



AVERAGE BUILDING SETBACKS*	
LOT	SETBACK
20	0.0 FT.
21	8.8 FT.
22	8.8 FT.
24	16.2 FT.
25.01	24.7 FT.
25.02	N/A
27	11.6 FT.
28	11 FT.
MIN. AVERAGE SETBACK	11.6 FT.

*SETBACKS MEASURED TO THE DWELLING, EXCLUDING PORCHES.

PREPARED FOR: GARY MAITA and MARIANN MAITA, husband and wife
TITLE INSURER: TRIDENT ABSTRACT TITLE AGENCY, LLC (TA-155686)
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BUYER'S ATTORNEY: THOMAS N. PANEPINTO, Esquire
PANEPINTO & MILLER

Filed Map Reference: OCEAN PARK, MAP OF PROPERTY BELONGING TO WM. B. BRADNER, SITUATED IN MONMOUTH CO., N.J., BOUNDED ON THE NORTH BY OCEAN AVENUE, ON THE EAST BY ATLANTIC OCEAN, ON THE SOUTH BY DUCK CREEK AND ON THE WEST BY NJ CENTRAL R.R.	Filed Map Lot: LOTS 60, 61, AND P/O LOTS 59 AND 62	Filed Date: 2/6/1895	Filed Map No. 71-7
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- IMPORTANT NOTES, PLEASE REVIEW:
- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/10/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 - OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
 - BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
 - PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13-40-5.100)

DB 4774 PG 608

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TOPOGRAPHIC SURVEY AND AVERAGE SETBACK PLAN

LOT 23 BLOCK 10
BOROUGH OF BRADLEY BEACH
COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: NR Date: 8/10/22 JOB #: E22-00593 CAD File #: TOPO Sheet #: 1 OF 1

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500