

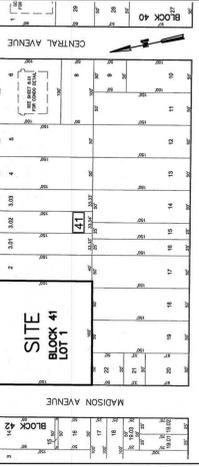
NOTES  
 SURVEY DATA FORTYFOUR HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN MARCH OF 2023.  
 SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, SUBJECT TO RESTRICTIONS OR EASEMENTS THAT AN ACCURATE TITLE SEARCH WOULD ENCLOSE.  
 PROPERTY LIES WITHIN ZONE X AS PER FIRM FLOOD INSURANCE RATE MAP MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 334 OF 457 MAP NUMBER 3402503346, MAP REVISED JUNE 15, 2022.  
 LOT 1 BLOCK 41 LIES WITHIN ZONE R-1 (RESIDENTIAL SINGLE FAMILY ZONE) AS SHOWN ON THE CURRENT ZONING MAP OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ, DATED JULY 2014.

**LaREINE AVENUE**  
 (80' WIDE ROW - TM)  
 40' Wide Cart Width

NOTES  
 DENOTES CORNER TO BE SET PER N.J.S.A. 46:23-9.11 AND N.J.A.C. 13:40-5.1.  
 MONUMENTS TO BE SET (3)  
 STEEL PINS TO BE SET (7)

TRACT IS ZONED R-1 RESIDENTIAL SINGLE FAMILY ZONE

ZONE REQUIREMENTS:	REQUIREMENTS:	LOT 1.01	LOT 1.02	LOT 1.03	LOT 1.04
MINIMUM LOT AREA	50 FT. x 50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM LOT WIDTH	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM FRONT SETBACK	15 FT.	15 FT.	15 FT.	15 FT.	15 FT.
MINIMUM REAR SETBACK	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
MINIMUM SIDE SETBACK	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
MINIMUM LOT COVERAGE	N/A	N/A	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	33%	33%	33%	33%	33%

