

KEY MAP
NOT TO SCALE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION, THAT I HAVE AUTHORIZED THE APPLICANT TO MAKE THIS APPLICATION AND THAT I AGREE TO BE BOUND BY THE APPLICATION AND REPRESENTATIVES MADE HEREON, AND THE DECISIONS MADE HEREON IN THE SAME MANNER AS IF I WERE THE APPLICANT.

OWNER SIGNATURE _____ DATE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC _____

STATE OF NEW JERSEY COUNTY OF MONMOUTH
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____ 20____ BEFORE ME PERSONALLY APPEARED WHO BY BEING DULY SWORN ON THIS OATH DID DEPOSE AND ACKNOWLEDGE THAT HE IS THE OWNER OF THE PREMISES SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HIM AS AND FOR HIS VOLUNTARY ACT AND NEED OF SAID CORPORATION.

NOTARY PUBLIC _____

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

MUNICIPAL ENGINEER _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL PROVISIONS OF R.S. 46-23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP OR A DEED CLEARLY DESCRIBING THIS SUBDIVISION SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE ____ DAY OF _____ 20____ WHICH IS 190 DAYS FROM THE DATE OF FINAL APPROVAL.

SECRETARY OF PLANNING BOARD _____ DATE _____

CHAIRMAN OF PLANNING BOARD _____ DATE _____

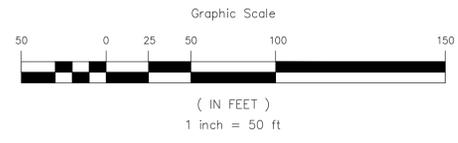
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10/23/25, WITH NO REVISION DATES MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW".

SAMUEL J. AVAKIAN, P.L.S.
LICENSED PROFESSIONAL LAND SURVEYOR NO. 42589

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED UPON REFERENCES INCLUDING: LEON S. AVAKIAN INC. 788 WAYSIDE ROAD NEPTUNE, NJ 07753
- PARCEL DATA: BLOCK 303 LOT 1 1155 CORLIES AVENUE TOWNSHIP OF NEPTUNE MONMOUTH COUNTY
- C-7: ROUTE 35 COMMERCIAL ZONE
- THE LOT AND BLOCK NUMBERS SHOWN ARE BASE ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ, SHEET No. 3.
- LOT LINES, BUILDING, & DRIVEWAY AREAS OUTSIDE OF THE SUBJECT PROPERTY HAVE NOT BEEN FIELD SURVEYED.
- SUBJECT TO ROAD RIGHT-OF-WAY, EASEMENTS, ORDINANCES, COVENANTS.
- SURVEY MATHEMATICAL CLOSURE EXCEEDS ± 0.000 .

| ZONE C-7: ROUTE 35 COMMERCIAL | Minimum Lot Area (square feet) | Maximum Density (d.n. per acre) | Minimum Lot Width (feet) | Minimum Lot Frontage (feet) | Minimum Lot Depth (feet) | Front Yard Setback (feet) | Side Yard Setback (feet) | Combined Side Yard Setback (feet) | Rear Yard Setback (feet) | Maximum Percent Building Cover |
|-------------------------------|--------------------------------|---------------------------------|--------------------------|-----------------------------|--------------------------|---------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------------|
| C-7 REQUIREMENT | 15,000 | N/A | 100 | 100 | 100 | 15 | 0-10 | 25 | 20 | 35% |
| EXISTING LOT 1 | 464,214 | N/A | 692 | 805 | 550 | 130 | 67-50 | 117 | N/A | 25% |
| PROPOSED LOT A | 332,193 | N/A | 507 | 610 | 454 | 135 | 67-175 | 242 | N/A | 22% |
| PROPOSED LOT B | 132,020 | N/A | 185 | 195 | 447 | 130 | 39-50 | 89 | N/A | 33% |



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Samuel Avakian

NEPTUNE BOARD OF EDUCATION

MINOR SUBDIVISION PLAN

IN THE

TOWNSHIP OF NEPTUNE

MONMOUTH COUNTY, NEW JERSEY

| | | | | | |
|-------------------|------------------|--------------------|-------------------|-----------------------|-----------------|
| SCALE 1" = 50' | DATE 10-23-25 | DRAWN BY S.J.A. | CHECKED D.J.H. | JOB NO. NTBE 25-03 | SHEET 1 of 1 |
|-------------------|------------------|--------------------|-------------------|-----------------------|-----------------|