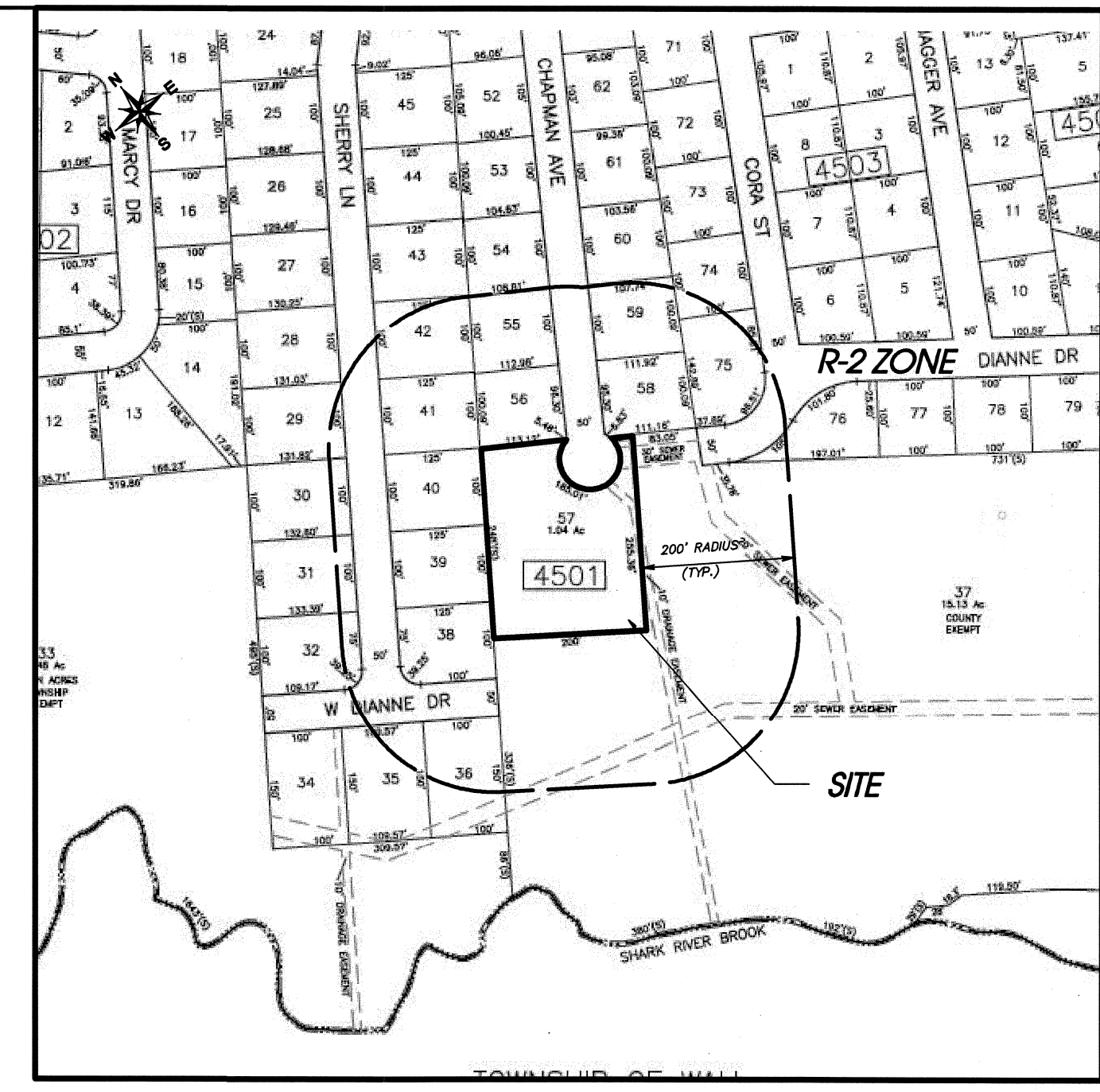


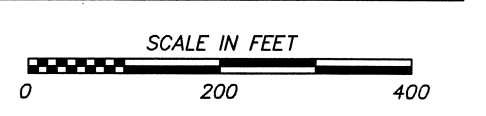
- NOTES:**
- PROPERTY WAS SURVEYED BY CGC ON 5/11/2020 IN ACCORDANCE WITH DEED BOOK 3248 PAGE 1559. PROPERTY IS ALSO KNOWN AS A PORTION OF LOT 15 AS SHOWN ON A CERTAIN PLAN ENTITLED "MAP OF HAMILTON TERRACE ESTATES, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY," FILED 5/10/1955 IN THE MONMOUTH COUNTY CLERK'S OFFICE IN CASE #38, SHEET 23.
 - AREA BEING SUBDIVIDED CONTAINS 45,883 S.F. (1.053 ACRES).
 - PROPERTY SHOWN ON TAX MAP SHEET NO. 45 LAST REVISED APRIL 2014.
 - ALL ELEVATIONS ARE BASED ON N.A.V.D. OF 1988.
 - PROPERTY IS LOCATED IN FLOOD ZONE UNSHADED X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASE FLOOD ELEVATION=N/A (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP NEPTUNE TOWNSHIP, COMMUNITY NO. 340312, PANEL 0329F, MAP NO. 340250329E, EFFECTIVE DATE 2/25/2009. THE PROPERTY'S PRELIMINARY FLOOD ELEVATION IS ELEVATION N/A (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE UNSHADED X AS SHOWN ON PRELIMINARY MAP NO. 340250329E, PUBLISHED 1/31/2014. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
 - THE OUTBOUND ERROR OF CLOSURE IS NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).
 - THERE ARE NO FRESHWATER WETLANDS, STREAMS, PONDS, OR MARSHES WITHIN THE TRACT AND WITHIN 100 FEET OF THE TRACT.
 - THERE ARE NO EXISTING OR PROPOSED COVENANTS OR DEED RESTRICTIONS EXCEPT AS SHOWN ON THE PLAT.
