DESCRIPTION OF PROPERTY
EXISTING TAX LOT 1 BLOCK 296
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE (40'ROW) WITH THE SOUTHWESTERLY SIDELINE OF INSKIP AVENUE (40' ROW), AND RUNNING; THENCE,

1) ALONG SAID SIDELINE OF INSKIP AVENUE, SOUTH 64 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.75 FEET TO A POINT; THENCE,
2) LEAVING SAME AT A RIGHT ANGLE, SOUTH 25 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 54.58 FEET TO A POINT; THENCE,
3) NORTH 60 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.82 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE; THENCE,
4) ALONG SAID SIDELINE OF PENNSYLVANIA AVENUE, NORTH 25 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 52.50 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,699.9 S.F. (0.039 ACRES)

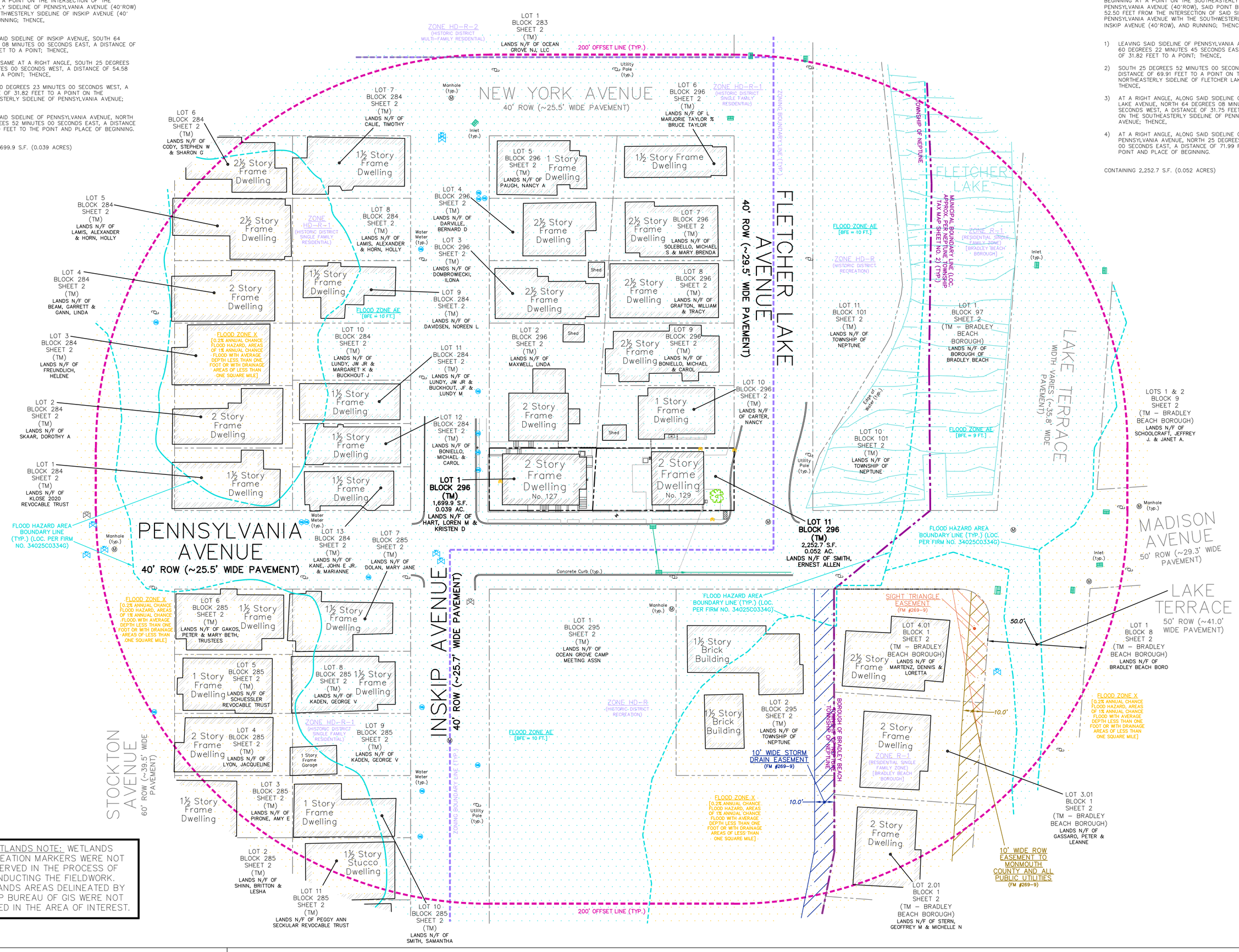
DESCRIPTION OF PROPERTY
EXISTING TAX LOT 11 BLOCK 296
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE (40'ROW), SAID POINT BEING DISTANT 52.50 FEET FROM THE INTERSECTION OF SAID SIDELINE OF PENNSYLVANIA AVENUE WITH THE SOUTHWESTERLY SIDELINE OF INSKIP AVENUE (40'ROW), AND RUNNING; THENCE,

