



**IMPERVIOUS SURFACE:**

HOUSE	1157.53 SQ. FT.
GARAGE	824.62 SQ. FT.
CONC	1945.90 SQ. FT.
FOUNDATION	690.14 SQ. FT.
<b>IMPERVIOUS AREA</b>	<b>3793.57 SQ. FT.</b>
<b>TOTAL AREA</b>	<b>15817.38 SQ. FT.</b>
<b>% COVERAGE</b>	<b>29.1%</b>

**CERTIFICATION:**  
 HILMER PEREZ-GUZMAN  
 NICHOLAS R. PANTAGES, ESQ. L.L.M.  
 CLEAR TO CLOSE TITLE AGENCY, INC. (CT-7055)  
 FIRST AMERICAN TITLE INSURANCE COMPANY

**DEED REFERENCE:**  
 BOOK 9151  
 PAGE 7344

**MAP REFERENCE:**  
 LOT 4 BLOCK S-3-48  
 "FINAL MAP OF HAL ESTATES - TOWNSHIP OF NEPTUNE - MONMOUTH COUNTY, NEW JERSEY"  
 FILED DATE: 01-22-1973  
 MAP NUMBER: 120-20

**DATUM:**  
 ASSUMED (FFE=100.0)

- NOTE:**
- IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
  - THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
  - SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
  - ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
  - CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
  - SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
  - THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
  - THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

**NOTE:**  
 CORNER MARKERS WILL NOT BE SET UNTIL FINAL PAYMENT IS RECEIVED. IN THE EVENT THAT A MARKER CAN NOT BE PLACED AT A CORNER DUE TO NO ACCESS OR OBSTRUCTION, A MARKER WILL BE PLACED ON LINE AND A NEW SURVEY WILL BE ISSUED WITH AN OFFSET TO THE INACCESSIBLE CORNER

<b>Leeper Land Group, LLC</b>  Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530  p. 609 571 3955 f. 609 571 9490 www.leepergroup.com	Scale:	Date:	Drawn By:	Job Number:
	1" = 40'	08-01-2025	B.R.	24-1583B
<b>PLAN OF SURVEY &amp; TOPOGRAPHY</b> TAX LOT 15 BLOCK 1904 618 WAYSIDE ROAD TOWNSHIP OF NEPTUNE COUNTY OF MONMOUTH STATE OF NEW JERSEY				
CERTIFICATE OF AUTHORIZATION 24GA28232100				
Revision	Date	By		
			08-01-2025	
			<b>DAREN C. LEEPER</b> DATE N.J. Professional Land Surveyor GS 43340	