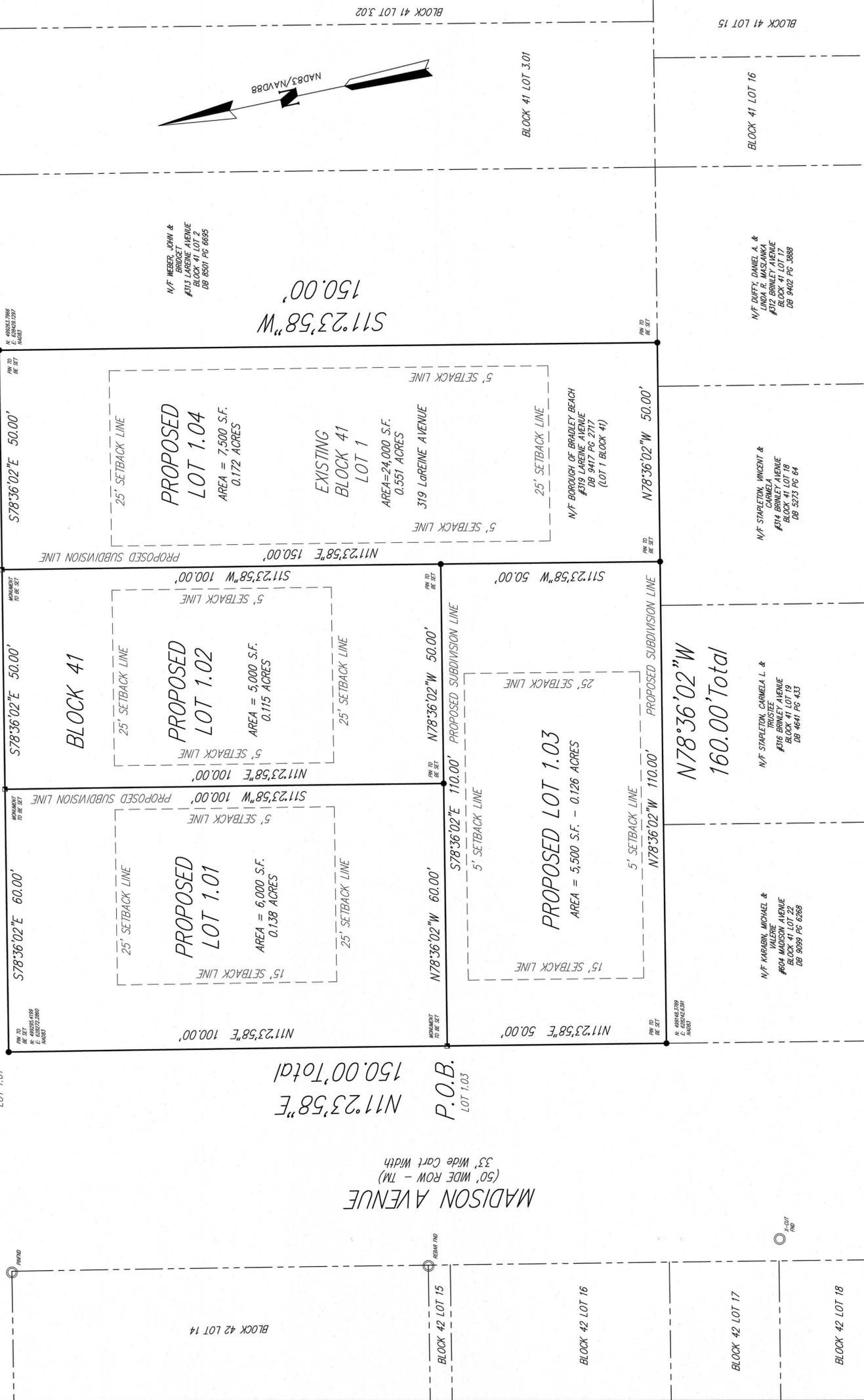


**P.O.B. LOT 1.01**  
 150.00' Total  
 N11°23'58"E

**P.O.B. LOT 1.02**  
 160.00' Total  
 S78°36'02"E

**P.O.B. LOT 1.03**  
 160.00' Total  
 N78°36'02"W

**P.O.B. LOT 1.04**  
 150.00' Total  
 S11°23'58"W



- THIS SURVEY IS SUBJECT TO THE FOLLOWING:
- ANY EASEMENTS, DEDICATIONS, OR RESTRICTIONS BOTH RECORDED AND UNRECORDED.
  - SUCH FACTS THAT A TRUE AND ACCURATE TITLE REPORT MAY REVEAL.
  - UNLESS NOTED HEREON, THE FOLLOWING ITEMS WERE NOT CONTRACTED FOR OR INCLUDED ON THIS SURVEY:
    - DELIMITATION OF THE SHAPE AND/OR DECLARATION OF THE EXISTENCE OF TOXIC WASTES, SANITARY LANDFILLS, DUMPING GROUNDS, BURIED TANKS, OR UNDERGROUND LINES, WELLS, OR ANY UNDERGROUND UTILITIES NOT OPEN TO VIEW.
    - DELIMITATION OF THE EXISTENCE OF WETLANDS AS SPECIFICALLY DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS, NEW JERSEY D.E.P., AND THE U.S. DEPT. OF THE INTERIOR, NATIONAL WETLANDS INVENTORY AND/OR N.J.D.E.P.
  - UNLESS OTHERWISE NOTED HEREON ALL LOTS ARE LISTED BY TAX MAP DESIGNATION.
  - BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ, TAX MAP SHEET #8.
  - VERTICAL DATUM DERIVED VIA REAL TIME KINEMATIC SURVEY IN COORDINATION WITH KEYSTONE NETWORK WGS NETWORK, VERTICAL DATUM - NORTH AMERICAN DATUM OF 1988. ALL VALUES EXPRESSED IN U.S. SURVEY FEET.
  - BEARINGS BASED ON N.J.S.P.C.S. (NAD83).