1) LEAVING SAID SIDELINE OF PENNSYLVANIA AVENUE, SOUTH 60 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT; THENCE,
2) SOUTH 25 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.91 FEET TO A POINT ON THE NORTHEASTERLY SIDELINE OF FLETCHER LAKE AVENUE; THENCE,
3) AT A RIGHT ANGLE, ALONG SAID SIDELINE OF FLETCHER LAKE AVENUE, NORTH 64 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.75 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE; THENCE,
4) AT A RIGHT ANGLE, ALONG SAID SIDELINE OF PENNSYLVANIA AVENUE, NORTH 25 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 71.99 FEET TO THE POINT AND PLACE OF BEGINNING.

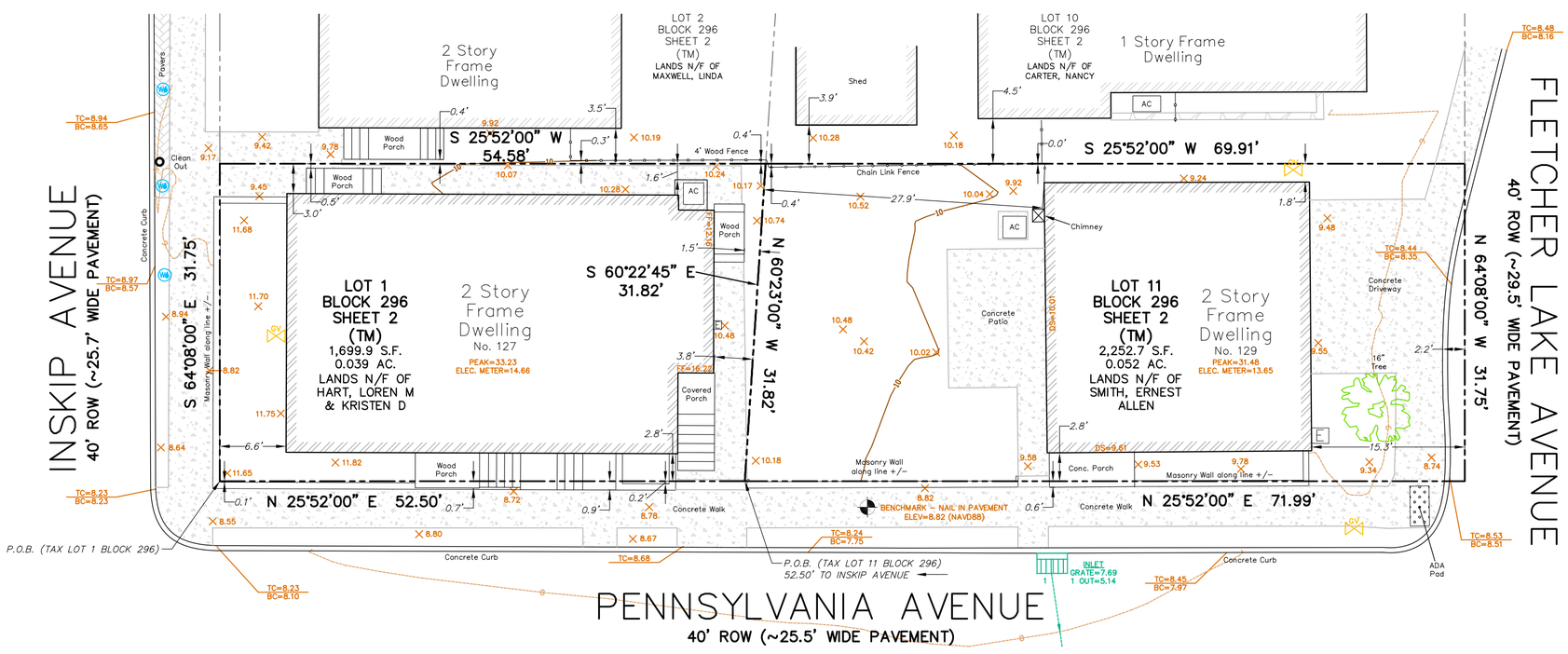
CONTAINING 2,252.7 S.F. (0.052 ACRES)

