

NJSFC NAD83(2011)

TO: MATTHEW BACZYK

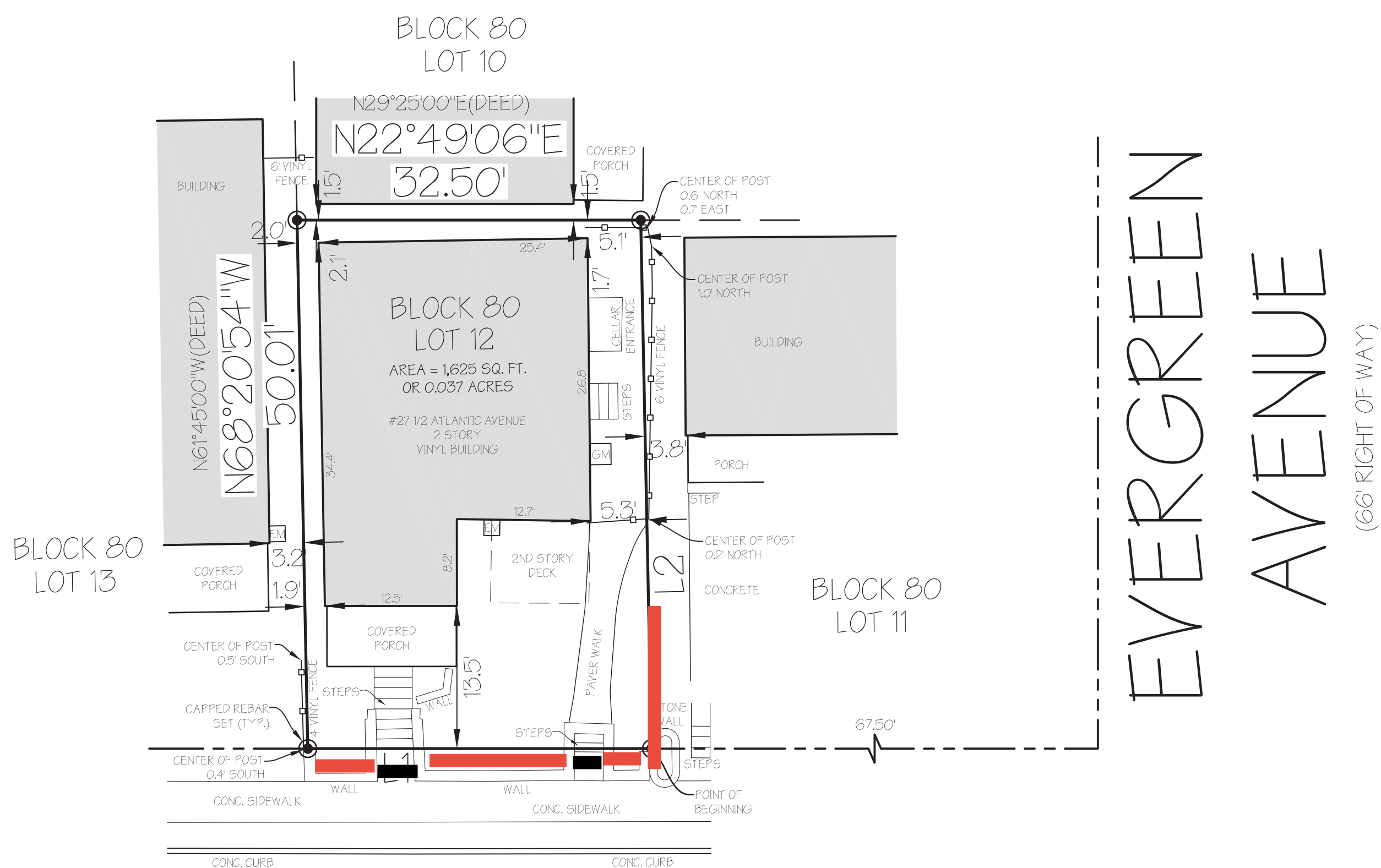
I DECLARE THAT THIS PLAT IS BASED ON A FIELD SURVEY MADE ON FEBRUARY 18, 2026, BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 17:40-5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

REFERENCES:

- FILED MAP ENTITLED, "MAP OF CENTRAL PARK, THE PROPERTY OF W.A. HARVEYS", SCALE 1"=75', AND FILED AS CASE NUMBER 17-4 ON 12-19-1973 IN THE MONMOUTH COUNTY CLERK'S OFFICE.
- DEED BOOK 8427, PAGE 9914, DATED NOVEMBER 23, 2004.
- DEED BOOK 9761, PAGE 9465, DATED SEPTEMBER 29, 2025.
- DEED BOOK 8713, PAGE 9223, DATED FEBRUARY 29, 2008.
- DEED BOOK 4721, PAGE 536, DATED DECEMBER 30, 1986.
- TAX MAP OF THE BOROUGH OF BRADLEY BEACH, SHEET 12, DATED JUNE 30, 2014 AND LAST REVISED 02/2022.

