

S78°36'02"E

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

160.00'

P.O.B.

MADISON AVENUE
(50' WIDE ROW - TM)
33' Wide Cart Width
N11°23'58"E
150.00'

BLOCK 41
LOT 1
AREA=24,000 S.F.
0.551 ACRES

FIRST UNITED
METHODIST CHURCH

N/F BOROUGH OF BRADLEY BEACH
#319 LAREINE AVENUE
DB 9417 PG 2717

N/F WEBER, JOHN &
BRIDGET
#313 LAREINE AVENUE
BLOCK 41 LOT 2
DB 8501 PG 6695

S11°23'58"W
150.00'

N78°36'02"W
160.00'

N/F KARABIN, MICHAEL &
VALERIE
#604 MADISON AVENUE
BLOCK 41 LOT 22
DB 9099 PG 6268

N/F STAPLETON, CARMELA L. &
TRUSTEE
#316 BRINLEY AVENUE
BLOCK 41 LOT 19
DB 4641 PG 433

N/F STAPLETON, VINCENT &
CARMELA
#314 BRINLEY AVENUE
BLOCK 41 LOT 18
DB 5273 PG 64

N/F DUFFY, DANIEL A. &
LINDA R. MASLANKA
#312 BRINLEY AVENUE
BLOCK 41 LOT 17
DB 9402 PG 3888

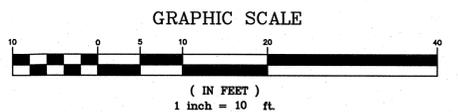
SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN MARCH OF 2023.
SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. SUBJECT TO RESTRICTIONS OR EASEMENTS THAT AN ACCURATE TITLE SEARCH WOULD ENCLOSE.
PROPERTY CORNER WAIVER OBTAINED FROM ULTIMATE USER AS PER N.J.A.C. 13:40-5.2
PROPERTY CONTAINS 24,000 S.F., 0.551 ACRES MORE OR LESS.

- 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.
 - DELINEATION OF THE SHAPE AND/OR DECLARATION OF THE EXISTENCE OF TOXIC WASTES, SANITARY LANDFILLS, DUMPING GROUNDS, BURIED TANKS, UNDERGROUND LINES, WELLS, OR ANY UNDERGROUND UTILITIES NOT OPEN TO VIEW.
 - DELINEATION 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, N.J., TAX MAP SHEET #8.
 - VERTICAL DATUM DERIVED VIA REAL TIME KINEMATIC SURVEY IN COORDINATION WITH KEYSTONE KEYNET VRS NETWORK. VERTICAL DATUM - NORTH AMERICAN DATUM OF 1988. ALL VALUES EXPRESSED IN U.S. SURVEY FOOT.
 - BEARINGS BASED ON N.J.S.P.C.S. (NAD83).

DEED DESCRIPTION
PROPERTY CURRENTLY KNOWN AS TAX LOT 1 IN BLOCK 41 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY, TAX MAP PAGE NUMBER 8.

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. UNLESS OTHERWISE CONTRACTED FOR AND DEPICED HEREON, INFORMATION REGARDING UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, NOT OPEN TO VIEW, HAVE BEEN OMITTED FROM THIS SURVEY. THIS SURVEY SHALL BE DEEMED NULL AND VOID UNLESS A RAISED IMPRESSION SEAL HAS BEEN AFFIXED HERETO BY THE SURVEYOR.

THIS SURVEY IS CERTIFIED TO:
Borough of Bradley Beach



No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
	OUTBOUND AND TOPOGRAPHIC SURVEY FOR: 319 LaReine Avenue LOT 1 BLOCK 41 BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY, NEW JERSEY			
 CONSULTING AND MUNICIPAL ENGINEERS 2841 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 — 1640 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1914				
JOHN H. ALLGAIER P.E., P.P. (1989 - 2001) NJ P.E. LIC. NO. 26588	DAVID J. SAMUEL P.E., P.P. NJ P.E. LIC. NO. 26888	JOHN J. STEFANI P.E., L.S. & P.P. NJ P.E. LIC. NO. 26271		
JAY B. CORNELL P.E., P.P. NJ P.E. LIC. NO. 23942	MICHAEL J. MCLELAND P.E., P.P. NJ P.E. LIC. NO. 23448	GREGORY R. VALESI P.E., P.P. NJ P.E. LIC. NO. 24468		
ROBERT K. SANCHEZ, PLS, CFS NEW JERSEY PROFESSIONAL LAND SURVEYOR			SCALE: 1"=10' DESIGNED BY: RKS DATE: 6/1/2024	CHECKED BY: QTL DATE: 3/28/2023
NEW JERSEY PROFESSIONAL LAND SURVEYOR			N.J. LIC. 43294	3/28/2023

SURVEY
NO. BB505-SURVEY