



**NOTES:**

- PROPERTY WAS SURVEYED BY BOB ON 12/7/2010 IN ACCORDANCE WITH DEED BOOK 5271 PAGE 468. PROPERTY IS ALSO KNOWN AS LOTS 80 & 92 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF LOTS AT MANHASSET TOWN SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF LOTS AT THE OCEAN COUNTY CLERK'S OFFICE ON OCTOBER 26, 1907 AS MAP NO. D-278.
- EVERY AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN. THIS SURVEY DOES NOT ALTER OR AFFECT THE SUBJECT REAL ESTATE. EASEMENTS, OTHER RIGHTS OR INTERESTS WHICH WERE VISIBLE AT THE TIME OF THIS SURVEY, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS DRAWING DOES NOT IDENTIFY OR CERTIFY THE EXISTENCE OF ANY FRESHWATER WETLANDS AND/OR AREAS NOW OR FORMERLY FLOWED BY TIDEWATERS BEING CLAIMED BY THE STATE OF NEW JERSEY WHICH MAY NOT BE USED FOR CONSTRUCTION OFFSETS AS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE AND/OR THE PLACEMENT OF ACCESSORY BUILDINGS.
- ALL ELEVATIONS ARE BASED ON N.A. V.D. OF 1988.
- UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY. ANY ALL CONTRACTORS SHALL LOCATE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. NEW JERSEY ONE CALL "1-800-272-1000".
- PROPERTY IS LOCATED IN FLOOD ZONE AS BASE FLOOD ELEVATION-7 (JANU 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP BOROUGHS SEASIDE PARK COMMUNITY NO. 343319, PANEL 03377, MAP NO. 34029003377, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY FLOOD ZONE ELEVATION IS 10.0 FT. AND IS LOCATED IN FLOOD ZONE AS SHOWN ON PRELIMINARY MAP NO. 34029003376, PUBLISHED 1/30/2015. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.

**LEGEND**

- 5 — ELEVATION CONTOUR
- 25 — SPOT ELEVATION
- M.S.L. — MINIMUM BUILDING SETBACK LINE



TO: MICHAEL LUPPO

This is to certify that this survey is accurate and that this drawing is a true representation of actual conditions existing on the property, except such measurements, lines and not visible. This certification is made only to the person named herein, and is not intended to be used for any other purpose. I am not a professional land surveyor, but I am a professional land surveyor for the purpose of this survey. I am not a professional land surveyor, but I am a professional land surveyor for the purpose of this survey.

NO.	DATE	REVISION	BY	CHK.

JOHN P. AUGUSTINE  
Professional Land Surveyor No. 34638  
DATE: 12/14/20

**TOPOGRAPHIC MAP OF SURVEY**  
**TAX LOT 3 BLOCK 44**  
 BOROUGHS OF SEASIDE PARK  
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'  
 DATE: 12/7/20  
 DRAWN BY: CA/AA  
 CHECKED BY:  
 SHEET NO. 1 OF 1  
 PROJECT NUMBER: 11243

**GRAVATT CONSULTING GROUP**  
 14 Lacey Road, Forked River, NJ 08031  
 Tel. 800-969-8127 www.gravattconsulting.com  
 Certificate of Authorization No. 24037025000

**ZONE: R-RESIDENTIAL ZONE**

MINIMUMS:	REQUIRED:	EXISTING:
LOT AREA	5,000 S.F.	5,000 S.F.
LOT WIDTH	50 FT.	50 FT.
LOT DEPTH	50 FT.	100 FT.
PRINCIPAL BUILDING:		
FRONT SETBACK	15 FT.	10.0 FT.*
REAR SETBACK	5 FT.	4.0 FT.*
SIDE SETBACK	5 FT. (15' TOTAL)	4.0 FT.* (22.0' TOTAL)
MAXIMUMS:		
BUILDING HEIGHT	32 FT. ABOVE BFE+2	<32 FT.
LOT COVERAGE (BLDG)	2000 SF	1675 SF
LOT COVERAGE (IMPERVIOUS)	65%	40.2%
ACCESSORY BUILDING:		
FRONT SETBACK	5 FT.	4.4 FT.*
REAR SETBACK	5 FT.	5.2 FT.*

NOTE: ZONING TABLE INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY AND NOT TO BE USED FOR ANY DESIGN PURPOSES. ZONING INFORMATION MUST BE CONFIRMED WITH THE ZONING OFFICE.

\* EXISTING NON-CONFORMITY

tabbles

**EXHIBIT**  
 A-2  
 LUPPO