



S 31° 10' 00" W
25.00'

GRAVEL

BUILDING
0.28 SW

WALL

63.32'

RECEIVED

NOV - 3 2022

PLANNING BOARD

61.65'

PARTY WALL
ON LINE
2 STORY
BRICK

2 STORY
FRAME
#96

3 STORY
BRICK
PARTY WALL
ON LINE

N 58° 50' 00" W

S 58° 50' 00" E

BUILDING
0.38 SE
OVERHANG
0.62 SE

N 35° 00' 00" E
25.07'

POB

25.07'

EAST MOUNT AVENUE

FIRST AVENUE

NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. A WRITTEN "WAIVER 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. 45B-36.3) AND N.J.A.C. 13:40-5.1(d). THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR.

REVISED:

SURVEY OF PROPERTY SITUATED AT #96 FIRST AVENUE IN THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.

BEING KNOWN AS LOT 5 IN BLOCK 97 ON THE TAX MAP IN THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.

CERTIFY TO: ETF PARTNERS, LLC; CHICAGO TITLE INSURANCE COMPANY AND ACRES LAND TITLE AGENCY, INC.; JOHN R. FRIERI, ESQ.; FRIERI LAW GROUP, LLC

P² LAND SURVEYING, INC.

P.O. BOX 241
(908) 955-7161
FLANDERS, NJ 07836
FAX (908) 955-7162

DRAWN BY: CG

SCALE: 1" = 10'

DATE: 3-23-18

TITLE NO.

CHECKED BY: JP

313024

JOB NO.

18-19334

JAMES PICA
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NUMBER 24GS03795400