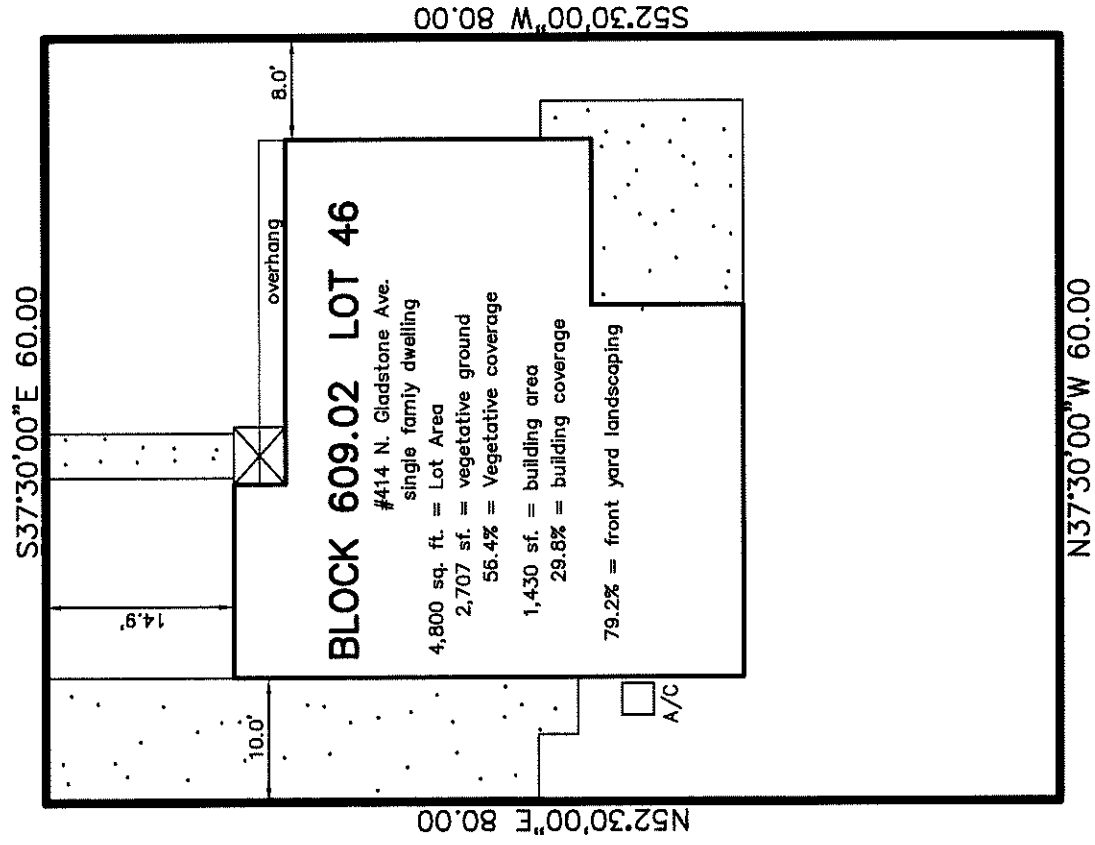


**EXISTING CONDITIONS
GLADSTONE AVENUE**



N52°30'00"E 80.00

S37°30'00"E 60.00

N37°30'00"W 60.00

BLOCK 609.02 LOT 46

#414 N. Gladstone Ave.
single family dwelling
4,800 sq. ft. = Lot Area
2,707 sf. = vegetative ground
56.4% = Vegetative coverage
1,430 sf. = building area
29.8% = building coverage
79.2% = front yard landscaping

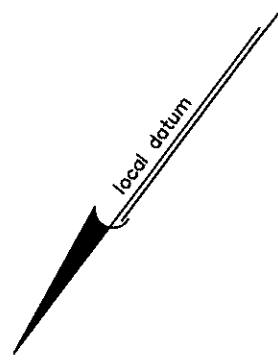
14.9'

10.0'

