



N 60°00'00" W 50.00'  
 7TH AVENUE  
 (80' R.O.W.)

PREPARED FOR: MAGALIE BEAUBRUN & GLORIUS BEAUBRUN, husband and wife

**IMPORTANT NOTES. PLEASE REVIEW.**

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/29/21 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.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB OR-8147 PG 9336

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. No. 34-500

**SURVEY OF PROPERTY**

LOT 31  
 BLOCK 410  
 TOWNSHIP OF NEPTUNE  
 COUNTY OF MONMOUTH  
 NEW JERSEY

Scale: 1"=20'	Drawn By: MS	Date: 7/29/21	JOB #: 17-09025	CAD File #: 17-09025	Sheet #: 1 OF 1
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