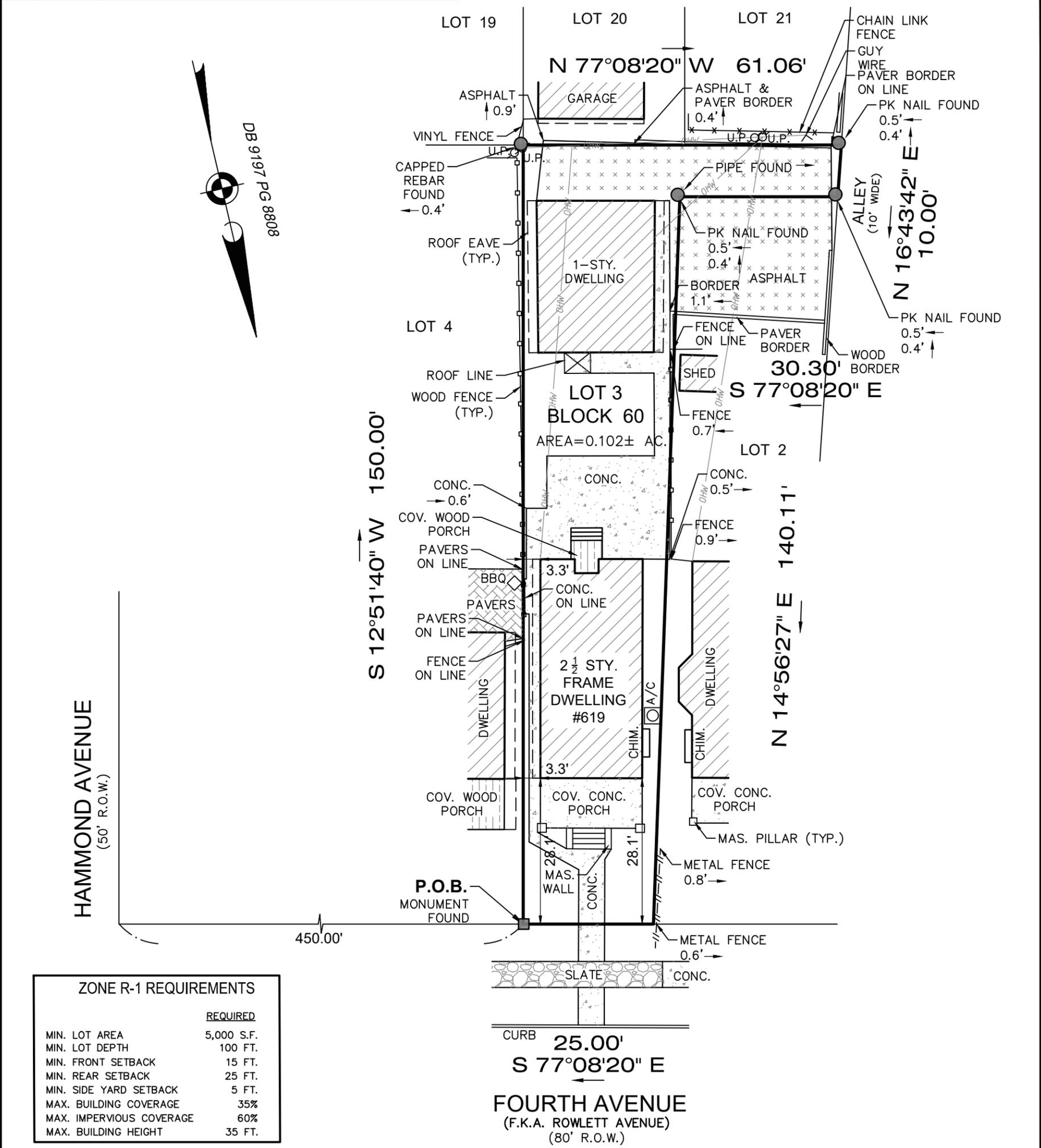


REV	DATE	DESCRIPTION	BY
1	6/20/23	ADD ZONING	AM



HAMMOND AVENUE
(50' R.O.W.)

FOURTH AVENUE
(F.K.A. ROWLETT AVENUE)
(80' R.O.W.)

ZONE R-1 REQUIREMENTS	
	REQUIRED
MIN. LOT AREA	5,000 S.F.
MIN. LOT DEPTH	100 FT.
MIN. FRONT SETBACK	15 FT.
MIN. REAR SETBACK	25 FT.
MIN. SIDE YARD SETBACK	5 FT.
MAX. BUILDING COVERAGE	35%
MAX. IMPERVIOUS COVERAGE	60%
MAX. BUILDING HEIGHT	35 FT.

PREPARED FOR: COURTNEY WALLESTON

IMPORTANT NOTES, PLEASE REVIEW:

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 3/14/23 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. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 9197 PG 8808

CERTIFICATE OF AUTHORIZATION: 24GA28229800



MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 3 BLOCK 60
BOROUGH OF BRADLEY BEACH
COUNTY OF MONMOUTH NEW JERSEY


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

Scale:	Drawn By:	Date:	JOB #:	CAD File #	Sheet #
1"=20'	MS	3/14/23	23-01558	23-01558	1 OF 1