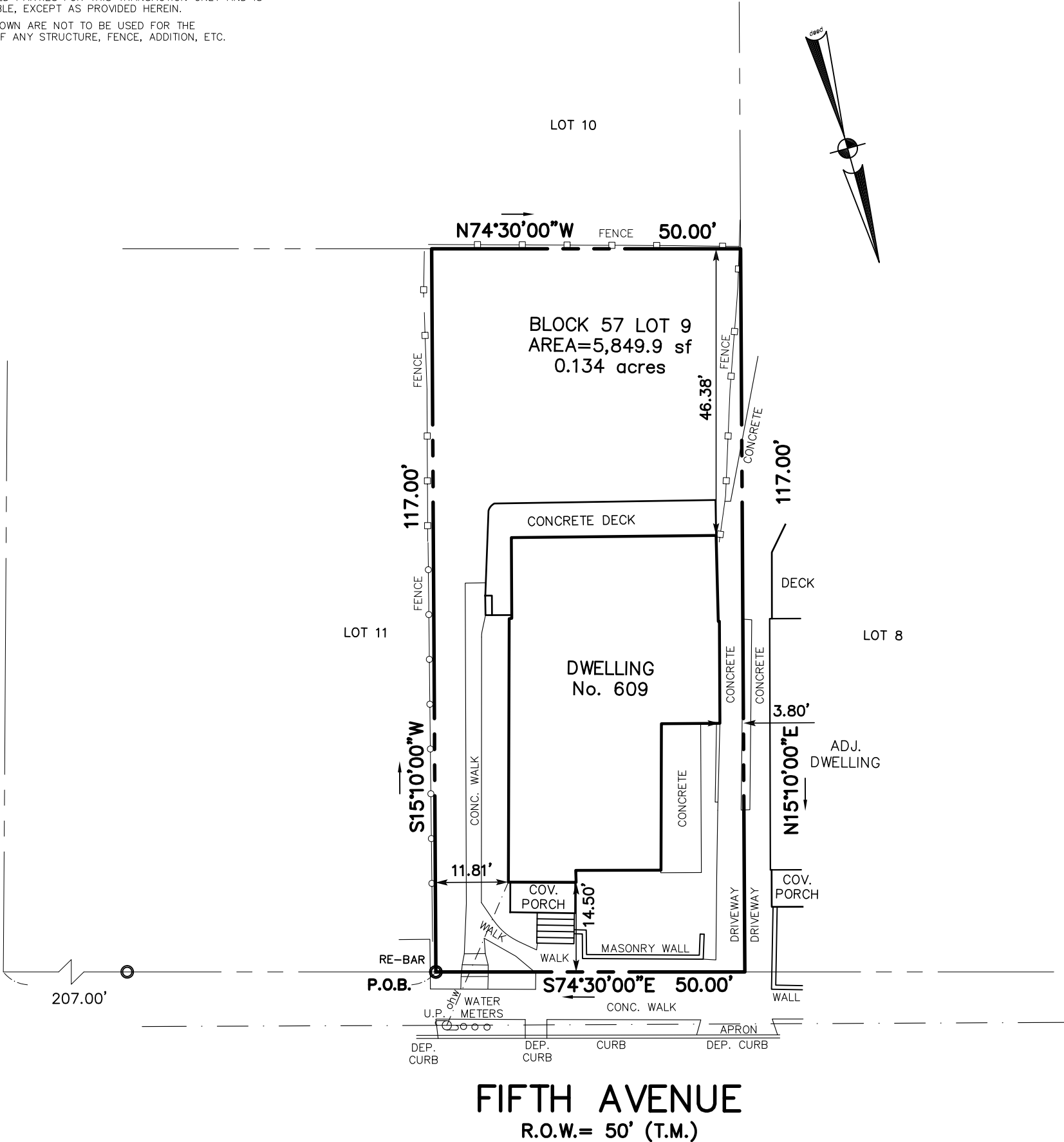
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, ADDITION, ETC.

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.

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



NOTE:

- ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE

TO:

- ODETE MENDES


REFERENCES:

- DEED BOOK 9558 PAGE 4386
- BOROUGH OF BRADLEY BEACH TAX MAP SHEET 11

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REV.	DESCRIPTION	DATE	BY
<div>SURVEY OF PROPERTY</div> <div>LOCATED AT</div> <div>609 FIFTH AVENUE</div> <div>LOT 9 BLOCK 57on T.M. SHEET 11</div> <div>situate in</div> <div>BOROUGH OF BRADLEY BEACH</div> <div>MONMOUTH COUNTY</div> <div>NEW JERSEY</div>		<div><div></div><div><div>LANDMARK</div><div>SURVEYING AND ENGINEERING, INC.</div><div>813 Main Street</div><div>Avon-by-the-Sea, New Jersey 07717</div><div>Tel: (732)775-8558 - Fax: (732)775-7848</div><div>CERT. OF AUTH. #24GA27929700</div><div>Email: Landmarkse@Optimum.net</div><div>Web: www.Landmarkse.net</div></div></div>	
SCALE: 1"=20'		DATE: 12/15/2021	
SHEET #: 1 OF 1		DRAWING: 21161SRV	JOB #: 21161