



VERNON AVENUE  
(50' R.O.W.)

N 44°45'00" E 110.78'

N 47°11'30" W 87.84'

S 44°45'00" W 127.62'

203.93'

DISCUSSION TOPIC: SHED, FENCE,  
WALL AND CONC ON SUBJECT LOT  
CROSS INTO 20' WIDE DRAINAGE  
EASEMENT PER F.M.

PREPARED FOR: *JONATHAN AYLES and ELIZABETH AYLES, husband and wife*  
 TITLE INSURER: *GOLDFINCH TITLE AGENCY, LLC (GT-10421)*  
*FIDELITY NATIONAL TITLE INSURANCE COMPANY*  
 MORTGAGE HOLDER: *PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC.,*  
*its successors and/or assigns, as their interest may appear.*  
 BUYER'S ATTORNEY: *PETER J. BRONZINO*  
*BRONZINO LAW FIRM, LLC*

R=567.67'  
L=90.09'  
ARNOLD PLACE  
(R.O.W. VARIES)

Filed Map Reference: FINAL RE-SUBDIVISION OF SHELDON AVENUE, WOODWARD COURT AND ARNOLD PLACE, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY	Filed Map Block: 416	Filed Map Lot: 23	Filed Map No. 211-32
		Filing Date: OCT. 3, 1986	

**IMPORTANT NOTES, PLEASE REVIEW:**

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 9/12/19 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.
- THIS 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))

DB 5350 PG 360

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engineering & surveying  
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P.O. BOX 5232  
TOMS RIVER, N.J. 08754  
TEL: 732-270-9690  
FAX: 732-270-9691

**SURVEY OF PROPERTY**  
LOT 12  
BLOCK 5410  
TOWNSHIP OF NEPTUNE  
COUNTY OF MONMOUTH  
NEW JERSEY

**DAVID J. VONSTEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: VS	Date: 9/12/19	JOB # 19-09719	CAD File # 19-09719	Sheet # 1 OF 1
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