 - PROPERTIES ARE TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - IT IS PROPOSED TO CREATE 2 NEW LOTS (1 FOR THE EXISTING DWELLING AND 1 FOR THE PROPOSED NEW DWELLING).
 - NEW LOTS SHALL COMPLY WITH REQS FOR PARKING FOR 2-5 BEDROOMS, A MINIMUM OF 3 OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH BUILDING LOT.
 - MINOR SUBDIVISION SHALL BE FILED BY DEED.
 - A SCD PERMIT WILL BE OBTAINED AT TIME OF BUILDING PERMIT FOR NEW LOT 57.01.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLESEARCH MAY DISCLOSE.
 - NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - OFFSETS AS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR THE PLACEMENT OF ACCESSORY BUILDINGS.
 - UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY, ANY ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEPTUNE ONE CALL" 1-800-272-1000.
 - LOT NUMBERS AND STREET ADDRESSES APPROVED BY THE TOWNSHIP TAX ASSESSOR DATED:
 - NO SWIMMING POOL SHALL DRAIN INTO A PUBLIC SANITARY SEWER OR BE LOCATED IN SUCH A MANNER THAT WATER FROM THE POOL OR FILTERING EQUIPMENT DRAINS ONTO ANOTHER PROPERTY.
 - ALL PROPOSED POOL CONSTRUCTION IS LOCATED OUTSIDE OF ANY STEEP SLOPE AND CRITICAL SLOPE AREAS.
 - PROPOSED POOL RECEIVED APPROVAL FOR CONSTRUCTION IN 2020 FROM NEPTUNE TOWNSHIP AND IS SHOWN ON THIS MAP FOR INFORMATIONAL PURPOSES ONLY.
 - EXISTING DWELLING AND ASSOCIATED IMPROVEMENTS ON NEW LOT 57.02 ARE TO REMAIN.