200' OVERVIEW (EXISTING) [SCALE: 1"=30']



WETLANDS NOTE: WETLANDS DELINEATION MARKERS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. WETLANDS AREAS DELINEATED BY NJDEP BUREAU OF GIS WERE NOT LOCATED IN THE AREA OF INTEREST.

SITE (EXISTING) [SCALE: 1"=10']



DB: 5562 P: 663

▼ AFFIX SEAL ▼

NEPTUNE TOWNSHIP PLANNING BOARD

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE AT A REGULAR MEETING, HELD ON _____.

PLANNING BOARD CHARIMAN — DATE

ATTEST

PLANNING BOARD SECRETARY — DATE

▼ AFFIX SEAL ▼

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL, AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER — DATE

▼ AFFIX SEAL ▼

SURVEYOR'S CERTIFICATE

I CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP AND LAND SURVEY, DATED 04/01/25, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT SAID MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS, IF ANY, AS SHOWN, HAVE BEEN FOUND, OR SET.

04/01/2025
MARC J. CIFONE — DATE
LIC. NO. 24GS04132900

OWNER(S)/APPLICANT(S)

I (WE), THE UNDERSIGNED, BEING THE OWNERS AND HAVING INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF MONMOUTH COUNTY.

TAX LOT 1 BLOCK 296
LOREN M. HART AND KRISTEN D. HART
127 PENNSYLVANIA AVE
OCEAN GROVE, NJ 07756

OWNER'S NAME/SIGNATURE — DATE

TAX LOT 11 BLOCK 296
ERNEST ALLEN SMITH
101 WEST 85TH STREET APT. #6-9
NEW YORK, NY 10024

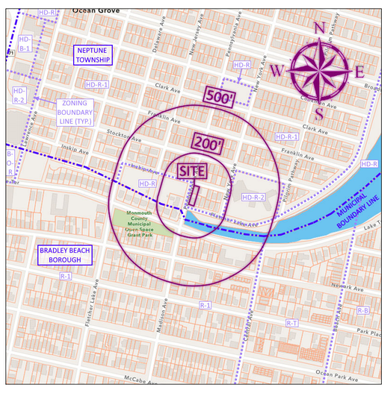
OWNER'S NAME/SIGNATURE — DATE

SUBDIVISION NOTES

1) VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: ASSUMED.
2) SUBJECT TO DOCUMENTS OF RECORD.
3) SURVEY PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH AND SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS THAT A TITLE SEARCH MAY DISCLOSE.

PICTURE OF TAX LOT 1 BLOCK 296 TAKEN ON DECEMBER 22, 2022

PICTURE OF TAX LOT 11 BLOCK 296 TAKEN ON APRIL 4, 2023



KEY MAP – SCALE: 1"=522.81'
MERIDIAN BASED ON NJ-GEOWEB NORTH

SATELLITE MAP – SCALE: 1"=522.81'
MERIDIAN BASED ON NJ-GEOWEB NORTH

Neptune Township - Zoning Schedule
Zone HD-R-1: Historic District Single-Family Residential Zone

