

- NOTES:**
1. ALL BUILDING OFFSETS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE.
  2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.
  3. FRONT YARD SETBACK AVERAGE ARE TO BE USED FOR FRONT YARD SETBACK ONLY.

**TO:**

1. RUSSELL KURTZ

- REFERENCES:**
1. DEED BOOK 4691 PAGE 0187
  2. BOROUGH OF BRADLEY BEACH TAX MAP SHEET No. 11
  3. DEED BOOK 4691 PAGE 0190

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.

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 HEREON.

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 METALS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF METALS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

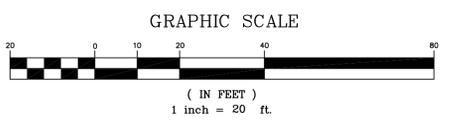
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13-40-5.1(i). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, METALS, 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
COMM. BUILDING 420 MAIN ST	22.92'	N/A
DWELLING No. 621	23.10'	17.28'
DWELLING No. 619	16.94'	11.45'
DWELLING No. 617	22.84'	16.24'
SUBJECT SITE DWELLING No. 615	21.54'	15.68'
DWELLING No. 613 1/2	28.49'	18.62'
DWELLING No. 613	21.39'	15.49'
DWELLING No. 611 1/2	118.17'	112.37'
DWELLING No. 611	16.51'	10.53'
DWELLING No. 609	14.50'	9.50'
DWELLING No. 607	16.49'	8.86'
AVERAGE WITHIN 200'	29.35'	23.60'

INCLUDED IN AVERAGE



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

CHECKED BY: RP	DRAWN BY: TG	2. REVISED STREET NAME IN TITLE BLOCK	08/03/23	TG
		1. REVISED TO ADD FRONT YARD AVERAGE, TOPOGRAPHY AND UPDATE SURVEY	01/11/23	TG
		REV. DESCRIPTION	DATE	BY

**RODOLFO PIERRI PLS**

DATE OF SIGNATURE: AUGUST 3, 2023  
N.J. LAND SURVEYOR LIC. No.24G503860600

**SURVEY OF PROPERTY**

LOCATED AT  
615 FIFTH AVENUE

LOT 4, BLOCK 57, on T.M. SHEET #11  
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

SCALE: 1"=20'  
SHEET #: 1 OF 1

DATE: 06/18/2021  
DRAWING: 21052SRV-REV-1  
JOB #: 21052