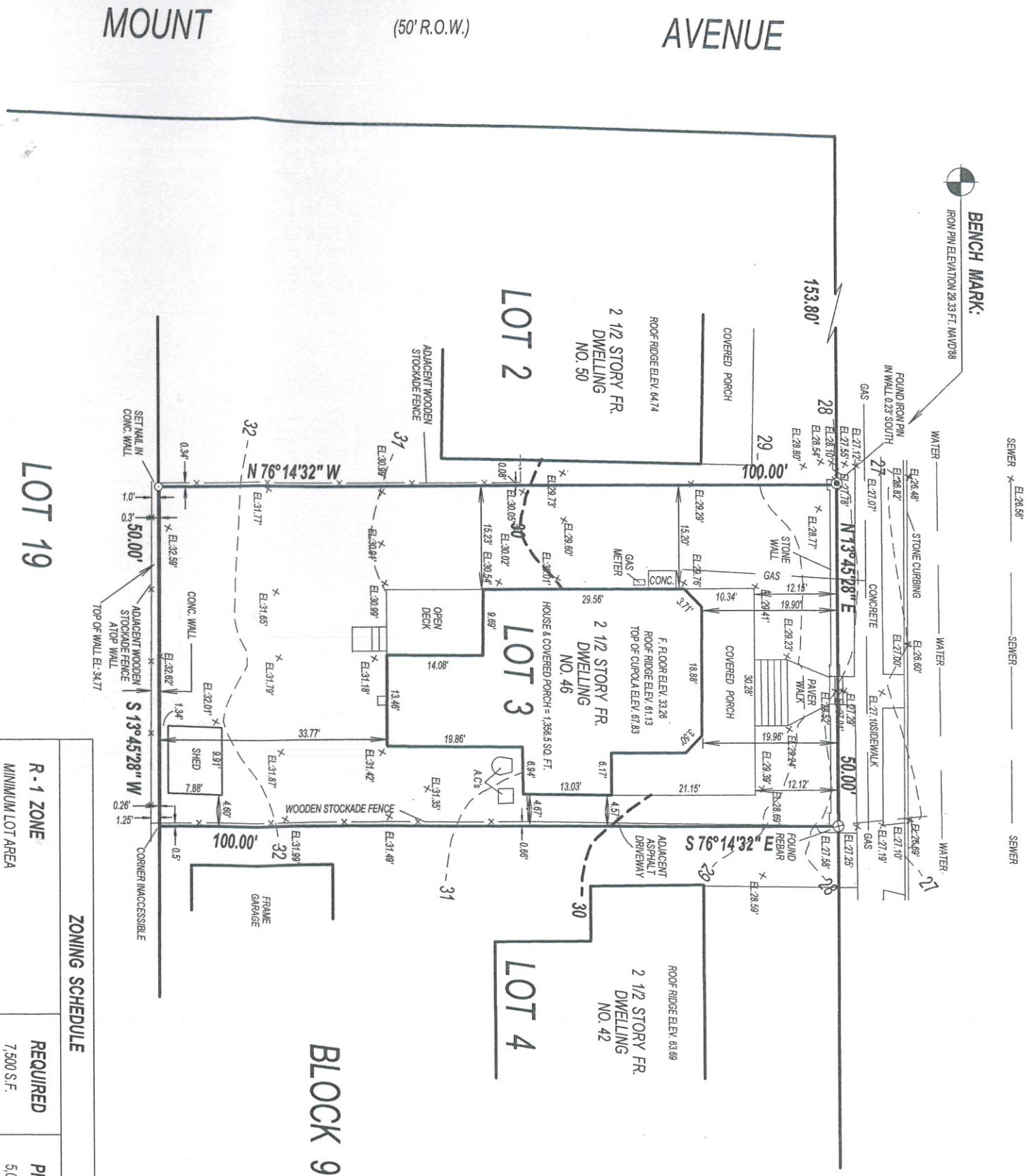


SECOND AVENUE (50' R.O.W.)



- GENERAL NOTES:
1. ELEVATION SHOWN ARE BASED ON FEET ABOVE THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
  2. PROPERTY IN ZONE X ON FEMA FLOOD INSURANCE RATE MAP NO. 34025C00666 DATED SEPT. 25, 2009.
  3. PROPERTY IN ZONE X ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NO. 34025C00666 DATED JAN. 30, 2015.
  4. UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATIONS OF SURFACE MARKS BY N.J. ONE CALL MARKOUT SERVICE AND DO NOT PURPORT TO BE A WARRANTY OF FACT BY THE UNDERSIGNED. SURFACE MARKS MAY VARY, AND OFTEN DO, FROM ACTUAL UNDERGROUND LOCATIONS. CAUTION IS ADVISED TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

| ZONING SCHEDULE                   |            |                |
|-----------------------------------|------------|----------------|
| R - 1 ZONE                        | REQUIRED   | PROVIDED       |
| MINIMUM LOT AREA                  | 7,500 S.F. | 5,000 S.F. *** |
| MINIMUM LOT WIDTH                 | 75 FT.     | 50 FT. ***     |
| MINIMUM FRONT YARD                | 20 FT.     | 12.12 FT. ***  |
| MINIMUM SIDE YARD                 | 10 FT.     | 4.57 FT. ***   |
| MINIMUM COMBINED SIDE YARD        | 20 FT.     | 19.77 FT. ***  |
| MINIMUM REAR YARD                 | 20 FT.     | 33.77 FT.      |
| MINIMUM ACCESSORY BLDG. SIDE YARD | 5 FT.      | 4.60 FT. ***   |
| MINIMUM ACCESSORY BLDG. REAR YARD | 5 FT.      | 1.34 FT. ***   |
| LOT SHAPE MINIMUM DIAMETER        | 50 FT.     | 30 FT. ***     |
| MAXIMUM BUILDING HEIGHT           | 35 FT.     | 38.4 FT. ***   |
| MAXIMUM BLDG. LOT COVERAGE        | 25%        | 28.7% ***      |
| MAXIMUM IMPEVIOUS COVERAGE        | 50%        | 33.2 %         |

\*\*\* DENOTES VARIANCE REQUESTED  
HOUSE 116 YEARS OLD & PREDATES ZONING ORDINANCE

PROPERTY & TOPOGRAPHY SURVEY  
LOT 3, BLOCK 96  
BOROUGH OF ATLANTIC HIGHLANDS  
MONMOUTH COUNTY, NEW JERSEY

BEING TAX MAP LOT 3, IN BLOCK 96, BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J. SURVEYED IN ACCORDANCE WITH THE DESCRIPTION CONTAINED IN DEED BOOK 3691, PAGE 299.

CERTIFIED TO:  
WILLIAM A. PITTENGER,  
DWIGHT WESLEY PILENGER, ESQ.

FILE: 19-1005    DATE: 10/15/2019    SCALE: 1" = 20'    CHECKED: W.E.M.

**McGRATH SURVEYING**  
**& WATERFRONT CONSULTING, INC**

321 Mantoloking Road, Brick, NJ 08723  
Phone: 848-232-3820    Fax: 848-232-3823  
Email: info@mcgrathsurveying.com

I CERTIFY THIS SURVEY AND FIND CONDITIONS AS SHOWN. THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF ABOVE PREMISES BY HEREON NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON. THIS SURVEY IS SUBJECT TO ADDITIONAL FACTS THAT MAY BE DISCLOSED BY AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION.

**William E. McGrath, P.L.S. 24194**  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE OF AUTHORIZATION 24GA28242400