

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.

AREA CALCULATIONS

DWELLING=1,048.27 SF.
COV. PORCH=501.72 SF.
REAR DWELLING=722.92 SF.

LOT COVERAGE, BUILDING=2,272.91 SF. (19.92%)

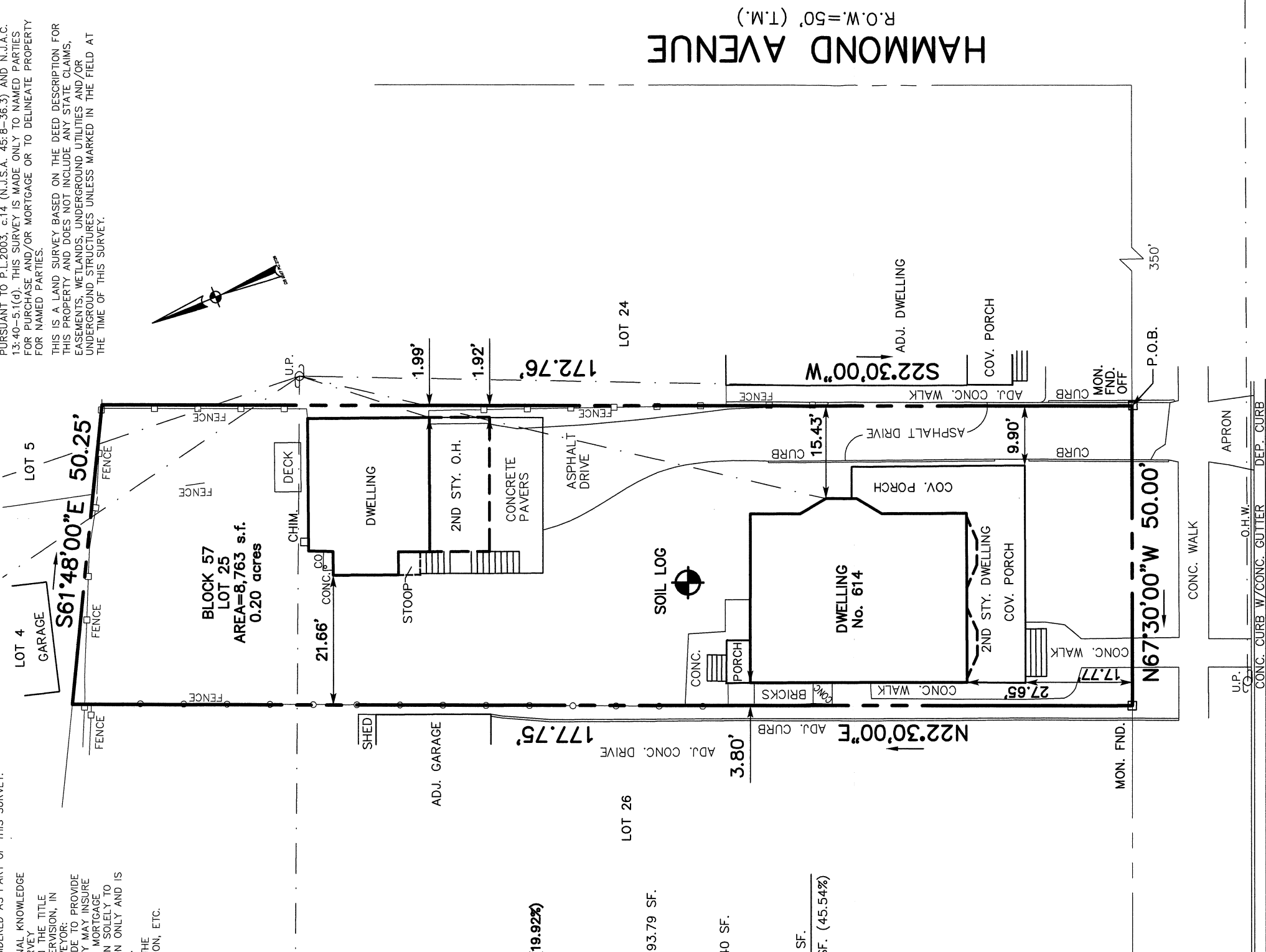
DWELLING=1,048.27 SF.
COV. PORCH=501.72 SF.
REAR DWELLING=722.92 SF.
CONC. WALK (FRONT & WEST SIDE)=193.79 SF.
FRONT STEPS=27.41 SF.
DRIVEWAY AND CURB=980.09 SF.
CONC. PAD (WEST)=11.32 SF.
BRICK WALK (WEST)=36.37 SF.
REAR PORCH (FRONT DWELLING)=28.40 SF.
REAR CONC. PAVERS 213.95 SF.
CONC. WALK (REAR)=113.95 SF.
REAR STAIRWAY 74.74 SF.
CHIMNEY (REAR DWELLING)=1.68 SF.
REAR DECK (REAR DWELLING)=36.08 SF.

LOT COVERAGE, IMPERVIOUS=3,990.69 SF. (45.54%)

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.



FOURTH AVENUE

R.O.W.=80' (T.M.)

GRAPHIC SCALE



- NOTES:
1. ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE
 2. 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.

TO:

1. STEVEN & KAREN PETRUCELLI

REFERENCES:

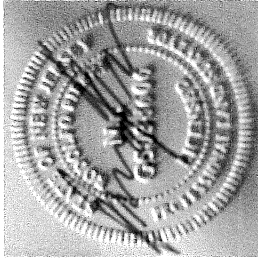
1. DEED BOOK 9557 PAGE 2728
2. BOROUGH OF BRADLEY BEACH TAX MAP SHEET #11
3. SURVEY OF PROPERTY, DATED 01/21/1994, PREPARED BY ROBERT S. YURO, P.L.S., N.J. LIC.# 19463

REV.	DESCRIPTION
1	ADD STAIRS AND PAVERS TO GARAGE APARTMENT

3/29/22	TG
DATE	BY

CHECKED BY: RON P. DRAWN BY: TOM G.

RODOLFO PIERRI, PLS.



SURVEY OF PROPERTY

LOCATED AT

614 FOURTH AVENUE

LOT 25, BLOCK 57, on T.M. SHEET #11

situate in

BOROUGH OF BRADLEY BEACH

MONMOUTH COUNTY

NEW JERSEY

LANDMARK
SURVEYING AND ENGINEERING, INC.
813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732)775-8558 - Fax: (732)775-7848
CERT. OF AUTH. #24GA27929700
Email: Landmarkse@Optimum.net
Web: www.Landmarkse.net

SCALE: 1"=20'	DATE: 12/02/2021
SHEET #: 1 OF 1	DRAWING: 21153SRV
	JOB #: 21153

DATE OF SIGNATURE 04/05/2022

N.J. LAND SURVEYOR LIC. LICENSE No. 246503860600