Category	Required	Existing Lot 1 Block 296	Existing Lot 11 Block 296	Proposed Lot 1.01 Block 296	Proposed Lot 11.01 Block 296
Minimum Lot Area	1,800.0 s.f.	1,699.9 s.f.	2,252.7 s.f.	1,918.0 s.f.	2,034.5 s.f.
Maximum Density	24.2 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	1.0 DU/Acre
Maximum Floor Area Ratio	n/a	1.26	0.63	1.12	0.70
Minimum Lot Width	30.0 ft.	52.5 ft.	72.0 ft.	60.4 ft.	64.1 ft.
Minimum Lot Frontage	30.0 ft.	31.8 ft. (Inskip Avenue) 52.5 ft. (Pennsylvania Avenue)	31.8 ft. (Fletcher Lake Avenue) 72.0 ft. (Pennsylvania Avenue)	31.8 ft. (Inskip Avenue) 60.4 ft. (Pennsylvania Avenue)	31.8 ft. (Fletcher Lake Avenue) 64.1 ft. (Pennsylvania Avenue)
Minimum Lot Depth	60.0 ft.	31.8 ft.	31.8 ft.	31.8 ft.[1]	31.8 ft.[1]
Minimum Front Yard Setback	10.0 ft. or the average alignment of those front building and front porch lines of existing buildings within 200 feet on each side of the lot and within the same block front and within the same zone district	2.8 ft. **Required: 2.8 ft.**	2.8 ft. **Required: 2.8 ft.**	2.8 ft. **Required: 2.8 ft.**	2.8 ft. **Required: 2.8 ft.**
Minimum Side Yard Setback	2.0 ft.	6.6 ft. (northeast) 3.8 ft. (southwest)	27.9 ft. (northeast) 15.3 ft. (southwest)	6.6 ft. (northeast) 11.0 ft. (southwest)	22.0 ft. (northeast) 15.3 ft. (southwest)
Minimum Combined Side Yard Setback	4.0 ft.	10.4 ft.	43.2 ft.	17.6 ft.	37.3 ft.
Minimum Rear Yard Setback	3.1 ft.	3.0 ft.	1.8 ft.	3.0 ft.[1]	1.8 ft.[1]
Maximum Percent Building Coverage	85.00%	63.89%	31.74%	56.62%	35.15%
Maximum Percent Total Lot Coverage	90.00%	83.83%	56.43%	74.31%	62.46%
Maximum Number of Stories	2.5 sty.	2.0 sty.	2.0 sty.	2.0 sty.	2.0 sty.
Maximum Building Height, feet	35.0 ft.	22 ft. +/-	22 ft. +/-	22 ft. +/-	22 ft. +/-
Minimum Improvable Area, s.f.	1,000.0 s.f.	1,280.2 s.f.	1,730.8 s.f.	1,458.2 s.f.	1,553.1 s.f.
Minimum Improvable Area, diameter of circle	21.0 ft.	25.9 ft.	25.9 ft.	25.9 ft.	25.9 ft.
Minimum Off-Street Parking Spaces	No off-street parking permitted or required for residential historic districts.	0 Total Parking Spaces	2 Total Parking Spaces (two-car attached garage)[2]	0 Total Parking Spaces	2 Total Parking Spaces (two-car attached garage)[2]
Minimum Loading Spaces	n/a	n/a	n/a	n/a	n/a
Signs	n/a	n/a	n/a	n/a	n/a
Use	**Permitted uses:** Community center, community shelter, detached single-family residence, park, place of worship, Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district.	Detached Single-Family Residence	Detached Single-Family Residence	Detached Single-Family Residence	Detached Single-Family Residence
Floor Area	n/a	2,141.6 s.f.	1,427.2 s.f.	2,141.6 s.f.	1,427.2 s.f.

[1] non-conforming; pre-existing
[2] non-conforming; requires variance

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

PROPOSED MINOR SUBDIVISION
Tax Lots 1 and 11 - Block 296 - Sheet 2 (May 2019)
127 and 129 Pennsylvania Avenue, Township of Neptune
Monmouth County, New Jersey

FIELD:	DWN BY:	CHECKED:	PAPER SIZE	SCALE
JRS	CMB	MJC	24"x36"	1"=10'

PROJECT NUMBER 223257
REFERENCE NUMBER -
DATE 08/10/2024

Lakeland Surveying
Certificate of Authorization #24GA28090000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

MARC J. CIFONE N.J. P.L.S. — JEFFREY S. GRUNN N.J. P.L.S. — WILLIAM C. BUCHOK N.J. P.L.S.

- MARC J. CIFONE, N.J. P.L.S. — N.J. LIC. NO. 24GS04132900
- JEFFREY S. GRUNN, N.J. P.L.S. — N.J. LIC. NO. 24GS04339900
- WILLIAM C. BUCHOK, N.J. P.L.S. — N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISIONS

NO.	INITIALS	DATE	
1	CMB	04/01/2025	REVISED PER TOWNSHIP CHECKLIST
–	–	–	–

GRAPHIC SCALE
10 0 5 10 20 40
1 inch = 10 ft.