overhang

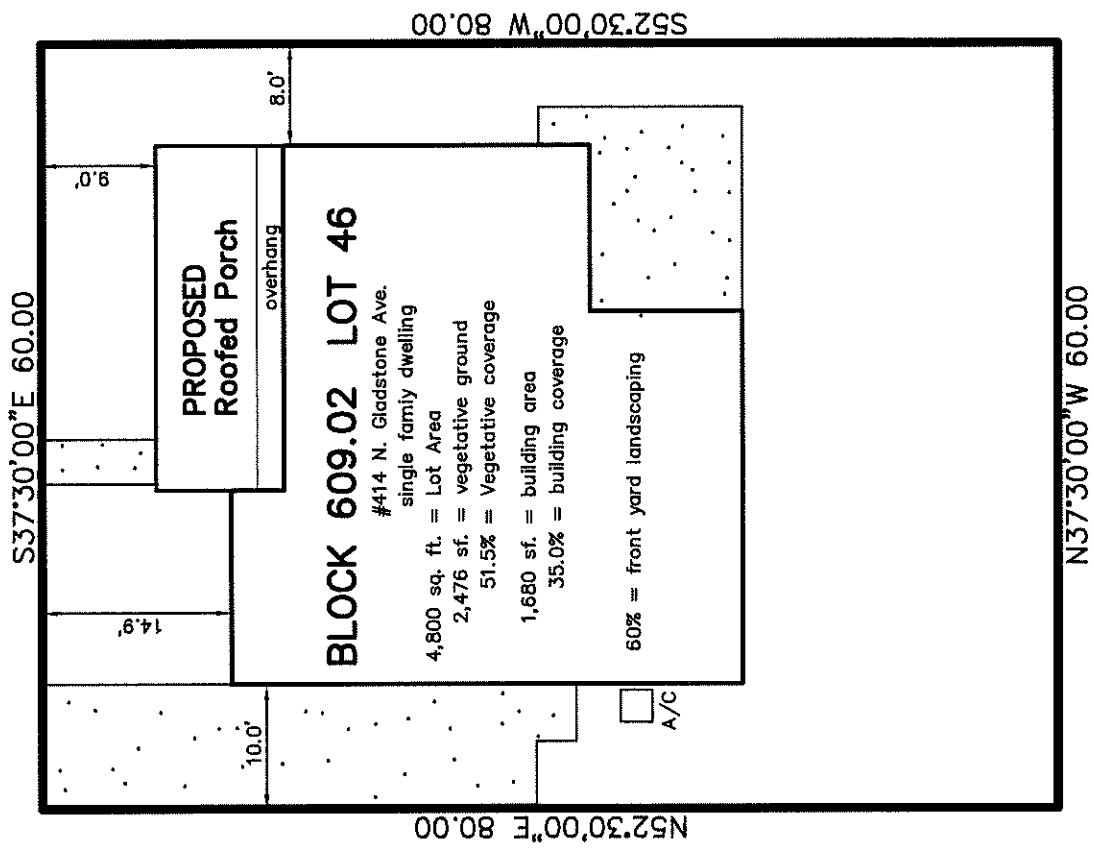
8.0'

A/C



**PROPOSED CONDITIONS
BASED ON PLAN SUPPLIED BY OWNER**

GLADSTONE AVENUE



N52°30'00"E 80.00

S37°30'00"E 60.00

N37°30'00"W 60.00

BLOCK 609.02 LOT 46

#414 N. Gladstone Ave.
single family dwelling
4,800 sq. ft. = Lot Area
2,476 sf. = vegetative ground
51.5% = Vegetative coverage
1,680 sf. = building area
35.0% = building coverage
60% = front yard landscaping

14.9'

10.0'

overhang

8.0'

A/C

S52°30'00"W 80.00

To: David and Lynda Smith

Date Revision

SKETCH PLAT

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#414 N. Gladstone Avenue
BLOCK 609.02 LOT 46

