



NOTE:
1. ALL BUILDING OFFSETS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE

TO:
1. MR. ROBERT WEST

REFERENCES:
1. DEED BOOK 9444 PAGE 6578
2. BOROUGH OF BRADLEY BEACH TAX MAP SHEET No. 1
3. "SURVEY OF PROPERTY," DATED 09/21/2020, PREPARED BY MORGAN ENGINEERING & SURVEYING, SIGNED BY DAVID J. VON STEENBURG, P.L.S., NJ LIC. NO. 34500

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED. METLANDS LOCATION IS NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY. FLOOD PLAIN MAPS WERE NOT REVIEWED OR CONSIDERED AS PART OF THIS SURVEY.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, LAND SURVEYOR PREPARATION OF LAND SURVEYS. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED BELOW. THIS DECLARATION IS GIVEN SOLELY TO THE BELOW NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE EXCEPT AS PROVIDED HEREIN. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, ADDITION, ETC. THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF METLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF METLANDS AND/OR TOXIC WASTES IS FURNISHED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY. A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2005, c.14 (N.J.S.A. 46:9-36.3) AND N.J.A.C. 13:40-5.1(d). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES. THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, METLANDS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.

FRONT YARD SETBACK AVERAGE WITHIN 200 FEET

ADDRESS	OFFSET TO DWELLING	OFFSET TO PORCH
DWELLING No. 506	12.43'	5.52'
DWELLING No. 508	9.55'	3.62'
DWELLING No. 510	15.04'	13.41'
DWELLING No. 512	26.77'	25.48'
LOT 2 N.A.	N.A.	N.A.
DWELLING No. 514 (2nd sty.)	8.31'	5.31'
DWELLING No. 518 (2nd sty.)	8.05'	4.96'
DWELLING No. 520	14.14'	4.61'
DWELLING No. 600 1/2 (2nd sty.)	5.83'	6.22'
DWELLING No. 600	7.31'	N/A
DWELLING No. 602	13.69'	6.05'
DWELLING No. 602 1/2	13.89'	6.31'
DWELLING No. 604	13.72'	7.99'
AVERAGE	12.39'	8.13'

NOT INCLUDED IN AVERAGE

SUBJECT SITE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

AS PER N.J.A.C. 13:40-8.1A DIGITAL SIGNATURES & SEALS
A DIGITAL SIGNATURE AND SEAL SHALL CARRY THE SAME WEIGHT, AUTHORITY, & EFFECT AS A HANDWRITTEN SIGNATURE AND IMPRESSION-TYPE SEAL.

CHECKED BY:	RP	DRAWN BY:	TG	REV.	DESCRIPTION	DATE	BY
RODOLFO PIERRI PLS					FRONT YARD SETBACK SURVEY		
					LOCATED AT 518 NEWARK AVENUE LOT 11, BLOCK 7, on T.M. SHEET #1 situate in BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY NEW JERSEY		
					LANDMARK SURVEYING AND ENGINEERING, INC. 813 Main Street Avon-by-the-Sea, New Jersey 07717 Tel: (732)775-8558 - Fax: (732)775-7848 CERT. OF AUTH. #24GA27929700 Email: Landmarkse@Optimum.net Web: www.Landmarkse.net		
DATE OF SIGNATURE	NOVEMBER 12, 2024	SCALE:	1"=20'	DATE:	11/07/2024	SHEET #:	1 OF 1
N.J. LAND SURVEYOR LIC. No.	24G503860600	DRAWING:	24106FYS	JOB #:	24106		