SHEET NO. 1 / 2

DESCRIPTION OF PROPERTY
PROPOSED TAX LOT 1.01 BLOCK 296
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE (40'ROW) WITH THE SOUTHWESTERLY SIDELINE OF INSKIP AVENUE (40' ROW), AND RUNNING; THENCE,

1) ALONG SAID SIDELINE OF INSKIP AVENUE, SOUTH 64 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.75 FEET TO A POINT; THENCE,
2) LEAVING SAME AT A RIGHT ANGLE, SOUTH 25 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.41 FEET TO A POINT; THENCE,
3) AT A RIGHT ANGLE, NORTH 64 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.75 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE; THENCE,
4) AT A RIGHT ANGLE, ALONG SAID SIDELINE OF PENNSYLVANIA AVENUE, NORTH 25 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.41 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,918.0 S.F. (0.044 ACRES)

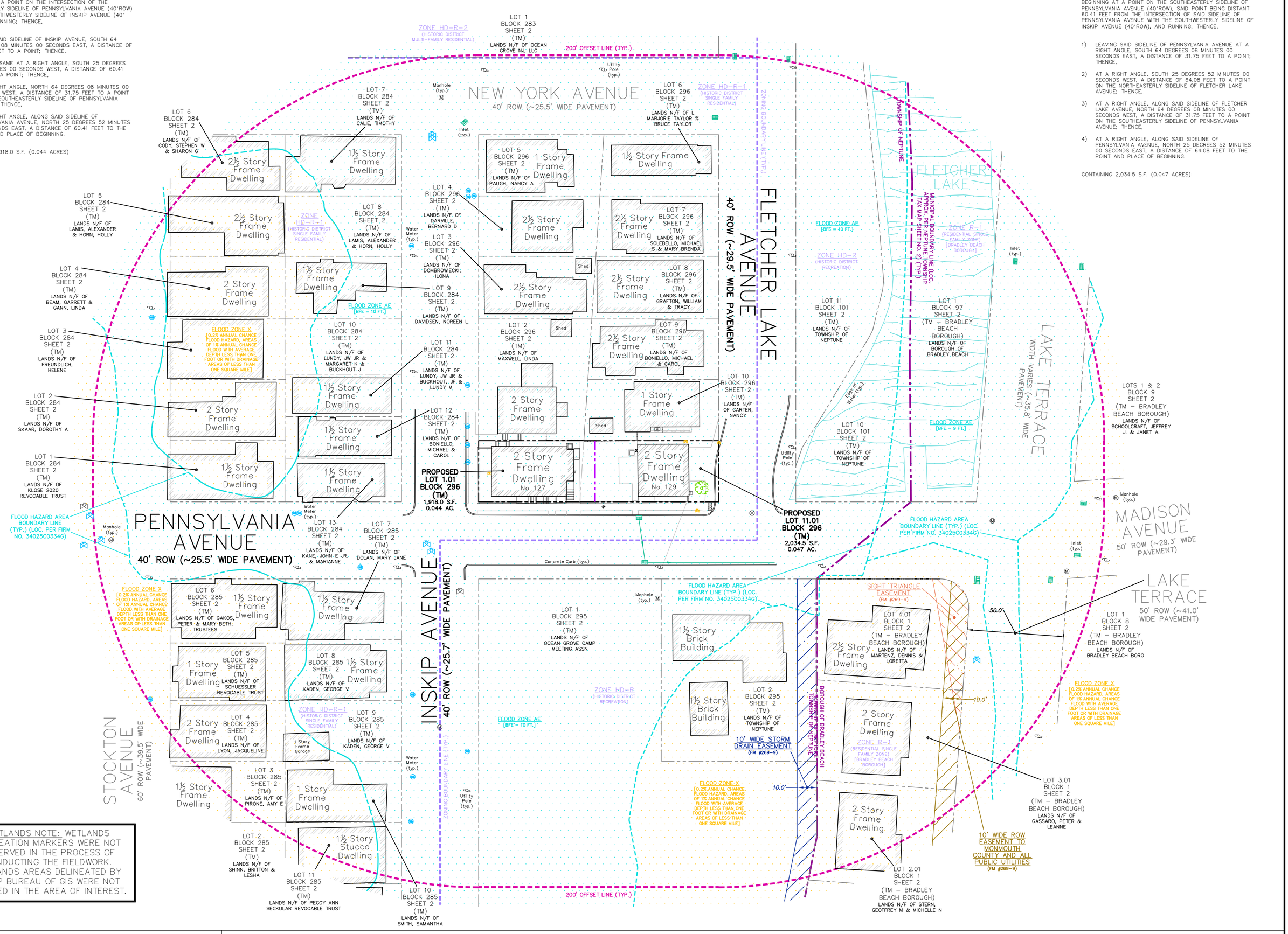
DESCRIPTION OF PROPERTY
PROPOSED TAX LOT 11.01 BLOCK 296
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE (40'ROW), SAID POINT BEING DISTANT 60.41 FEET FROM THE INTERSECTION OF SAID SIDELINE OF PENNSYLVANIA AVENUE WITH THE SOUTHWESTERLY SIDELINE OF INSKIP AVENUE (40'ROW), AND RUNNING; THENCE,

