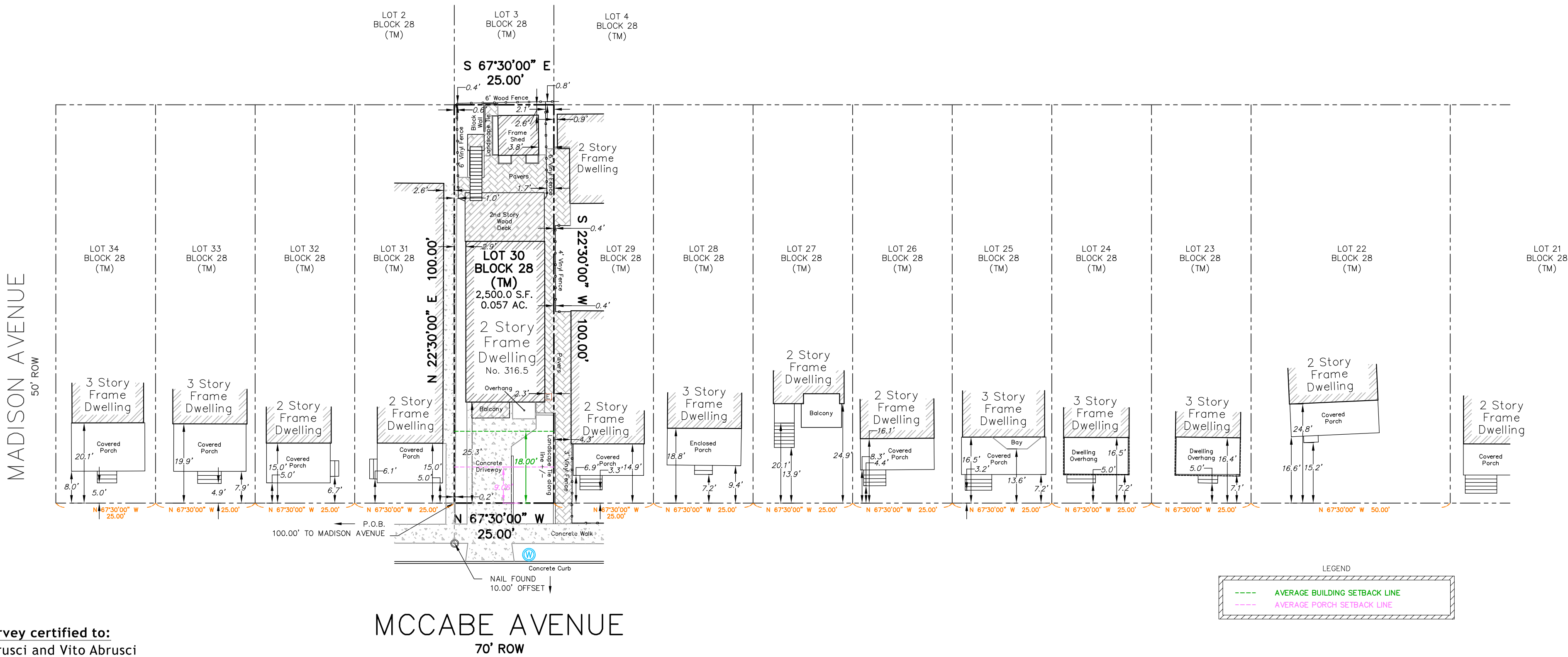
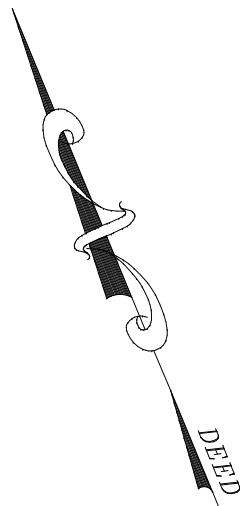




Average Setback Calculations		
House	Building Setback [ft.]	Porch Setback [ft.]
House I (Block 28 Lot 34)	20.10	8.00
House II (Block 28 Lot 33)	19.90	7.90
House III (Block 28 Lot 32)	15.00	5.00
House IV (Block 28 Lot 31)	15.00	5.00
House V (Block 28 Lot 29)	14.90	6.90
House VI (Block 28 Lot 28)	18.80	9.40
House VII (Block 28 Lot 27)	24.90	20.10
House VIII (Block 28 Lot 26)	16.10	8.30
House IX (Block 28 Lot 25)	13.60	7.20
House X (Block 28 Lot 24)	16.50	7.20
House XI (Block 28 Lot 23)	16.40	7.10
House XII (Block 28 Lot 22)	24.80	16.60
Average Value	18.00	9.06



This survey certified to:
Tamblyn Abrusci and Vito Abrusci

This survey references:
Deed Book 8283 Page 599
Deed Book 8781 Page 1284 (Lot 22)
Deed Book 9406 Page 6084 (Lot 23)
Deed Book 9352 Page 5795 (Lot 24)
Deed Book 9436 Page 7323 (Lot 25)
Deed Book 9124 Page 4781 (Lot 26)
Deed Book 4307 Page 742 (Lot 27)
Deed Book 9016 Page 883 (Lot 28)
Deed Book 8811 Page 4478 (Lot 29)
Deed Book 8911 Page 7241 (Lot 31)
Deed Book 9335 Page 2123 (Lot 32)
Deed Book 8734 Page 6154 (Lot 33)
Deed Book 9563 Page 7548 (Lot 34)

General Notes:
Field Survey Performed on 08/03/22
Subject to documents of record
Survey performed without the benefit of a complete title search
and subject to municipal restrictions, easements of record and
other facts that a title search may disclose.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

SURVEY OF PROPERTY

Tax Lot 30 - Block 28

316.5 McCabe Avenue, Borough of Bradley Beach

Monmouth County, New Jersey

PROJECT NUMBER

222789

REFERENCE NUMBER

-

FIELD: AG

DWN BY: CMB

CHECKED: JSG

DATE: 11/07/22

SCALE: 1"=20'

Lakeland Surveying

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121

www.LakelandSurveying.com

Marc J. Cifone

Jeffrey S. Grunn

PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

1 I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISIONS

INITIALS AG/CMB

DATE 11/07/2022

DESCRIPTION COMPOSITE MAP + ADDED AVERAGE FRONT SETBACKS

INITIALS CMB

DATE 12/08/2022

DESCRIPTION ADDED OVERHANG

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.