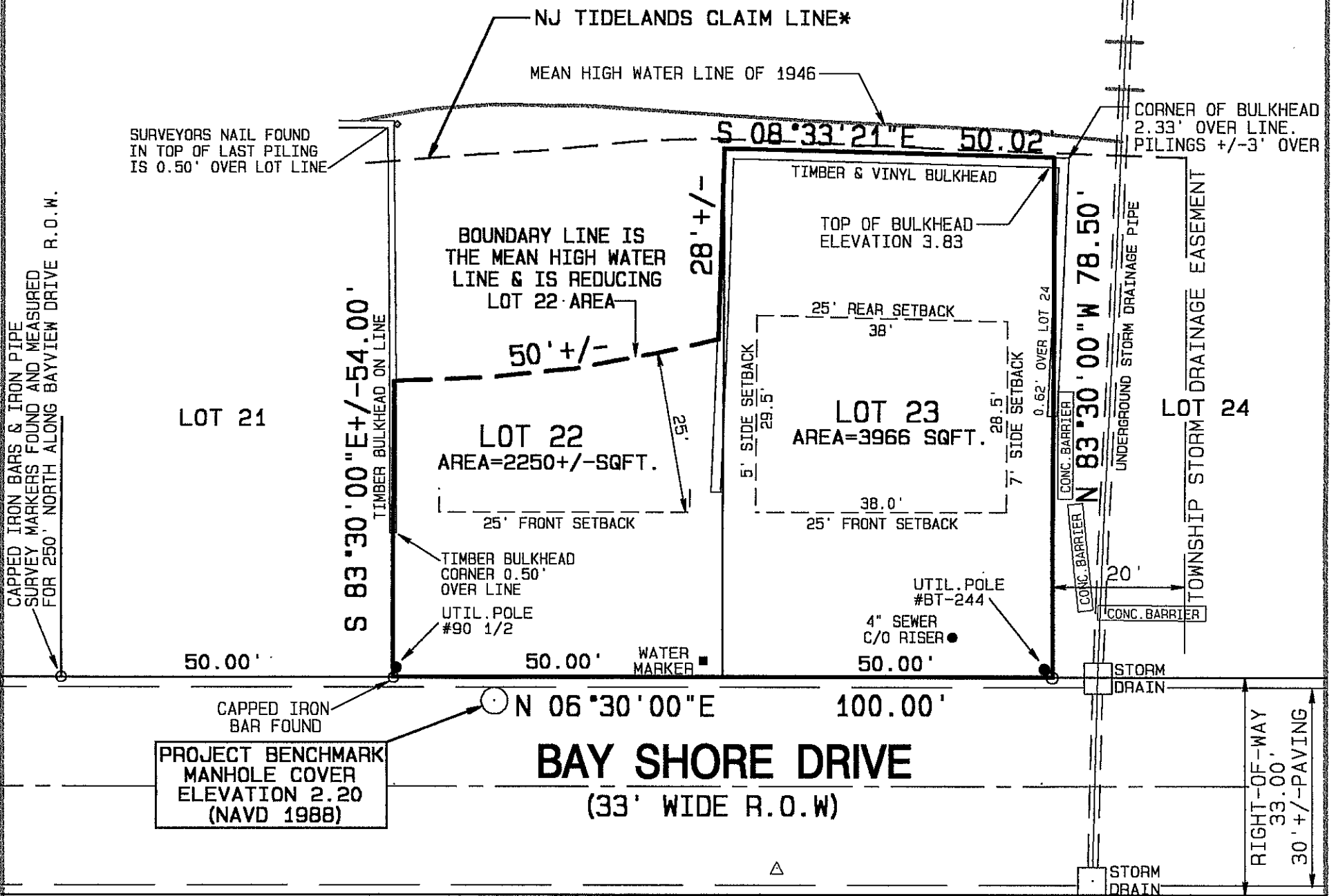




BARNEGAT BAY

NOTE: NO RIPARIAN GRANT IS INDICATED IN THE DEEDS OR ON THE TAX MAP FOR LOT 22 AND 23. A RIPARIAN/BUREAU OF TIDELANDS TITLE SEARCH WAS NOT PERFORMED AS PART OF THE SURVEY.