1) LEAVING SAID SIDELINE OF PENNSYLVANIA AVENUE AT A RIGHT ANGLE, SOUTH 64 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.75 FEET TO A POINT; THENCE,
2) AT A RIGHT ANGLE, SOUTH 25 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.08 FEET TO A POINT ON THE NORTHEASTERLY SIDELINE OF FLETCHER LAKE AVENUE; THENCE,
3) AT A RIGHT ANGLE, ALONG SAID SIDELINE OF FLETCHER LAKE AVENUE, NORTH 64 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.75 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF PENNSYLVANIA AVENUE; THENCE,
4) AT A RIGHT ANGLE, ALONG SAID SIDELINE OF PENNSYLVANIA AVENUE, NORTH 25 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 64.08 FEET TO THE POINT AND PLACE OF BEGINNING.

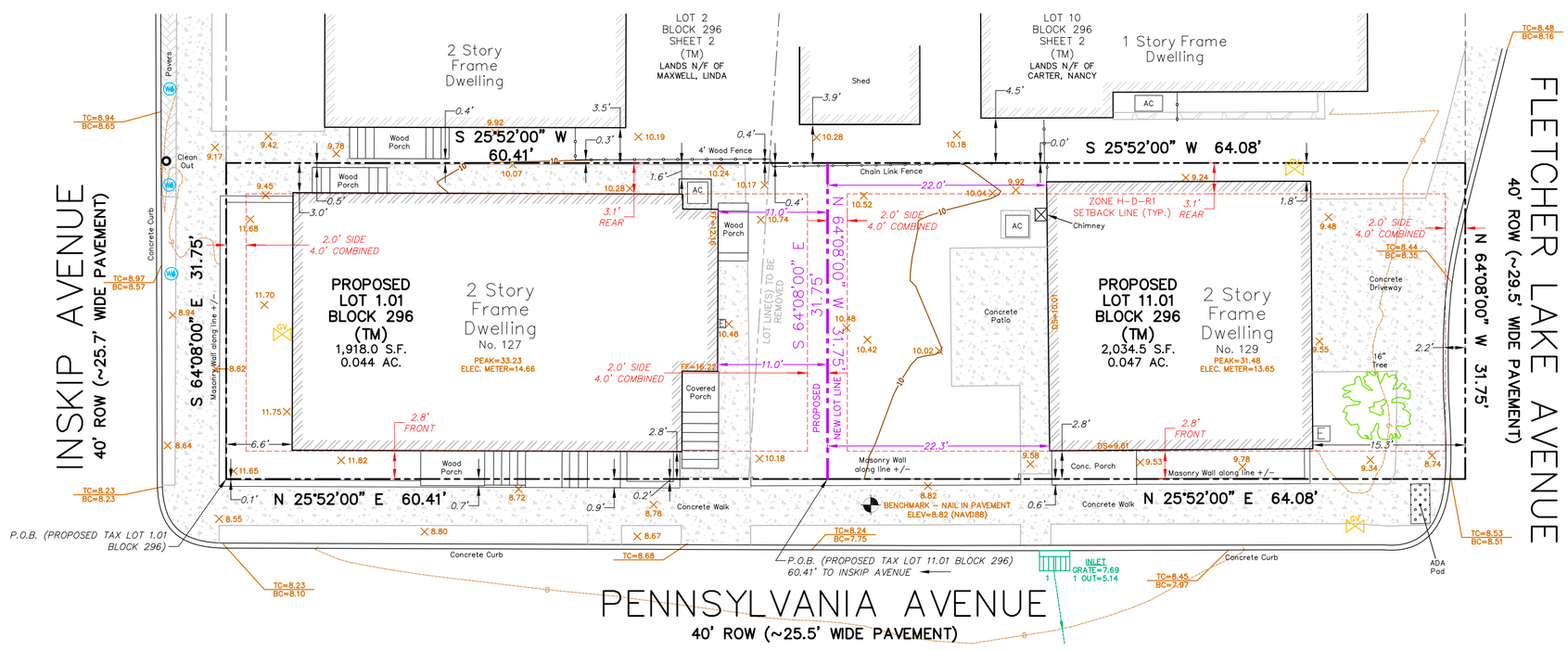
CONTAINING 2,034.5 S.F. (0.047 ACRES)

