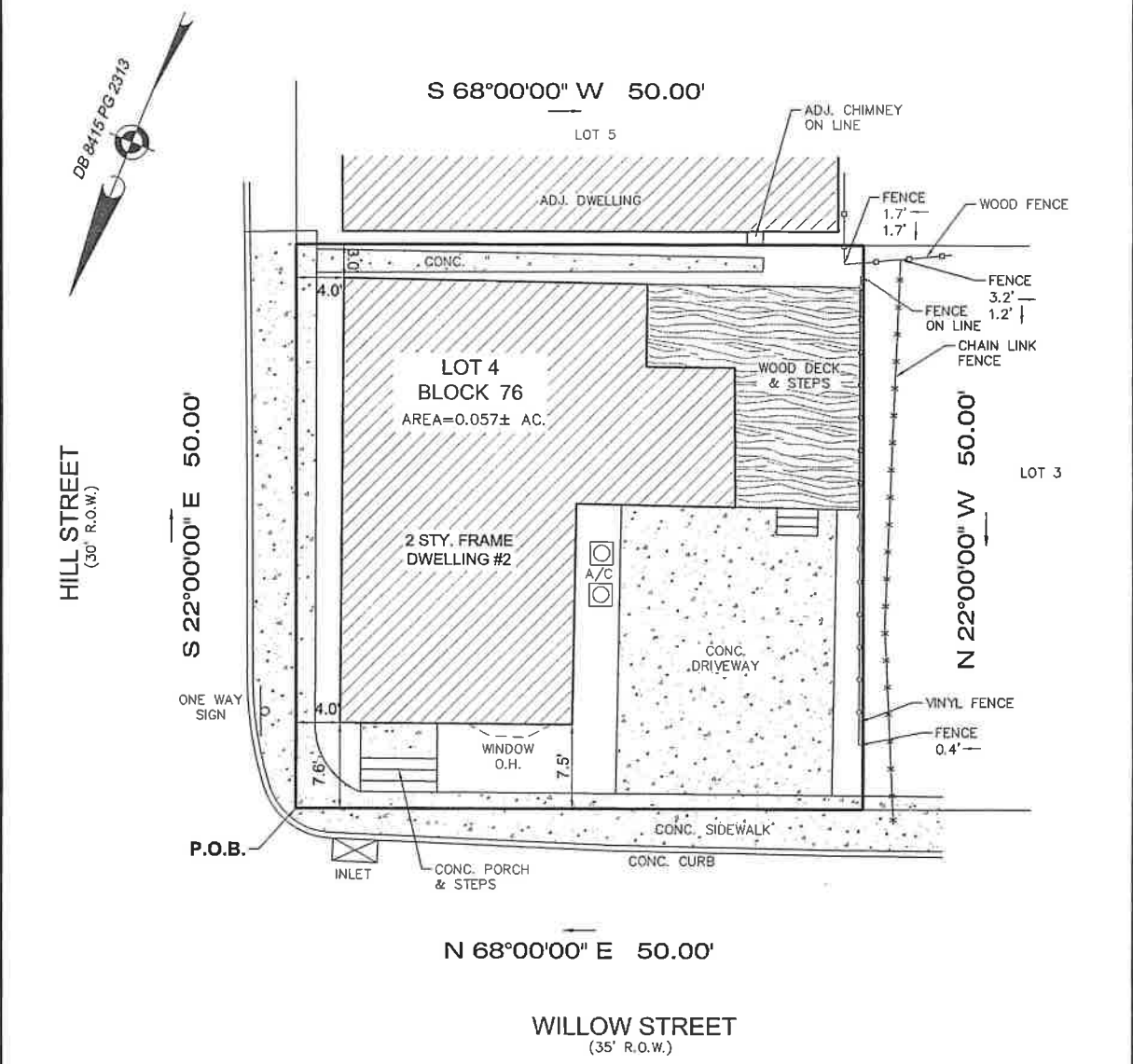


NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY, THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.



