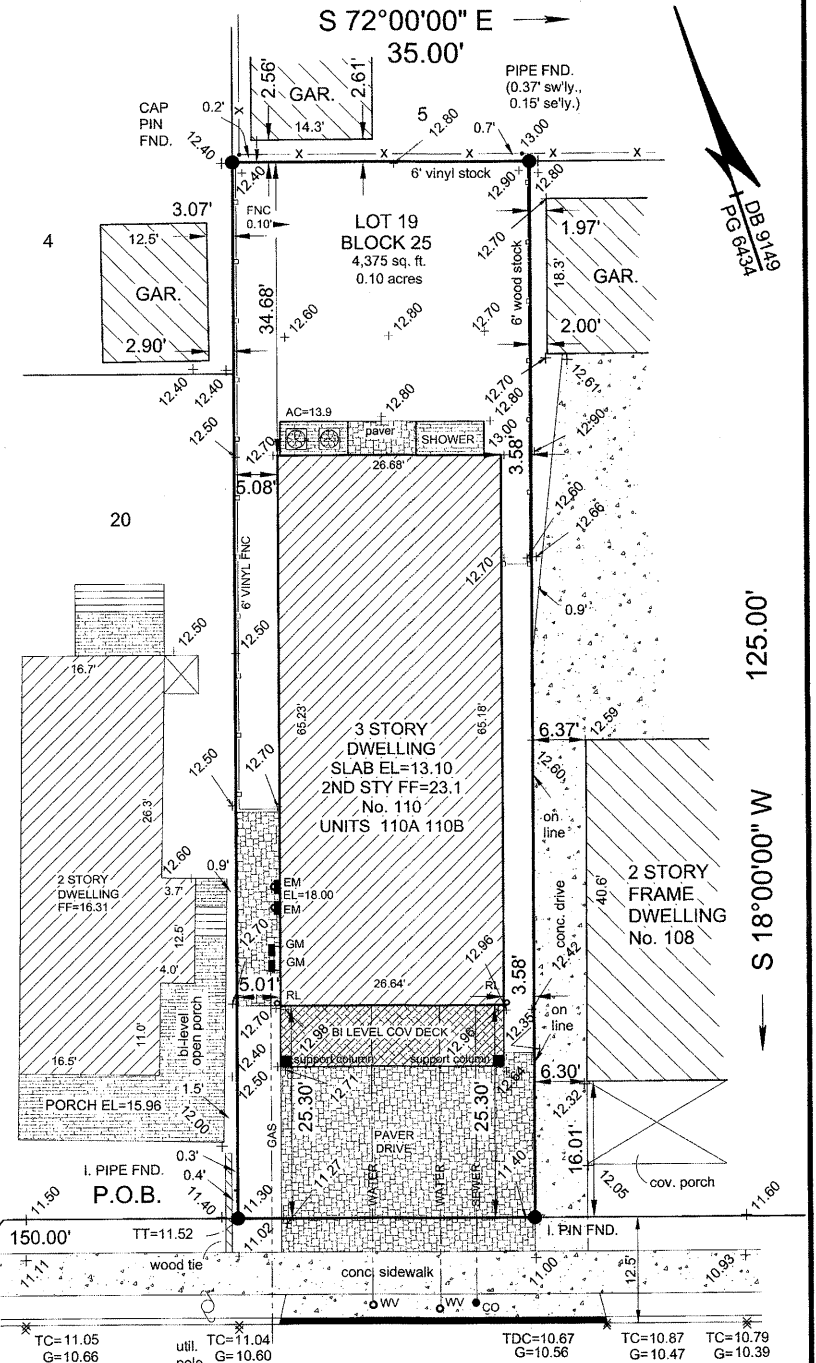


ZONING SCHEDULE R-1			
	REQUIRED	PRE EXISTING	ASBUILT
Min. Lot Size	5,000 sq.ft.	4,375 SQFT	4,375 SQFT
Min. Lot Width & Frontage	50'	35'	35'
Front Yard Setback	25'	25.3'	25.30'
Side Yard Setback west	7.0'	5.1'	5.01'
Side Yard Setback east	3.5'	3.5'	3.58'
Rear Yard Setback	25'	50'	34.68'
Max. Building Coverage	1.531sq.ft.(35%)	1,019.3sq.ft.(23.30%)	1,922sq.ft.(43.7%)
Max. Impervious Coverage	2,625sq.ft.(60%)	2,785sq.ft.(62.15%)	2,625sq.ft.(60.90%)
Max. Building Height	2.5 stories/35' above L.O.C.	2 STY 28'	3 STY 34'-3 3/4"
Min. off-street parking	2	2	2

BEACH AVENUE
(50' R.O.W.)

N 18°00'00" E 125.00'



S 18°00'00" W 125.00'

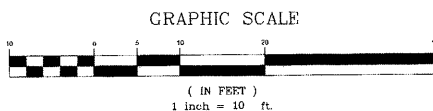
- NOTES:
1. BEING KNOWN AS LOT 19 IN BLOCK 25 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.
 2. THE PREMISES ARE COMMONLY KNOWN AS 110 OCEAN PARK AVENUE, BRADLEY BEACH, NEW JERSEY.
 3. CORNER MARKERS LOCATED, VERIFIED AND STAKED.
 4. ELEVATIONS BASED ON 1988 N.A.V.D. G.P.S. DM-7184
 5. FIRM ZONE X NO BFE COMMUNITY No. 340289 MAP 34025 C 0334 F SEPT. 29, 2006, PRELIMINARY FIRM ZONE X, NO BFE JAN. 31, 2014

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF LAND SURVEYING PROFESSION AS SET FORTH IN N.J.A.C. 13:40-5.1 AND AS PRACTICED IN THE STATE OF NEW JERSEY. IT IS ONLY CERTIFIED TO:

- BARBARA RIOLA AND MARLENE RAJPUT

OCEAN PARK AVENUE
(75' R.O.W.)

N 72°00'00" W 35.00'



RWP

Ronald W. Post Surveying, Inc.
Professional Land Surveying and Planning
1792 Hinda Road, Toms River, NJ 08753
Phone: (732) 253-5050 Fax: (732) 253-9195

Ronald W. Post
Professional Land Surveyor
NJ Lic. 28559
Professional Planner
NJ Lic. 02980
Certificate of Registration No. #26427969400

Shawn W. Post [Signature]
[Date: 12-14-2021]

SURVEY OF PROPERTY
FINAL AS BUILT
w/ TOPOGRAPHY
LOT 19 BLOCK 25

BOROUGH OF BRADLEY BEACH

MONMOUTH COUNTY, NEW JERSEY

NO.	DATE	DESCRIPTION	BY
1.	12-14-2021	REVISED FRONT OFFSETS	J.J.P.

This survey reflects only statement of record and does not contain any warranty or disclaimer. It is not to be used for any purpose other than that for which it was prepared. No liability is assumed by the surveyor for any error or omission in the survey or for any damage or loss resulting therefrom.

Scale	Dr.	Chk.	Date	Job No.
1"=10'	J.J.P.	RWP	1-15-2018	170199

