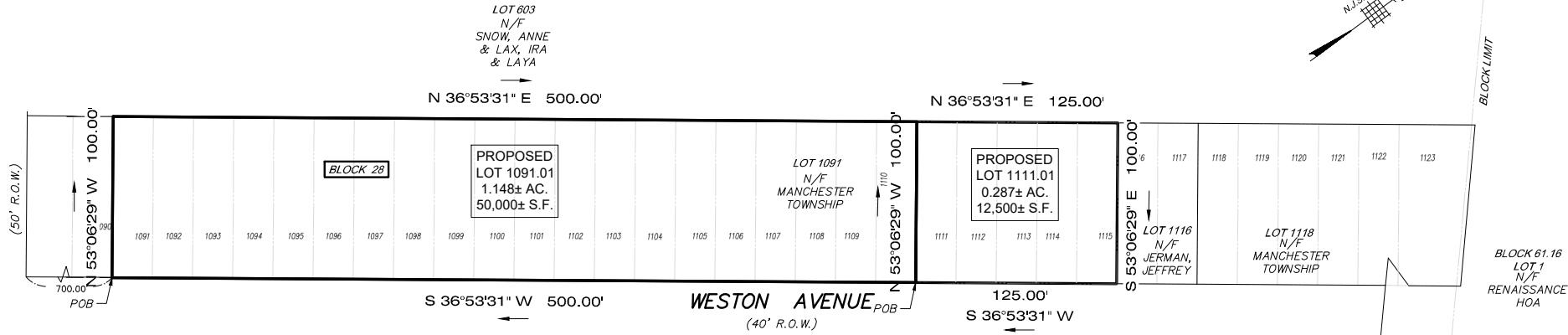


**WILBUR AVENUE**

NOTE: AREA OF QUESTIONABLE TITLE

NOTE:  
THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF A CURRENT TITLE COMMITMENT  
AND IS SUBJECT TO THE RECEIPT OF SAME

## IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/1/25 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THE SURVEY DOES NOT PURPORT TO IDENTIFY BELOW-GROUND ENCROACHMENTS, UTILITIES, 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.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

CERTIFICATE OF AUTHORIZATION: 24GA28229800

**SUBDIVISION EXHIBIT****LOT 1091**      **BLOCK 28****TOWNSHIP OF MANCHESTER**  
**COUNTY OF OCEAN**  
**NEW JERSEY**

Scale: 1"=100'	Drawn By: DS	Date: 12/22/25	Job #: E25-00514	CAD File #: SURVEY	Sheet #: 1 OF 1
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SCALE IN FEET  
(1"=100')

*Signature*  
**DAVID J. VON STEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500