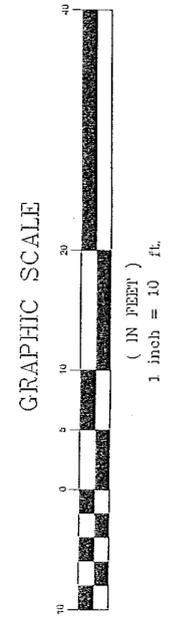


# MONMOUTH AVENUE

- DEED DESCRIPTION:  
 BEING KNOWN AND DESIGNATED AS LOT 36 IN PLOT "A" AS SHOWN ON THE MAP ENTITLED "MAP OF CENTRAL PARK, THE PROPERTY OF W.A. HARVEY'S" WHICH SAID MAP WAS DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE DEC. 18, 1873 AS CASE No. 17-4.
- NOTES:  
 1. ALSO BEING KNOWN AS LOT 22 IN BLOCK 79 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.  
 2. THE PREMISES ARE COMMONLY KNOWN AS 418 MONMOUTH AVENUE, BRADLEY BEACH, NEW JERSEY.  
 3. CORNER MARKER WAIVER OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d).  
 4. ELEVATIONS BASED ON 1988 N.A.V.D.

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF LAND SURVEYING PROFESSION AS SET FORTH IN NJAC 13:40-5.1 AND AS PRACTICED IN THE STATE OF NEW JERSEY. IT IS ONLY CERTIFIED TO:

- SUSAN RIPKE



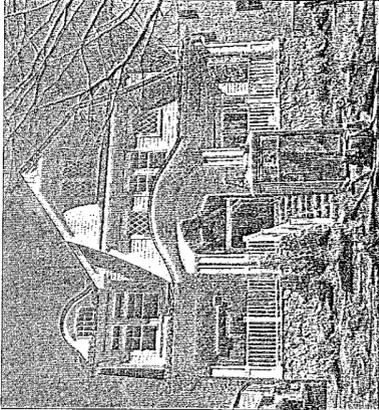
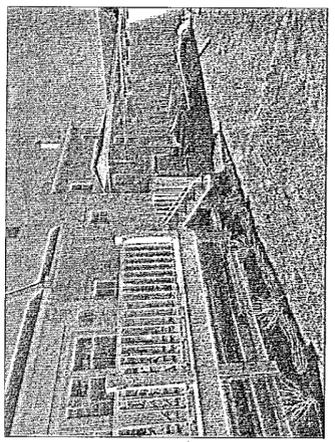
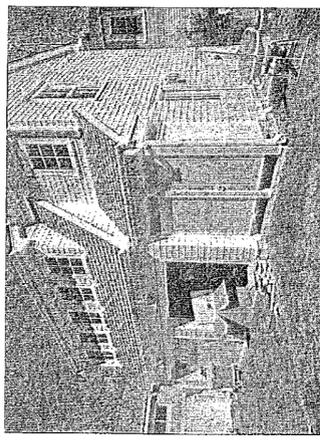
### ZONING SCHEDULE R-1

Principal Building	REQUIRED	AS BUILT
Min. Lot Size	5,000 sq.ft.	6,400 sq.ft.
Min. Lot Width	50'	50'
Min. Lot Depth	100'	128'
Front Yard Setback	23'	17.01' PORCH / 23.00' HOUSE
Side Yard Setback	5'+10'	5.05'+11.06'=16.11'
Rear Yard Setback	25'	52.50'
Max. Building Coverage	2,240sq.ft.(35%)	2,226 sq.ft.(34.78%)
Max. Impervious Coverage	3,840sq.ft.(60%)	3,794 sq.ft.(59.28%)
Max. Building Height	2.5 stories/35' ABV AVG GRD	2.5sty./34.19' above EL=13.77
Min. off-street parking	2	2
Accessory Building		
Min. Side Yard Setback	5'	5.14'
Min. Rear Yard Setback	5'	5.16'
Min. dist. from prim. bld.	20'	27.55'
Max. Building Area	600sq.ft.	563 sq.ft.
Max. Building Height	RIDGE 25' ABV AVG GRD	RIDGE 24.3' ABV AVG GRD

### FINAL LOT COVERAGE BREAK DOWN

BUILDING	IMPERVIOUS
HOUSE	1,663
GARAGE	563
COVERED PORCH	225
SHOWER	25
DECK	239
FRONT STEPS	54
PADS	18
AC UNITS	6+6+4
PAVERS	938
FRONT WALK	53
2,226 sq.ft.(34.78%) 3,794 sq.ft.(59.28%)	

LOT 21



**Ronald W. Post Surveying, Inc.**  
 Professional Land Surveying and Planning  
 1792 Blinde Road, Toms River, NJ, 08725  
 Phone: (732)-255-5050 Fax: (732)-255-9196

**Ronald W. Post**  
 N.J. Lic. 28584  
 N.J. Lic. 02910  
 215 Edgemoor Road  
 Toms River, NJ 08725  
 3-21-2024

This survey subject to any statement of record and other pertinent facts which are recorded in the public records. The surveyor is not responsible for any errors or omissions in this survey. No attention was made to determine if a portion of the property is claimed by the State of New Jersey. The survey is subject to Public Law 90-4, Chapter 76, Statute of Limitations, 10-11-1977. This survey will survey, delineate, and show the boundaries of the property as shown on the map.



**SURVEY OF PROPERTY  
 FINAL AS BUILT  
 WITH TOPOGRAPHY**  
 418 MONMOUTH AVENUE  
 LOT 22 BLOCK 79  
 TAX MAP SHEET No.15  
 BRADLEY BEACH BOROUGH  
 MONMOUTH COUNTY, NEW JERSEY

Scale: 1"=10'  
 Date: 3-21-2024  
 Job No.: 220338