LOCATION MAP



KEY MAP



WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

CHRIS LEMBERG
 SWORN TO AND SUBSCRIBED BEFORE ME.
 DATE _____ NOTARY PUBLIC OF NEW JERSEY

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 5/11/2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS SHOWN HAVE BEEN FOUND, OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

JOHN P. AUGUSTINE DATE (AFFIX SEAL)
 N.J. LICENSED PROFESSIONAL LAND SURVEYOR No. 3483

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

 MUNICIPAL ENGINEER (AFFIX SEAL)

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE
NEPTUNE TOWNSHIP PLANNING BOARD

ON _____
 CHAIRPERSON

ATTEST:
 SECRETARY DATE

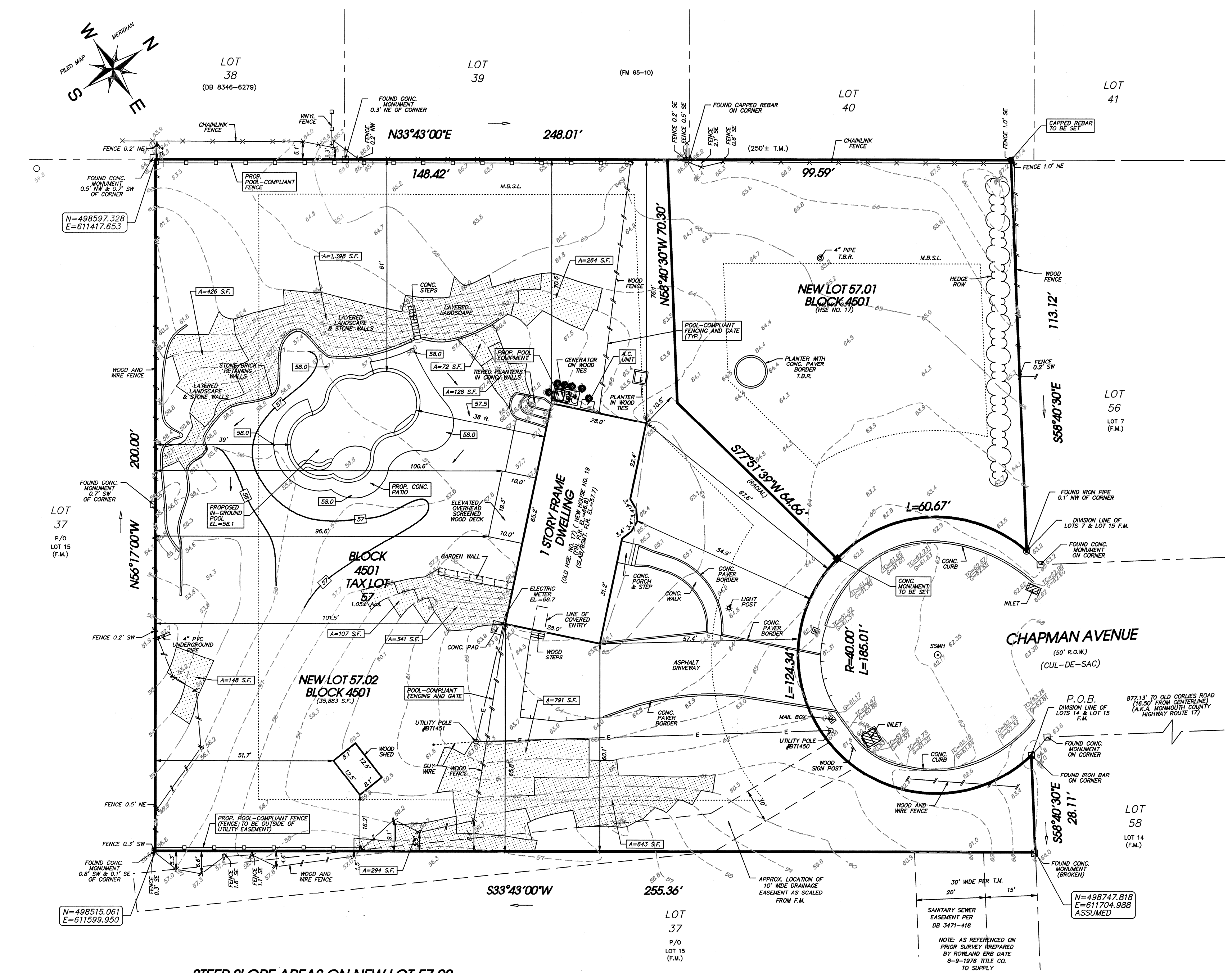
ENGINEER DATE

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS 90 DAYS FROM THE DATE ON WHICH THE RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS WAS ADOPTED BY THE NEPTUNE TOWNSHIP PLANNING BOARD.

