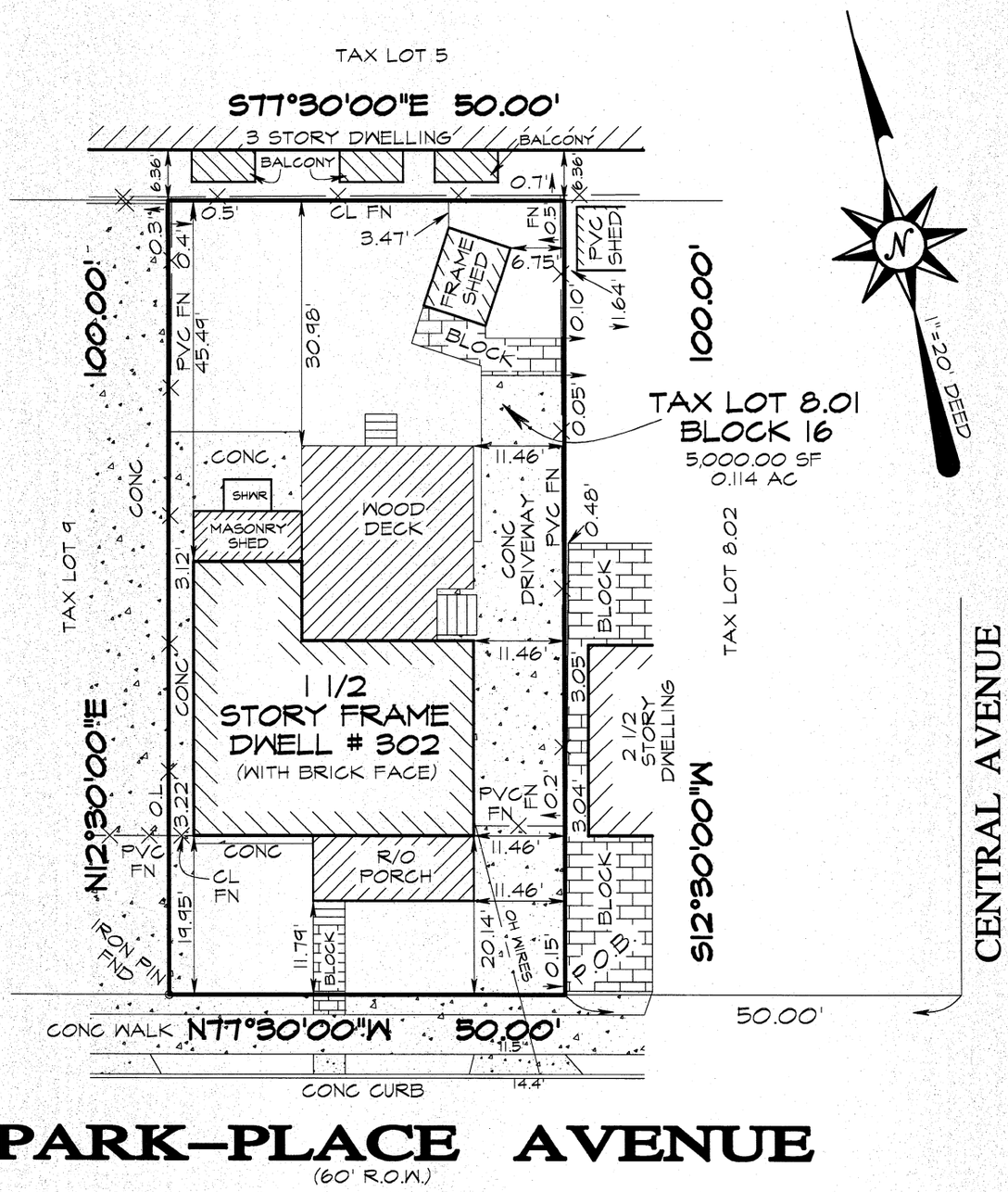

PARK–PLACE AVENUE

(60' R.O.W.)

BEING KNOWN AND DESIGNATED AS PART OF LOTS 134, 135 AND 136 AS SHOWN ON MAP ENTITLED, "MAP OF PROPERTY BELONGING TO WM. B. BRADNER, SITUATED IN MONMOUTH COUNTY, N. J. BOUNDED ON THE NORTH BY OCEAN GROVE, ON THE EAST BY ATLANTIC OCEAN, ON THE SOUTH BY DUCK CREEK, AND THE WEST BY N.J. CENTRAL R.R. OCEAN PARK." SAID MAP BEING FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 2/06/1895 AS CASE No. 71-1.

I declare that the best of my professional knowledge, information and belief that this map or plan is the result of a field survey made 2/11/23 by me or under my direct supervision in accordance with the rules and regulations promulgated by the state Board of professional engineers and Land Surveyors N.J.A.C. 13; 40-5.1 "Land surveyors, preparation of land surveys". The information shown hereon correctly represents the conditions found at and as of the date of the field survey except such improvements or easements if any below the surface of the ground and not visible, or any pertinent facts an accurate title search may disclose. This declaration is given to parties named hereon solely for this transaction only and is non-transferable. No responsibility is assumed by the surveyor for use of this survey for any other purpose. Caution; If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. Offsets and building dimensions shown hereon shall not be used as a basis for construction of any permanent features including fences, sheds, buildings, etc. or property line location.

THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.

"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)".

SOME INDIVIDUAL NON-ENCROACHING YARD AND LANDSCAPING ITEMS MAY NOT BE LOCATED.

REV:	REMOVED FOOT WASH STA. ADD SHWR	6/19/2023
REV:	ADDED FOOT WASH STA.	6/12/2023
REV:	ADDED DIMENSIONS PER ARCHITECT	2/28/2023

SURVEY PLAT

LOT 8.01 BLOCK 16

ON THE

BOROUGH OF BRADLEY BEACH TAX MAP

BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

TO: DONALD GREENBERG

CERT. OF AUTH. # 24GA28343700

F P & L ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS AND ENGINEERS
263 BRICK BLVD., SUITE 5, BRICK, NJ 08723
TEL. (732) 920–5100 FAX (732) 920–5199

JOHN W. LORD NJPELS 32455
DATE 2/13/2023

PROJECT NO. 33316

DRAWN BY: JDP