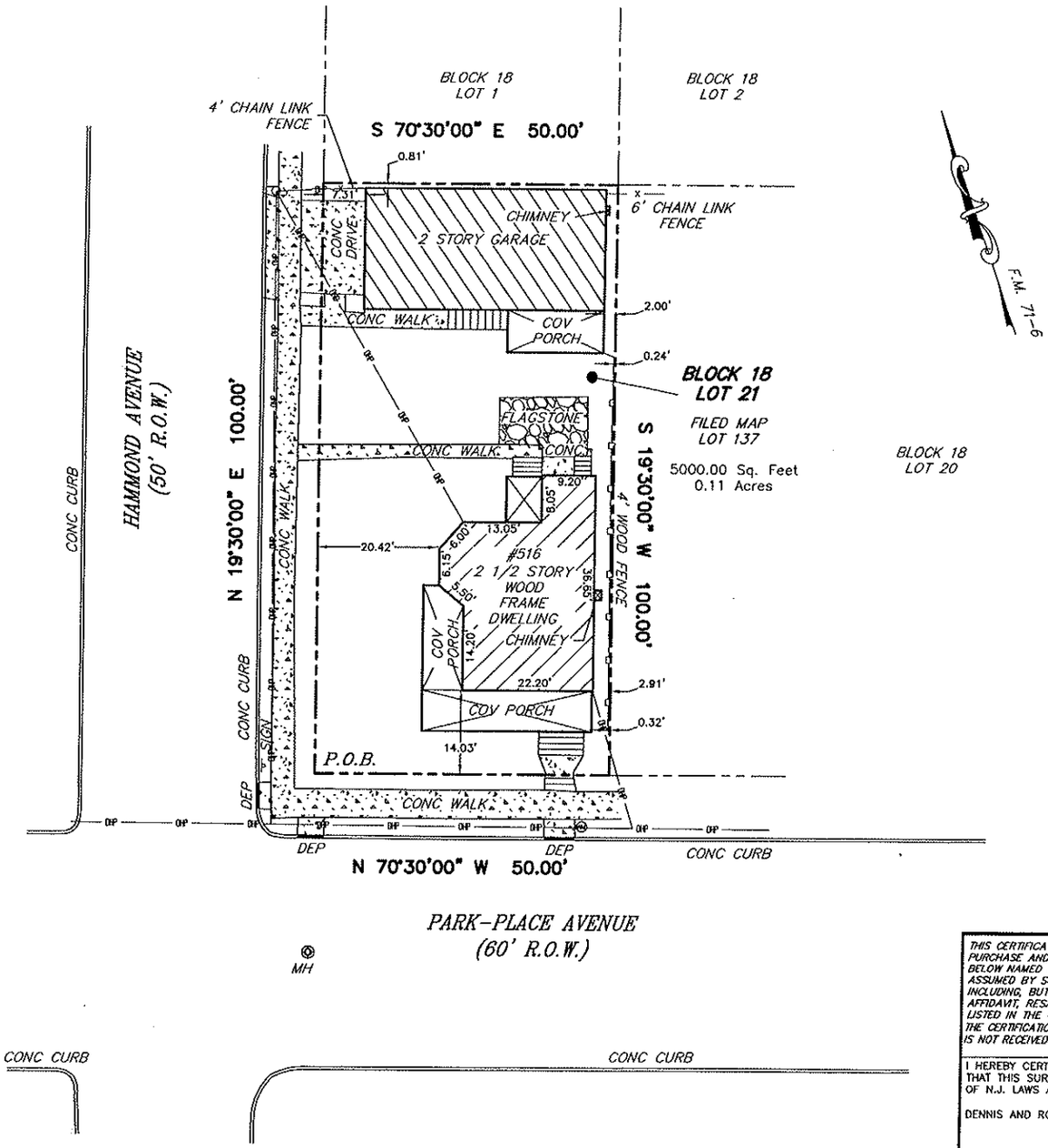

NOTES:

1 SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. SUBJECT TO RESTRICTIONS OR EASEMENTS THAT AN ACCURATE TITLE SEARCH WOULD ENCLOSE.

2 PROPERTY BASED ON DEED BOOK 8047 PAGE 4409.

3 LOT AND BLOCK NUMBERS REFER TO THE BOROUGH OF BRADLEY BEACH TAX MAPS, SHEET No. 1.

4 PROPERTY CORNERS WERE NOT FOUND AT TIME OF SURVEY. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1 9(d).

5 UNDERGROUND UTILITIES ARE NOT LOCATED BY THIS SURVEY.

6 SURVEY PLAN REFERENCES A MAP ENTITLED "OCEAN PARK, NJ, THE PROPERTY OF J. H. TIBBITS, ESQ.," BRADLEY BEACH BOROUGH, MONMOUTH COUNTY, NJ FILED ON JULY 27, 1894, CASE No. 71-6.

7 NO ATTEMPT WAS MADE AND NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

8 DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL CONTRACTORS ARE TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.

WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USERS PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C.13:40-5.133:40-5.1(d). FOR LOT 21 IN BLOCK 18 SHOWN HEREON, SAID WAIVER LETTER DATED 04/14/2023 FROM SAID PURCHASER(S) REFERENCED HEREON

THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY BELOW NAMED PURCHASER. NO RESPONSIBILITY OF 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 THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY.

DENNIS AND ROBERTA MCDONOUGH

PLAN OF SURVEY

OF TAX MAP LOT 21 IN BLOCK 18

SITUATED IN
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

SCALE: 1" = 20'
DATE: APRIL 14, 2023

REVISION	DATE

VALLEE SURVEYING, INC.
LAND SURVEYING & PLANNING
PO BOX 419
HAINESPORT, NJ 08036
TEL: (732) 244-2373

ROBERT L. VALLEE
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43276
CERTIFICATE OF AUTHORIZATION No. 24GA28254100

DRWN. RSK CHKD. RV BK. PG. FILE SURVEY JOB 23-070