OWNERSHIP OF DOCUMENTS
THIS SURVEY, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

F.M. A-7

LOT 5 | LOT 9 | LOT 13 | LOT 1 | LOT 32

FENCE END 0.2' (—) 1.0' (↑)
FENCE COR. 0.6' (—) 0.1' (↑)
FENCE END 0.1' (—) 0.5' (↑)
FENCE COR. 1.0' (—) 4.4' (↑)
FENCE COR. 1.5' (—)
FENCE COR. 0.3' (—) 0.5' (↑)
FENCE COR. 2.9' (↑)
FENCE END ON LINE
FENCE INT. 0.1' (—)
FENCE INT. 0.8' (—)
FENCE END 0.7' (—)
CAPPED REBAR FND. 0.14' (—) 0.11' (↑)
LEAN-TO COR. 1.3' (↑)
LEAN-TO COR. 1.0' (↑)

N84°20'00"E 125.00'
N84°20'00"E 50.00'
S84°20'00"W 125.00'
S84°20'00"W 50.00'
N05°40'00"W 100.00'
S05°40'00"E 100.00'
100.00'
25.3'
44.4'
39.6'
19.2'
28.8'

SHED
METAL SHED
WOOD SHED
LEAN-TO
WOOD DECK
CONC. PAD
CRAWL ENTRY
A/C
COVERED PORCH
CONC. WALK
ASPHALT DRIVEWAY
ASPHALT DRIVEWAY (TYP.)
CONC.
EX. 1 STORY FRAMED DWELLING HSE No. 1201 F.F.=86.0 G.F.=84.1
EX. 1 STORY FRAMED DWELLING HSE No. 1209 F.F.=86.0 G.F.=84.1
2 STORY FRAMED DWELLING HSE No. 1212
PAVER WALK
DRIVE CORNER 0.2' (—)
DRIVE CORNER 2.5' (↑)
DRIVE COR. 1.4' (—) 1.2' (↑)
DRIVE COR. 2.2' (↑)
EX. TREE
F.M. LOT LINE
F.M. LOT 42
F.M. LOT 41
F.M. LOT 40
F.M. LOT 39
F.M. LOT 38
F.M. LOT 37
F.M. LOT 36
P.O.B.
EDGE OF PAVEMENT
R.R. TIE
WATER MAIN MARKOUT

ENTIRE TRACT
TAX BLOCK 1.252
TAX LOTS 36 & 38
17,500 S.F. / 0.401 Ac.
LOT 36: DEED BOOK 15858 PAGE 954
LOT 38: DEED BOOK 04632 PAGE 00807

(TRACT II)
TAX LOT 38
12,500 S.F. / 0.286 AC.
39.1'

(TRACT I)
TAX LOT 36
5,000 S.F. / 0.115 AC.
(VACANT/WOODED)

SOUTHAMPTON BOULEVARD
(60' R.O.W.)

TWELFTH AVENUE
(40' R.O.W.)

KEY MAP
SCALE: 1"=1,000'±

LEGEND:
- EXISTING EDGE OF WOODS
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER BOX
- EXISTING WATER METER
- EXISTING SIGN
- EXISTING STREET I.D. SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING OVERHEAD WIRES (OH)
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING VINYL FENCE

No.	DATE	DESCRIPTION	BY

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS, ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
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CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

IAN M. BORDEN, PP
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PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915
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STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-968

STATE OF NEW JERSEY · STEVEN METELSKI JR. · No. GS43393 · LICENSED PROFESSIONAL LAND SURVEYOR

STEVEN METELSKI, JR., PLS
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CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-968

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

TAX BLOCK 1.252
TAX LOTS 36 & 38

(REFERENCE TAX MAP SHEET No. 7.04)

TOWNSHIP OF MANCHESTER
OCEAN COUNTY — NEW JERSEY

SCALE:	1"=10'	JOB NUMBER:	323645
DRAWN BY:	TW	DATE:	4/28/23
DESIGN/CALC'D BY:	SLM	SHEET:	1 of 1
CHECKED BY:	--		

GRAPHIC SCALE
10 0 10 20 40
1"=10'

GENERAL NOTES :
1. I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON APRIL 28, 2023 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".
2. THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY SUCH STATEMENTS OF FACT, ALL EASEMENT, RIGHT OF WAY AND AGREEMENTS OF RECORD, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH.
3. BUILDING LOCATION/DIMENSIONS SHOWN HEREON ARE TO THE FOUNDATION AND ARE NOT TO BE USED FOR THE ERECTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
4. 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" N.J.S.A. 2C:17-5.
5. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d).
6. THIS SURVEY DOES NOT ADDRESS THE ABSENCE OR PRESENCE OF FRESHWATER WETLANDS.
7. TOPOGRAPHY SHOWN HEREON IS IN GEODETIC DATUM (N.A.V.D. 1988).

PROPERTY DESCRIPTION :
BEING ALL THAT CERTAIN PARCEL OF LAND OR PREMISES ALSO KNOWN AS LOTS 36, 37, 38, 39, 40, 41 & 42, BLOCK 252, AS SHOWN ON A CERTAIN MAP ENTITLED: "PINE LAKE PARK ESTATES, OCEAN COUNTY, N.J.", FILED IN THE OFFICE OF THE OCEAN COUNTY CLERK ON NOVEMBER 30, 1910 AS MAP No. A-7.