

LANDMARK
SURVEYING AND ENGINEERING, INC.
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14 OPOG, LLC
PO Box 76
Columbia, NJ 07832
Attn: Mr. Chris Elizondo

September 6, 2022
Revised October 5, 2022
File# 22063

Re: Lot 6 Block 129
a.k.a. 34 Ocean Pathway
Neptune Twp. (Ocean Grove), NJ

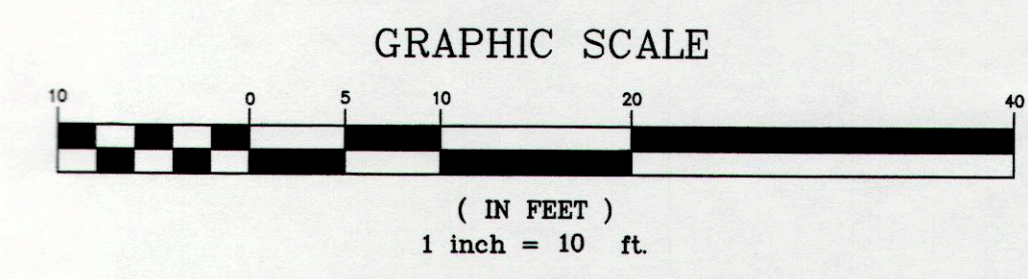
Dear Mr. Elizondo:

On September 6, 2022, as requested, our office measured the front yard offsets for Lots 11, 12, 7.01, 8, 5, 4, 3 & 13, Block 129 in the Township of Neptune, NJ. Please note that subject site is included in the table. The structures included in this average are located on the north side of McClintock Street between Beach Avenue and Central Avenue. The results are as follows:

Front Yard Setbacks

Block/Lot	Street Address	Setback to Dwelling (ft.)	Setback to Cov. Porch (ft.)	Other Setback (ft.)
Block 129, Lot 11	22 Ocean Pathway	6.64	N/A	6.64 cov. entry
Block 129, Lot 12	23 McClintock St.	1.78	N/A	0.36 cov. step
Block 129, Lot 7.01	30 Ocean Pathway	8.94	3.34	N/A
Block 129, Lot 6 (Site)	34 Ocean Pathway	3.60	0.57 (cov. stoop)	N/A
Block 129, Lot 5	38 Ocean Pathway	N/A	N/A	2.27 garage
Block 129, Lot 4	38 Ocean Pathway	33.84 att. Gar.	N/A	N/A
Block 129, Lot 3	40 Ocean Pathway	7.85	0.83	0.84 conc. col.
Block 129, Lot 13	24 Central Ave.	-0.26 (3" st.)	1.13	7.90 (1" st.)

FYS LETTER:



- NOTES:**
- ALL BUILDING OFFSETS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE
 - ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM

AS PER N.J.A.C. 13-40-8.1A DIGITAL SIGNATURES AND SEALS
A DIGITAL SIGNATURE AND SEAL SHALL CARRY THE SAME WEIGHT,
AUTHORITY, AND EFFECT AS A HANDWRITTEN SIGNATURE AND IMPRESSION-TYPE SEAL.

TO:
1. 34 OPOG LLC

- REFERENCES:**
- DEED BOOK 8494 PAGE 4494 (SITE)
 - DEED BOOK 8848 PAGE 9353 (LOT 7.01)
 - TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 1
 - DEED BOOK 9580 PAGE 5672 (LOT 5)

CHECKED BY: RP	DRAWN BY: TG	2	REVISED FRONT YARD SETBACK LETTER	10/05/22
		1	ADDED FRONT OFFSETS TO DWELLINGS ALONG MCCLINTOCK STREET FROM CENTRAL TO BEACH	09/06/22
		REV.	DESCRIPTION	DATE

RODOLFO PIERRI PLS

SURVEY OF PROPERTY
LOCATED AT
34 OCEAN PATHWAY
LOT 6, BLOCK 129, on T.M. SHEET #1
situate in
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

LANDMARK
SURVEYING AND ENGINEERING, INC.
813 Main Street
Avon-by-the-Sea, New Jersey 07717
Tel: (732)775-8558 - Fax: (732)775-7848
CERT. OF AUTH. #24GA27929700
Email: Landmarks@Optimum.net
Web: www.Landmarks.net

DATE OF SIGNATURE: OCTOBER 5, 2022
NJ. LAND SURVEYOR LIC. No. 246503860600

SCALE: 1"=10'
SHEET #:
1 OF 1

DATE: 06/13/2022
JOB #:
22063

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EXCEPT AS NOTED: OTHER THAN POSSIBLE EASEMENTS THAT WERE HIDDEN OR ON RECORD AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS IS A LAND SURVEY BASED ON THE BEST DESCRIPTION OF THE PROPERTY AND THE SURVEYOR'S FIELD MEASUREMENTS AND RESEARCH. THE SURVEYOR HAS BEEN OBLIGATED TO MAKE A DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13-40-2.1(c). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

THIS IS A LAND SURVEY BASED ON THE BEST DESCRIPTION OF THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, WETLANDS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.