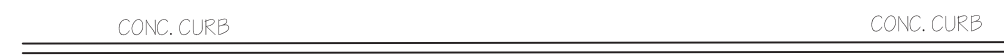
NOTES:

- THIS SURVEY WAS PREPARED WITHOUT, AND IS SUBJECT TO, ANY FINDINGS THAT A COMPLETE, ACCURATE, AND UP TO DATE TITLE COMMITMENT MAY DISCLOSE.
- VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), GEODID8 DERIVED. HORIZONTAL DATUM NEW JERSEY STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NJSFC NAD83).
- UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE BASED ON OBSERVED VISUAL EVIDENCE AND ARE DEPICTED ON THIS MAP FOR ESTIMATING PURPOSES ONLY. TRUE AND ACTUAL LOCATIONS MUST BE IDENTIFIED AND VERIFIED BY PROPER AUTHORITY RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF SAID UTILITY LINES.
- CAUTION, IF THIS PHYSICAL PRINT OF THE ORIGINAL SURVEY MAP DOES NOT HAVE A RAISED IMPRESSION SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR, IT IS NOT TO BE CONSIDERED AUTHORIZED AND VALID AS AN AUTHENTIC COPY OF THE MASTER DOCUMENT.
- WETLANDS, IF ANY, HAVE NOT BEEN LOCATED OR MAPPED. THIS STATEMENT IS NOT INTENDED TO MAKE A CLAIM AS TO THE PRESENCE OR ABSENCE OF WETLANDS. IF WETLANDS IDENTIFICATION AND LOCATIONS ARE NEEDED PLEASE CONSULT WITH AN ENVIRONMENTAL SCIENTIST.
- ALL CORNER MARKERS ARE FOUND, REFERENCED, SET, OR ARE TO BE SET.
- RIPARIAN CLAIMS BY THE STATE OF NEW JERSEY, IF ANY, HAVE NOT BEEN INVESTIGATED OR MAPPED. THIS STATEMENT IS NOT INTENDED TO MAKE A CLAIM AS TO THE PRESENCE OR ABSENCE OF SUCH CLAIM. IF RIPARIAN CLAIM LOCATIONS ARE NEEDED PLEASE PROVIDE A TIDELANDS SEARCH.
- UNLESS OTHERWISE NOTED BUILDING OFFSETS ARE TO SIDING AT GROUND LEVEL AND FENCE OFFSETS ARE TO CENTER OF FENCE POSTS.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER PRELIMINARY FEMA FIRM DATED JANUARY 31, 2014, MAP NUMBER 34025C0334H. FEMA FIRM DATED JUNE 15, 2022, MAP NUMBER 34025C0334G ONLY UPDATES TOWNSHIP OF NEPTUNE.



ATLANTIC AVENUE

(50' RIGHT OF WAY, 30' PAVED TRAVEL WAY)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 22°49'06\" W	32.50'
L1 (DEED)	S 29°25'00\" W	32.50'
L2	S 68°20'54\" E	50.01'
L2 (DEED)	S 61°45'00\" E	50.01'

LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
TC	TOP OF CURB
BC	BOTTOM OF CURB
UP	UTILITY POLE
GM	GAS METER
WV	WATER VALVE
AC	AIR CONDITIONER
EM	ELECTRIC METER
FH	FIRE HYDRANT
DC	DROPPED CURB
ICV	IRRIGATION CONTROL VALVE
POB	POINT OF BEGINNING
S.B.O.X	SPOT ELEVATION
○	TREE
■	GRATE

REVISED 03/10/2026 - CORNER'S SET

BOUNDARY SURVEY OF
TAX LOT 12 BLOCK 80,
BOROUGH OF BRADLEY BEACH
COUNTY OF MONMOUTH,
STATE OF NEW JERSEY

Date
03/09/2026
Scale
1" = 10'
Drawn By
SD



BAY POINT SURVEYING, PC
PROFESSIONAL LAND SURVEYORS
2150 ROUTE 35 SUITE 250
SEA GIRT, NEW JERSEY 08750
(732) 749-8999
info@baypointsurveying.com
baypointsurveying.com

James J. Schack, Professional Land Surveyor
N.J.P.L.S. License
24652433960