LOT 22 & 23 COMBINED LOT AREA = 6216 +/- SQFT.

TIDELANDS NOTE

*STATE OF NEW JERSEY TIDELANDS CLAIM LINE IS SEAWARD OF CURRENT LOT 22/23 BOUNDARY AND IMPROVEMENTS AND DOES NOT ENCUMBER. HOWEVER, THE STATE HAS A CURRENT CLAIM TO ANY LAND/WATER SEAWARD OF THE EXISTING MEAN HIGH WATER LINE, WHICH CLAIM RESTRICTS A SUBSTANTIAL PORTION OF LOT 22.

BARNEGAT TOWNSHIP ZONE R6

MINIMUM LOT AREA = 6000 SQFT.
 MIN. FRONT SETBACK: 25 FEET
 MIN. SIDE SETBACK: 5 FEET, (12 FEET TOTAL COMBINED)
 MIN. REAR SETBACK: 25 FEET
 MAX. LOT IMPERV. COVERAGE: 30%

FLOOD ZONE NOTE

THE PRELIMINARY FEMA FLOOD INSURANCE RATE MAP ISSUED 3-28-2014 SHOWS THIS PROPERTY TO BE IN ZONE AE-8 (BASE FLOOD ELEVATION 8.0 IN NAVD1988) MAP ALSO SHOWS AJOINING FLOOD ZONE ALONG BARNEGAT BAY TO BE V-10.

NOTE: CORNER MARKERS TO BE SET ON THE SOUTH LINE OF LOT 23

FUTURE DEVELOPMENT NOTE:
 A SURVEY DOES NOT INDICATE THE DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY THE OWNER OR PURCHASER SHOULD VERIFY SUCH ISSUES BY CONTACTING THE OFFICE OF PLANNING/ZONING IN THE MUNICIPALITY FOR COMMENT.

NOTES REGARDING THIS SURVEY:

THIS SURVEY IS CONTINGENT UPON RELEVANT INFORMATION REGARDING EASEMENTS OR OTHER RESTRICTIONS OF RECORD THAT MAY BE CONTAINED IN THE CURRENT TITLE REPORT.
 THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND EASEMENTS, ENCROACHMENTS, STRUCTURES OR UTILITY SERVICE LINES, EXCEPT IF SHOWN.
 UNLESS THIS SURVEY CONTAINS A RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL & MAY HAVE BEEN ILLEGALLY ALTERED.
 THIS SURVEY IS MADE ONLY TO THE CERTIFIED PARTIES LISTED ABOVE AND IS REFLECTIVE OF AND RELEVANT ONLY TO THE CURRENT MATTER AS OF THE DATE SHOWN HEREON.
 THE STATUTES GOVERNING THE PREPARATION OF LAND SURVEYS IN NEW JERSEY DO NOT REQUIRE THE DELINEATION OR IDENTIFICATION OF WETLANDS OR OTHER ENVIRONMENTAL CONCERNS TO BE INCLUDED IN A LAND/TITLE/PROPERTY SURVEY

SUBDIVISION MAP REFERENCE:
 BARNEGAT'S BAY SHORE BEACH FILED 4-24-1946 IN THE OCEAN COUNTY CLERKS OFFICE AS MAP F-207

DEED REFERENCE:
 DEED BOOK 3588 PAGE 725
 DEED BOOK 3619 PAGE 57

MAP of SURVEY

LOTS 22 & 23 in BLOCK 201
 361-363 BAY SHORE DRIVE
 BARNEGAT TOWNSHIP

OCEAN COUNTY

NEW JERSEY

SCALE 1" = 20' DRAWN/CALC. BY RP 11-7-2014 SURVEY PROJECT 2362

RUSSELL T. PATTERSON PLS
 61 BONITA ROAD-WARETOWN NJ 08758
 TEL 609-578-1291 FAX 609-298-1579

Russ Patterson PLS 11-14-14
RUSSELL T. PATTERSON
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE No. 36270

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND BASED ON RECORD DESCRIPTION AND IS CORRECT, WITH NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN, AS OF DATE SHOWN.

GRAPHIC SCALE 1"=20'

