

THIS SURVEY HAS BEEN PREPARED FOR TITLE TRANSFER ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR THE CONSTRUCTION OF FENCES OR OTHER STRUCTURES.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A SEARCH BY THE SURVEYOR.

SETBACK INFORMATION SHOWN IS IN ACCORD WITH THE RECORDED MAP AND MAY NOT REFLECT CURRENT ZONING.

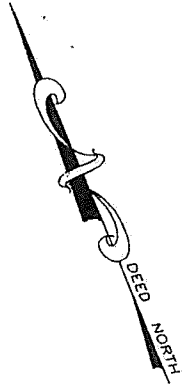
UNDERGROUND STRUCTURES OR UTILITIES HAVE NOT BEEN LOCATED.

THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED.

THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL.

FIELD WORK COMPLETED ON 03-16-2015.

**MADISON AVENUE**  
(50 FT. R.O.W.)



## OCEAN PARK AVENUE

(75 FT. R.O.W.)

Property known as Lot 12 in Block 22 on the current Tax Map of the Borough of Bradley Beach, Sheet No. 2.

Property known as a portion of Lot 74 and Lot 75 as shown on a map entitled, "Ocean Park, N.J., the property of J.H Tibbitts, Esquire" and recorded in the Monmouth County Clerk's Office on July 27, 1894 as Map No. 71-6. Being further described in a Deed recorded March 29, 1996 in Deed Book 5489 at Page 730.

Being more commonly known as 400 Ocean Park Avenue, Borough of Bradley Beach, New Jersey.

Property contains 3,500 Square Feet (more or less).

A written "Waiver and Direction Not to Set Corner Markers" has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(d) and P.L. 2003, c.14(N.J.S.A. 45:8-36.3).

This survey is prepared for the benefit of:

Neil F. Wasser and Susan M. Wasser, husband and wife;  
Eric S. Wasser, Esquire;  
Old Republic National Title Insurance Company;  
Associated Title Agency, LLC (A-7900).

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

### MAP OF PROPERTY SURVEYED FOR NEIL F. & SUSAN M. WASSER, H/W

LOT 12 IN BLOCK 22

Situated In The

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY**

**ENSURPLAN INC**

Professional Engineers & Land Surveyors  
(Certificate of Authorization No. 24GA27997700)  
172 WASHINGTON VALLEY ROAD - SUITE 1  
P.O. BOX 4304, WARREN, N.J. 07059-0304  
Tel: 732-469-0400  
Fax: 732-469-0466

*Nancy J. Scott*

3/20/2015

**NANCY J. SCOTT, P.L.S.**

Professional Land Surveyor, N.J. License No. GS35875

Date: 03-16-2015 | Drawn By: NJS | Checked By: WSS | Scale: 1"=15' | Map No.: E10087 | File No.: 29137