200' OVERVIEW (PROPOSED) [SCALE: 1"=30']



WETLANDS NOTE: WETLANDS DELINEATION MARKERS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. WETLANDS AREAS DELINEATED BY NJDEP BUREAU OF GIS WERE NOT LOCATED IN THE AREA OF INTEREST.

SITE (PROPOSED) [SCALE: 1"=10']



AFFIX SEAL

NEPTUNE TOWNSHIP PLANNING BOARD

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE AT A REGULAR MEETING, HELD ON _____.

PLANNING BOARD CHARIMAN — DATE

ATTEST

PLANNING BOARD SECRETARY — DATE

AFFIX SEAL

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL, AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER — DATE

AFFIX SEAL

SURVEYOR'S CERTIFICATE

I CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP AND LAND SURVEY, DATED 04/01/25, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT SAID MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS, IF ANY, AS SHOWN, HAVE BEEN FOUND, OR SET.

04/01/2025
MARC J. CIFONE — DATE
LIC. NO. 24GS04132900

OWNER(S)/APPLICANT(S)

I (WE), THE UNDERSIGNED, BEING THE OWNERS AND HAVING INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF MONMOUTH COUNTY.

TAX LOT 1 BLOCK 296
LOREN M. HART AND KRISTEN D. HART
127 PENNSYLVANIA AVE
OCEAN GROVE, NJ 07756

OWNER'S NAME/SIGNATURE — DATE

TAX LOT 11 BLOCK 296
ERNEST ALLEN SMITH
101 WEST 85TH STREET APT. #6-9
NEW YORK, NY 10024

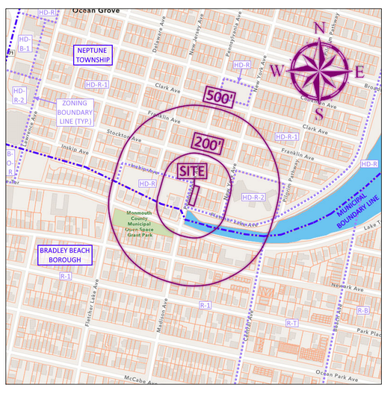
OWNER'S NAME/SIGNATURE — DATE

SUBDIVISION NOTES

1) VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: ASSUMED.
2) SUBJECT TO DOCUMENTS OF RECORD.
3) SURVEY PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH AND SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS THAT A TITLE SEARCH MAY DISCLOSE.

PICTURE OF TAX LOT 1 BLOCK 296 TAKEN ON DECEMBER 22, 2022

PICTURE OF TAX LOT 11 BLOCK 296 TAKEN ON APRIL 4, 2023



KEY MAP – SCALE: 1"=522.81'
MERIDIAN BASED ON NJ-GEOWEB NORTH

SATELLITE MAP – SCALE: 1"=522.81'
MERIDIAN BASED ON NJ-GEOWEB NORTH

Neptune Township - Zoning Schedule
Zone HD-R-1: Historic District Single-Family Residential Zone

