



DEED REFERENCE:
 BOOK 9476
 PAGE 5910

N67°00'00"W 50.00'
 LAREINE AVENUE
 (F.K.A. COOK AVENUE)
 (80.00')

CERTIFICATION:
 JOHN FLYNN

- NOTE:**
- IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
 - THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
 - SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
 - ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
 - CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
 - SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN NECESSITY AND PRESCRIPTION EASEMENTS
 - THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
 - THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

Leeper Land Group, LLC

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CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision _____ Date _____ By _____

Scale:	Date:	Drawn By:	Job Number:
1" = 20'	11-13-2023	G.S.	23-1610A
PLAN OF SURVEY TAX LOT 41 BLOCK 37 214 LAREINE AVENUE BOROUGH OF BRADLEY BEACH COUNTY OF MONMOUTH STATE OF NEW JERSEY			

Daren C. Leeper
DAREN C. LEEPER
 N.J. Professional Land Surveyor

11-13-2023
 DATE
 GS 43340