LOT 28 LOT 29 LOT 30 LOT 31 27 LOT LOT 21 N 66°54'00" W 50.00' DB 9284 PG 6808 CAPPED REBARS (2)<sup>\_/</sup> FOUND LOT 18 LOT 20 (LOT 22 F.M.) BLOCK 14 AREA=0.115± AC. Ð LOT 17 LOT 16 LOT 15 LOT 100.00  $\mathcal{D}$ 100 00 ιШ 1 ST FRAI 23°06'00" : 23°06'00" W OCEAN AVENUE <sup>80' R.O.W.)</sup> DWEL CAPPED –⁄ REBAR #1*\** FOUND 50.0' 2 STY. 2 STY. FRAME FRAME 2 STY. FRAME DWELLING DWELLING Ζ \_ \_ #103 #105 DWELLING 2 STY. FRAME DWELLING 2 STY. LOT 19 FRAME #109 S DWELLING HOUSE 41.6' #107 0.H. 5.0' #111 5.0' ļōο P.O.B. IRON PIPE FOUND 0.5' -14 – 14 – - <del>4</del> i∠. ROOF 1 0.H. .8.12 14.9 21.8' HOUSE 0.H. ₫ L — ] 4 14.6 9.0' 1-1 [2] 111.67' S 66°54'00" E 50.00' NEWARK AVENUE (F.K.A. UNION AVENUE) (50' R.O.W.) HOUSE # MIN. SETBACK LIVABLE SPACE LOT 18 (P.Q.) 103 14.7' 105 14.4' 107 9.0' 1.2' 17 109 14.9' 16 21.8' 111 14.6' 15 14 113 41.4' 115 8.6' 13 117 14.7' 12

119

10/11

<u>26.1'</u>

AVG. SETBACK 18.4' (INCLUDING P.Q.) 16.0' (INCLUDING P.Q.) AVG. SETBACK 19.5' (EXCLUDING P.Q.) 16.4' (EXCLUDING P.Q.)

19.4'

	LOT 32		LOT 33			LOT 34				
.OT 14	LOT 13	LOT 12		LOT 11 LOT 10		LOT 4.01				
1 STY.						LOT 4.02				
FRAME WELLING #113 ROOF O.H. 				FRA	STY. AME LLING 119	LOT 9	LOT 8			
41.4'	1 STY. 2 STY. FRAME DWELLING #117 DWELLING #117 10 10 10 10 10 10 10 10 10 10				USE .H .Z.92					
	PREPARED FOR:	JONATHAN KAR.	ABAS							
	I Map Reference: AP OF PROPERTY BEL	ONGING TO WM. B. BI	RADNER, SITUATED IN	и молмоит	H CO., N.J.	Filed Map Block	:: Filed Map L 22	ot: Filing Date: 2/6/1895	Filed Map No. 71—7	
<ul> <li>IMPORTANT NOTES, PLEASE REVIEW:</li> <li>I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/31/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.</li> <li>THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.</li> <li>OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTRUCTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.</li> <li>THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRUCTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.</li> <li>DB 5861 PG 66</li> </ul>										
CERTIFICATE OF AUTHORIZATION: 24GA28229800 P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com						/54	FRONT AVERAGE SETBACK EXHIBIT			
		$\sim$	<u> </u>		-	LOT 1	8		BLOCK 14	
	DAVID J. VON STEENBURG PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 34500						ROUGH	OF BRADLE	Y BEACH	
							OF MONMO	UTH	NEW JERSEY	
							own By: Date: SC 8/31/23	JOB #. CAD File 3 20-10891b 20-108		