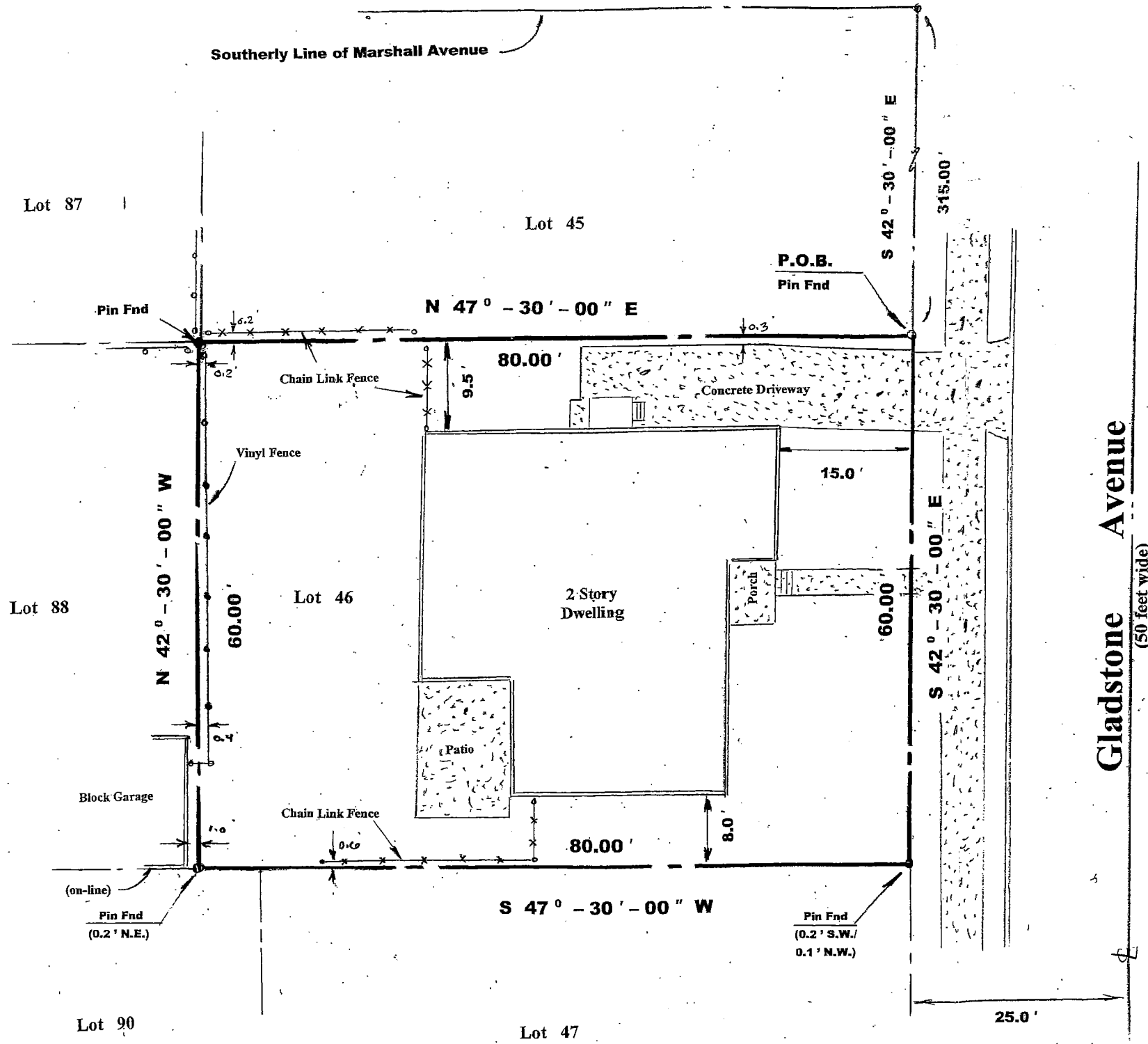
**PAUL KOELLING
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: March 2, 2021 by: KOELLING
Scale: 1" = 15'

Paul M. Koelling
PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800



Map Reference:
Filed Map 969

I declare to the best of my knowledge, information, and belief, this map or plan is a result of a field survey made 11.07.2019 by me or under my direct supervision in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors N.J.A.C. 13:40-5.1 Preparation of Land Surveys". The information shown hereon correctly represents the conditions found at and as a result of the date of the field survey, except such improvements or easements, if any, below the surface or not visible.

This declaration is given solely to the below mentioned parties for this transaction and is transferable except as follows:
 A). To the Title Insurer so it may insure title to the premises shown herein
 B). To the Mortgage holder the declaration shall survive to it's successors and/or assigns as their interests may appear.

Caution: If this document does not contain the raised impression of the professional, it is not an authorized original document and may have been altered.

BY:
 Steven Glasser P.L.S.
 Professional Land Surveyor
 New Jersey License # GS34853

Building offsets shown are for zoning references only and are not to be used for design or construction of any kind.

Regulated freshwater wetlands and lands now or formerly below mean high water (if any) are not shown on this survey

This property has been designated to be in AE 8 as shown on NFIP FIRM Map 34001C0434F

Certified to:
 - David Smith and Lynda D. Smith
 - Agents Title, LLC
 - Fidelity National Title Insurance Company
 - Caliber Home Loans, Inc., it's successors
 and/or assigns as their interests may appear

Agents Title File No. 2796 AT-01

Property Address is:
 - 414 Gladstone Avenue
 - Margate, N.J.
 08402

NJ Certificate of Authorization #24GA2797500

PLAN OF SURVEY	
BLOCK 609.02 LOT 46 CITY OF MARGATE COUNTY OF ATLANTIC STATE OF NJ	
SCALE: 1" = 15'	DATE: 11/19/2019
PRICE GLASSER ASSOCIATES PROFESSIONAL LAND SURVEYORS 331 TILTON ROAD NORTHFIELD NJ 08225 Store # 35 609-646-8757 fax 609-646-8843	
DRAWN BY: _____	ISSUED BY: _____
CHECKED BY: _____	DATE ISSUED: _____
SHEET _____ OF _____ PROJECT NO. 19-304	

DATE	BY	REVISIONS

STEVEN GLASSER, P.L.S.
 LICENSE NUMBER 34853 STATE NJ