

- NOTES:**
- I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON OCTOBER 7, 2019 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".
 - THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
 - THIS CERTIFICATION IS GIVEN SOLELY TO THE NAMED PARTIES HEREIN EXCEPT AS FOLLOWS: A. TO THE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON. B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.
 - 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.
 - THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS.
 - THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF SUBSURFACE CONTAMINANTS.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES AND MARK OUTS AT THE TIME OF SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITY/STRUCTURE LOCATIONS TO BE VERIFIED AND MARKED OUT PRIOR TO ANY EXCAVATION CONSTRUCTION, PER THE "UNDERGROUND FACILITY PROTECTION ACT" P.L.1994, c.118, (C.48:2-23 et seq.).
 - CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.
 - OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
 - THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A CERTIFIED PROFESSIONAL TITLE REPORT AND WITHOUT A TITLE REPORT FOR THE ADJOINING PROPERTIES OR ALL DEEDS BACK TO THE MOTHER PARCEL. THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY STATEMENTS OF FACT, ALL EASEMENTS, RIGHT OF WAY AGREEMENTS OF RECORD AND/OR RIGHTS OF OTHERS, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH. THE SURVEY RETRACEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.
 - ELEVATION DATUM IS ASSUMED.
 - MISSING PROPERTY CORNERS HAVE NOT BEEN SET PER CONTRACTUAL AGREEMENT WITH OWNER.

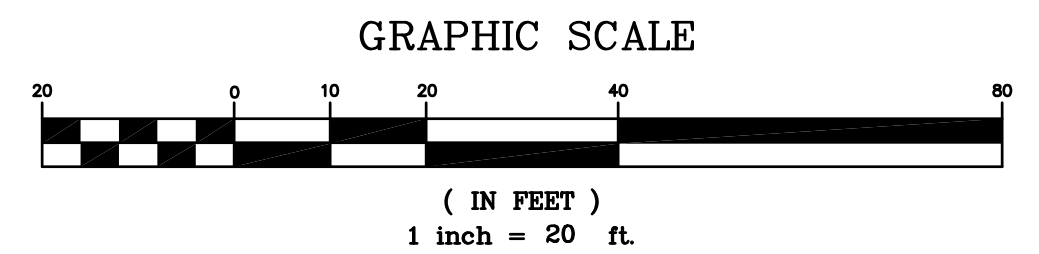
- REFERENCES:**
- MAP ENTITLED "SURVEY OF PROPERTY MADE FOR ROBERT MATTHEW CARDUCCI & FLOREURITA CARDUCCI SITUATED IN THE BOROUGH OF ALLENHURST, MONMOUTH COUNTY, N.J.", PREPARED BY WILLIAM D. AYERS. DATED FEBRUARY 2, 1987.
 - FILED MAP 1-16, FILE DIN THE MONMOUTH COUNTY CLERK'S OFFICE MARCH 4, 1897.
 - DEED BOOK 9358 PAGE 8246 ~ LOT 12

FOR:
ISAAC E. ASH
45 NORWOOD AVENUE
ALLENHURST, NJ 07711

ZONING INFORMATION: R-1 RESIDENTIAL ZONE

BULK CRITERIA	REQUIRED	EXISTING
LOT AREA	-----	38,537 SQ. FT.
LOT FRONTAGE	100 FEET	173.07 FEET
LOT DEPTH	140 FEET	215.58 FEET
FRONT SETBACK ~ NORWOOD AVENUE	50 FEET	100.2 FEET
FRONT SETBACK ~ ELBERON AVENUE	50 FEET	53.0 FEET
SIDE YARD	10 % LOT WIDTH ~ 17.2 FEET	36.8 FEET TO PORTE COCHERE
REAR YARD	20 % LOT DEPTH ~ 43.12 FEET	46.4 FEET
PRINCIPAL BUILDING HEIGHT	35 FEET ~ 2.5 STORIES	42.7 FEET ~ 2 1/2 STORIES **
PRINCIPAL BUILDING COVERAGE	20 % ~ 7,707 SQ. FT.	10.69 % ~ 4,118 SQ. FT.
IMPERVIOUS COVERAGE	40 % ~ 15,414 SQ. FT.	33.56 % ~ 12,932 SQ. FT.
ACCESSORY BUILDING FRONT SETBACK	50 FEET	138.9 FEET
ACCESSORY BUILDING SIDE SETBACK	3.5 FEET	4.0 FEET
ACCESSORY BUILDING REAR SETBACK	3.5 FEET	4.0 FEET

** INDICATES AN EXISTING NON-CONFORMING CONDITION.



SUMMARY OF EXISTING IMPERVIOUS COVERAGE:

HOUSE / PORCHES / STEPS / WINDOW WELLS	= 5,200.0 SQ. FT.
GARAGE	= 585.3 SQ. FT.
POOL	= 445.9 SQ. FT.
POOL PATIO / WALKWAYS / CONCRETE PADS	= 2,091.0 SQ. FT.
DRIVEWAY EAST OF PORTE COCHERE	= 1,925.7 SQ. FT.
DRIVEWAY WEST OF PORTE COCHERE	= 2,513.0 SQ. FT.
SPA AND PAVERS	= 120.9 SQ. FT.
HVAC EQUIPMENT	= 41.2 SQ. FT.
POOL EQUIPMENT	= 9.0 SQ. FT.
TOTAL	= 12,932.0 SQ. FT.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
SURVEY OF PROPERTY FOR 45 NORWOOD AVENUE TAX BLOCK 17, TAX LOT 12 BOROUGH OF ALLENHURST MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF ALLENHURST SHEET No. 3)				
1750 BLOOMSBURY AVENUE OCEAN, NEW JERSEY 07712 TEL. (732)-918-2100 FAX (732)-918-0697 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 246A28014900		SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING		
ROBERT H. MORRIS, P.L.S. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. GS30090				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: RHM		
FILE: 191001	DATE: 11-11-2019	SHEET 1 OF 1		