PREPARED FOR: *JAIME BAIRD*
 TITLE INSURER: *PREMIER SERVICE ABSTRACT, LLC (93512)*
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 MORTGAGE HOLDER: *HOMEBRIDGE FINANCIAL SERVICES, INC.,*
its successors and/or assigns, as their interest may appear.
 CLOSING ATTORNEY: *THOMAS C. PIEPER, Esquire*

I declare that, to the best of my professional knowledge and belief, this map or plan made on 3/18/16 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 or above ground encroachments, utilities, services lines or structures, wellheads, or riparian rights. Offset dimensions from structures to property lines shown hereon are not to be used to reestablish property lines. This survey is subject to a full and accurate title search, subject to restrictions and easement record and/or unrecorded. Property corners have not been set as per contractual agreement.(N.J.A.C. 13:40-5.1(d))

DB 8690 PG 2219

CERTIFICATE OF AUTHORIZATION: 24GA28229800



MORGAN
 engineering & surveying
 www.morganengineeringllc.com

P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691

SURVEY OF PROPERTY

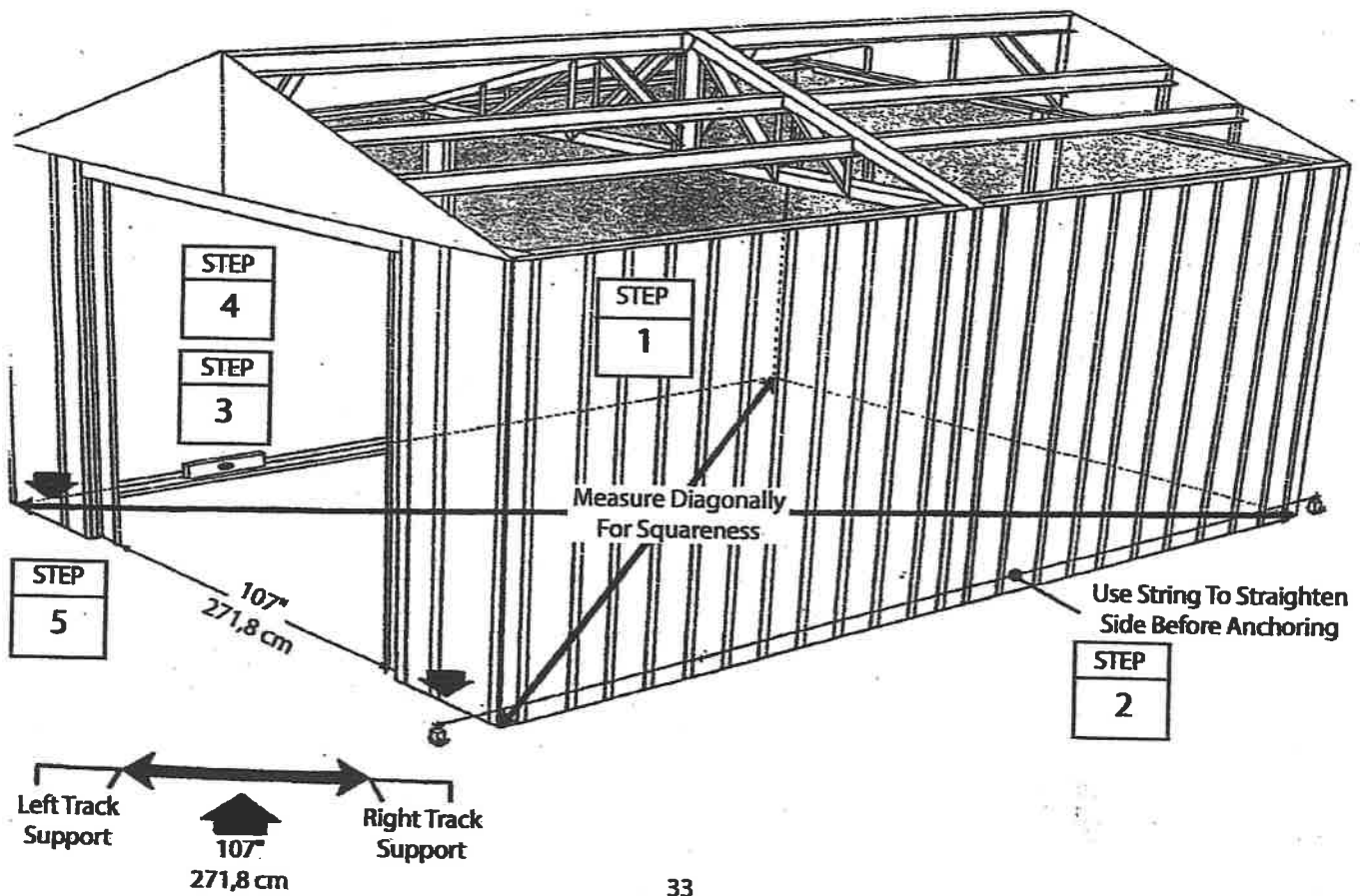
LOT No. 4 BLOCK No. 76
 BOROUGH OF KEANSBURG
 COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=10'	Drawn By: DVP	Date: 3/18/16	JOB #: 16-01611	CAD File #: 16-01611DVP	Sheet #: 1 OF 1
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Frank R. DeSantis
FRANK R. DeSANTIS
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 42001