**GENERAL NOTES:**

- Property known and designated as Tax Lot 1 in Block 41, as shown on the official tax maps of the Borough of Bradley Beach, Monmouth County, New Jersey, sheet number 8.
- Boundary and Location Survey prepared by ONE Associates, 2460 Route 27, Bradley Beach, NJ 07720. Total area of tract = 24,000 S.F. or 0.551 acres.
- Subdivision Owner/Applicant
- Owner: Bradley Beach Borough, 701 Main Street, Bradley Beach, NJ 07720
- Applicant: Bradley Beach Borough, 701 Main Street, Bradley Beach, NJ 07720
- This subdivision proposes to create four (4) new lots from one existing Lot 1, Block 41.
- The application is being presented for subdivision purposes only.
- Existing framed dwelling to remain, all other structures shall be removed.
- No existing deed restrictions were found in the current cover deed of record title and no restrictions are being imposed at this time.
- The subdivision shall be perfected by filing this map with the Monmouth County Clerk.
- Top Map Lot and Block Numbers to be approved by the municipality.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 3/28/2023 HAS BEEN MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLETES WITH THE MAP FOUND SET.

I FURNISH (CERTIFY) THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

ROBERT K. SANCHEZ  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. 43294



DESCRIPTION OF REVISION DATE DRAWN (CREATED)

**BOROUGH OF BRADLEY BEACH**  
**MONMOUTH COUNTY, NEW JERSEY**  
**BLOCK 41 - LOT 1**  
**N/F Boro of Bradley Beach**  
**MAJOR SUBDIVISION PLAT**

**CONSULTING AND MUNICIPAL ENGINEERS**  
**ONE ASSOCIATES**  
 2460 ROUTE 27  
 BRADLEY BEACH, NJ 07720  
 TEL: 732-246-0000  
 FAX: 732-246-0001  
 WWW.ONEASSOCIATES.COM

DAVID S. GARDNER, P.E., P.L.S.  
 JOHN L. STREIBER, P.L.S. & P.A.  
 ROBERT K. SANCHEZ, P.L.S., CFS

DATE: 4/13/23  
 SHEET: 1 OF 1

I HEREBY CERTIFY THAT THIS MAP COMPLETES WITH THE PROVISIONS OF CHAPTER 41 P.L. 1980 AND FURTHER CERTIFY THAT IT HAS BEEN REVIEWED BY THE PLANNING BOARD OF THE BOROUGH OF HIGHLANDS.

THE CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY ON OR BEFORE \_\_\_\_\_.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED FOR IN THE MUNICIPAL LAND USE LAW, P.L.1975, C.281 (L.2015-1 - ET SEQ.) OF LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

PLANNING BOARD CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING BOARD SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MUNICIPAL CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT COMPLETES WITH THE PROVISIONS OF APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

NOTARY PUBLIC - STATE OF NEW JERSEY  
 MY COMMISSION EXPIRES ON: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MUNICIPAL ENGINEER

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STATE OF NEW JERSEY: S. S.  
 COUNTY OF MONMOUTH: \_\_\_\_\_  
 NOTARY PUBLIC, DO PERSONALLY-APPEAR \_\_\_\_\_ BEFORE ME, A \_\_\_\_\_

WHO BY ME BEING DULY SWORN ON HIS/HER OATH DO DEPOSE AND ACKNOWLEDGE THAT THE ABOVE ARE THE TRUE AND CORRECT REPRESENTATIONS OF THE PARTIES AND DEED.

200. FOOT PROPERTY CORNER LIST FROM LOT 1 IN BLOCK 41  
 BLOCK 41 LOT 1 - BRADLEY BEACH BORO  
 BLOCK 41 LOT 2 - LAURENCE, JOHN A. & SARAH B.  
 BLOCK 41 LOT 3 - FLETCHER, BRAN J. & JENNIFER  
 BLOCK 41 LOT 4 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 5 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 6 - FLETCHER, JOSEPH & MELISSA  
 BLOCK 41 LOT 7 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 8 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 9 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 10 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 11 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 12 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 13 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 14 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 15 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 16 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 17 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 18 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 19 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 20 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 21 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 22 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 23 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 24 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 25 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 26 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 27 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 28 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 29 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 30 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 31 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 32 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 33 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 34 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 35 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 36 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 37 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 38 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 39 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 40 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 41 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 42 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 43 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 44 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 45 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 46 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 47 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 48 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 49 - MASSADY, BARRY & CHRISTINA  
 BLOCK 41 LOT 50 - MASSADY, BARRY & CHRISTINA