Category	Required	Existing Lot 1 Block 296	Existing Lot 11 Block 296	Proposed Lot 1.01 Block 296	Proposed Lot 11.01 Block 296
Minimum Lot Area	1,800.0 s.f.	1,699.9 s.f.	2,252.7 s.f.	1,918.0 s.f.	2,034.5 s.f.
Maximum Density	24.2 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	1.0 DU/Acre
Maximum Floor Area Ratio	n/a	1.26	0.63	1.12	0.70
Minimum Lot Width	30.0 ft.	52.5 ft.	72.0 ft.	60.4 ft.	64.1 ft.
Minimum Lot Frontage	30.0 ft.	31.8 ft. (Inskip Avenue) 52.5 ft. (Pennsylvania Avenue)	31.8 ft. (Fletcher Lake Avenue) 72.0 ft. (Pennsylvania Avenue)	31.8 ft. (Inskip Avenue) 60.4 ft. (Pennsylvania Avenue)	31.8 ft. (Fletcher Lake Avenue) 64.1 ft. (Pennsylvania Avenue)
Minimum Lot Depth	60.0 ft.	31.8 ft.	31.8 ft.	31.8 ft.[1]	31.8 ft.[1]
Minimum Front Yard Setback	10.0 ft. or the average alignment of those front building and front porch lines of existing buildings within 200 feet on each side of the lot and within the same block front and within the same zone district	2.8 ft. **Required: 2.8 ft.**	2.8 ft. **Required: 2.8 ft.**	2.8 ft. **Required: 2.8 ft.**	2.8 ft. **Required: 2.8 ft.**
Minimum Side Yard Setback	2.0 ft.	6.6 ft. (northeast) 3.8 ft. (southwest)	27.9 ft. (northeast) 15.3 ft. (southwest)	6.6 ft. (northeast) 11.0 ft. (southwest)	22.0 ft. (northeast) 15.3 ft. (southwest)
Minimum Combined Side Yard Setback	4.0 ft.	10.4 ft.	43.2 ft.	17.6 ft.	37.3 ft.
Minimum Rear Yard Setback	3.1 ft.	3.0 ft.	1.8 ft.	3.0 ft.[1]	1.8 ft.[1]
Maximum Percent Building Coverage	85.00%	63.89%	31.74%	56.62%	35.15%
Maximum Percent Total Lot Coverage	90.00%	83.83%	56.43%	74.31%	62.46%
Maximum Number of Stories	2.5 sty.	2.0 sty.	2.0 sty.	2.0 sty.	2.0 sty.
Maximum Building Height, feet	35.0 ft.	22 ft. +/-	22 ft. +/-	22 ft. +/-	22 ft. +/-
Minimum Improvable Area, s.f.	1,000.0 s.f.	1,280.2 s.f.	1,730.8 s.f.	1,458.2 s.f.	1,553.1 s.f.
Minimum Improvable Area, diameter of circle	21.0 ft.	25.9 ft.	25.9 ft.	25.9 ft.	25.9 ft.
Minimum Off-Street Parking Spaces	No off-street parking permitted or required for residential historic districts.	0 Total Parking Spaces	2 Total Parking Spaces (two-car attached garage)[2]	0 Total Parking Spaces	2 Total Parking Spaces (two-car attached garage)[2]
Minimum Loading Spaces	n/a	n/a	n/a	n/a	n/a
Signs	n/a	n/a	n/a	n/a	n/a
Use	**Permitted uses:** Community center, community shelter, detached single-family residence, park, place of worship, Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district.	Detached Single-Family Residence	Detached Single-Family Residence	Detached Single-Family Residence	Detached Single-Family Residence
Floor Area	n/a	2,141.6 s.f.	1,427.2 s.f.	2,141.6 s.f.	1,427.2 s.f.

[1] non-conforming; pre-existing
[2] non-conforming; requires variance

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

PROPOSED MINOR SUBDIVISION
Tax Lots 1 and 11 - Block 296 - Sheet 2 (May 2019)
127 and 129 Pennsylvania Avenue, Township of Neptune
Monmouth County, New Jersey

FIELD:	DWN BY:	CHECKED:	PAPER SIZE	SCALE
JRS	CMB	MJC	24"x36"	1"=10'

PROJECT NUMBER 223257
REFERENCE NUMBER -
DATE 08/10/2024

Lakeland Surveying
Certificate of Authorization #24GA28090000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

MARC J. CIFONE N.J. P.L.S. — JEFFREY S. GRUNN N.J. P.L.S. — WILLIAM C. BUCHOK N.J. P.L.S.

■ MARC J. CIFONE, N.J. P.L.S. — N.J. LIC. NO. 24GS04132900
□ JEFFREY S. GRUNN, N.J. P.L.S. — N.J. LIC. NO. 24GS04339900
□ WILLIAM C. BUCHOK, N.J. P.L.S. — N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISIONS

NO.	INITIALS	DATE	
1	CMB	04/01/2025	REVISED PER TOWNSHIP CHECKLIST
–	–	–	–

GRAPHIC SCALE
10 0 5 10 20 40
1 inch = 10 ft.

SHEET NO. 2 / 2