new shed

14 x 21



METES AND BOUNDS DESCRIPTION
LOT 4, BLOCK 76
BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Borough of Keansburg, County of Monmouth, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at the point of intersection of the southwesterly R.O.W. line of Hill Street (30' R.O.W.), with the southeasterly R.O.W. line of Willow Street (35' R.O.W.), and running; thence

- 1) S22°00'00"E, a distance of 50.00 feet to a point; thence
- 2) S68°00'00"W, a distance of 50.00 feet to a point; thence
- 3) N22°00'00"W, a distance of 50.00 feet to a point; thence
- 4) N68°00'00"E, a distance of 50.00 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated March 18, 2016, marked project #16-01611



FRANK R. DeSANTIS, P.L.S.
N.J. LIC. NO. 42001

3/18/16

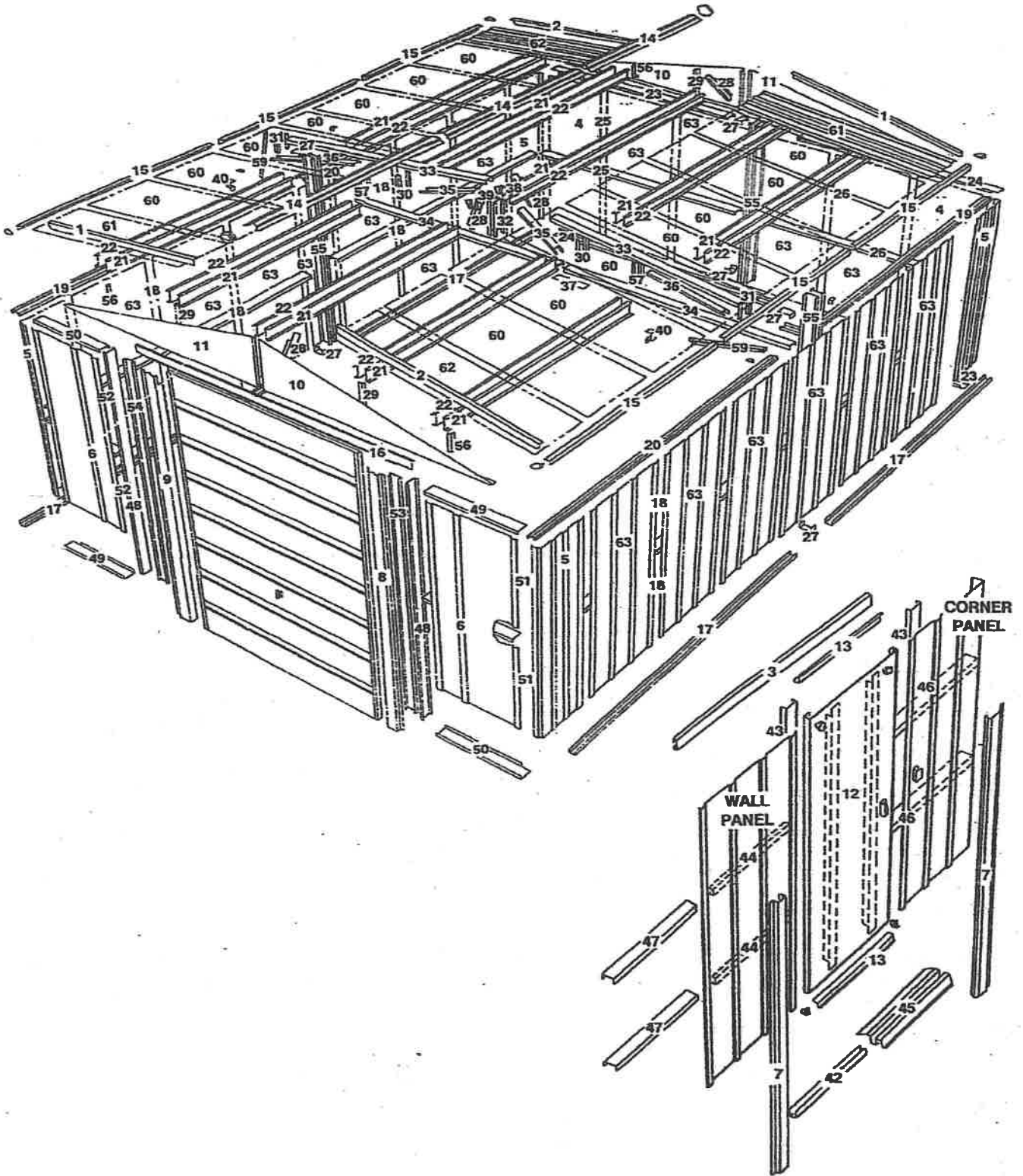
DATE

(Project No. 16-01611)ao

new shed

Assembly by Key No. 14x21 (4,2 m x 6,5 m)

BX13



1. 22-7.3e – Restoration of a Nonconforming Building or Structure – any Nonconforming structure that has been more than partially destroyed must be rebuilt in conformity with the current zoning regulations.
2. 22-5.2c – No existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located.
3. 22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.
4. 22-5.5e – A use variance will be required as the property is in an R-5 Single Family Zone and your proposal does not meet the lot size for a new single-family home;
