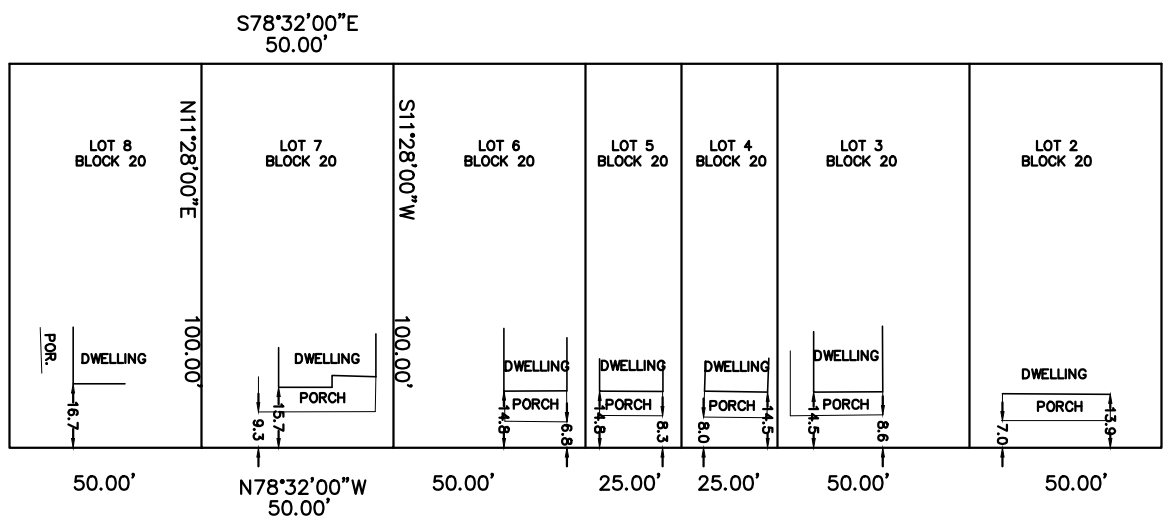


HAMMOND AVENUE
(50.00)



PARK PLACE AVENUE
(50.00)

NOTE:

THIS PLAN ONLY CONFIRMS THE AVERAGE SETBACK AND DOES NOT REPRESENT A FULL PROPERTY SURVEY OF 603 PARK PLACE AVENUE.

AVERAGE DWELLING SETBACK:

15.4'

AVERAGE PORCH SETBACK:

8.0'

AVERAGE GARAGE SETBACK:

16.5

DEED REFERENCE:

BOOK 9332
PAGE 4247

CERTIFICATION:

GREG MAKKAY

MAP REFERENCE:

LOT 104
"OCEAN PARK, N.J., THE
PROPERTY OF J.H. TIBBITS ESQ."
FILED DATE: 07-27-1894
CASE NUMBER: 71-6

NOTE:

1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

<p>Leeper Land Group, LLC</p> <p>Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530</p> <p style="font-size: 2em; font-weight: bold; margin: 20px 0;">LLG</p> <p>p. 609 571 3955 f. 609 571 9490 www.leepergroup.com</p>	Scale:	Date:	Drawn By:	Job Number:
	1" = 50'	07-01-2020	D.A.	20-1553
	<p>PLAN OF 200' AVERAGE SETBACK</p> <p>TAX LOT 7 BLOCK 20</p> <p>603 PARK PLACE AVENUE</p> <p>BOROUGH OF BRADLEY BEACH</p> <p>COUNTY OF MONMOUTH</p> <p>STATE OF NEW JERSEY</p>			
CERTIFICATE OF AUTHORIZATION 24GA28232100				
Revision	Date	By		
				07-01-2020
			DAREN C. LEEPER	DATE
			N.J. Professional Land Surveyor	GS 43340