5. 22-5.5e – Setback variances required:
 - a. Front yard setback of approximately 7 feet where 25 feet is required;
 - b. Rear yard setback of approximately 3 feet where 25 feet is required;
 - c. Side yard setback of approximately 3 feet where 7.5 feet is required;
 - d. Side yard setback of approximately 4 feet where 25 feet is required;
 - e. Minimum Lot Area of 7,500 SF required - 2,500 SF is being proposed;
 - f. Minimum Lot Frontage of 75 feet is required – 50 feet is being proposed;
 - g. Minimum Lot Coverage (Principle building) of 25% is exceeded;
 - h. Minimum Lot Coverage (All) of 50% is exceeded;
6. Construction and repair of sidewalks, curbs, and driveways. 2.11;
 - c. Driveways and parking areas must conform to specifications of a minimum width of nine (9) feet and minimum length of eighteen (18) feet. The apron and depressed curb are not to be considered as part of the driveway unless approved by the Planning Board of Adjustment.
 - d. Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.
7. 22-9.3a(5) Off-Street Parking.
 - a. The driveway measures a minimum of thirty (30) feet in length between the garage door and the sidewalk or thirty-five (35) feet to the curb line, where only thirteen (13) feet is being provided.
8. Any other variances the Board may require in the course of hearing this application.