SECRETARY

MINOR SUBDIVISION
TAX LOT 57 BLOCK 4501
 TAX SHEET NO. 45
 NEPTUNE TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

SCALE: 1" = 20'
 DATE: 5/14/2021
 DRAWN BY: MJD
 CHECKED BY:
 SHEET NO. 1 OF 1
 PROJECT NUMBER
10549



STEEP SLOPE AREAS ON NEW LOT 57.02

	EXISTING :	PROPOSED :	NET DECREASE :
[Symbol] = SLOPE 15% TO 25% (STEEP)	1,808 S.F.	1,808 S.F.	NO CHANGE
[Symbol] = SLOPE >25% (CRITICAL)	2,804 S.F.	2,804 S.F.	NO CHANGE

CRITICAL SLOPE AREAS TO REMAIN UNDISTURBED = 2,804 S.F.

IMPERVIOUS COVERAGE

	EXISTING :	PROVIDED (NEW LOT 57.02)
DWELLING	1,850 S.F.	1,850 S.F.
DRIVEWAY	1,541 S.F.	1,541 S.F.
ELEVATED SCREENED DECK	193 S.F.	193 S.F.
CONC. WALK	146 S.F.	146 S.F.
CONC. PORCH & STEP	32 S.F.	32 S.F.
CONC. PADS	150 S.F.	150 S.F.
CONC. STEPS	17 S.F.	17 S.F.
SHED	102 S.F.	102 S.F.
POOL	0 S.F.	825 S.F.
POOL PATIO	0 S.F.	548 S.F.
TOTAL	4,031 S.F.	5,404 S.F.

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOTS	OWNER'S NAME & ADDRESS	BLOCK	LOTS	OWNER'S NAME & ADDRESS
4501	29	KELLI, JOHANN, EDWARD & CONNIE T. 15 SHERRY LANE NEPTUNE, NJ 07753	4501	59	BARTLETT, DONNA M. & MAGGIO, THOMAS 12 CHAPMAN AVENUE NEPTUNE, NJ 07753
4501	30	BLACKWOOD, JAMES & DINA 17 SHERRY LANE NEPTUNE, NJ 07753	4501	60	TOMAINO, JOSEPH A. & KRISTINA FALLON 10 CHAPMAN AVENUE NEPTUNE, NJ 07753
4501	31	MARTIN, RICHARD & JANET L. 19 SHERRY LANE NEPTUNE, NJ 07753	4501	74	DEVINE, HARRY J., JR. & LORRAINE 7 CORA STREET NEPTUNE, NJ 07753
4501	32	RUBIO, SARA RUBIO & HECTOR RUBIO 402 DRUMMOND AVENUE NEPTUNE, NJ 07753	4501	75	HANES, JASON M. 9 CORA STREET NEPTUNE, NJ 07753
4501	35	STRUNKEL, KENNETH R. & MARY C. 102 WEST DIANNE DRIVE NEPTUNE, NJ 07753	4501	76	ALVARADO, AGUSTIN & DOROTHY 14 SHERRY LANE NEPTUNE, NJ 07753
4501	36	FERRARA, THOMAS A. & JEAN M. 100 WEST DIANNE DRIVE NEPTUNE, NJ 07753	NEW JERSEY-AMERICAN WATER COMPANY, INC. ATTN: DOWNA SHORT GAS SUPERVISOR NEPTUNE, NJ 07753 1025 LAUREL OAK ROAD VOORHEES, NJ 08043		
4501	37	COUNTY OF MONMOUTH HALL OF RECORDS FREEHOLD, NJ 07728	VERIZON LEGAL DEPARTMENT 17TH FLOOR 670 LAND USE MATTERS 540 BROAD STREET NEWARK, NJ 07102		
4501	38	GENTILE, COREY & ADRIENNE 22 SHERRY LANE NEPTUNE, NJ 07753	JERSEY CENTRAL POWER & LIGHT COMPANY ATTN: LAND USE MATTERS 18 SHERRY LANE NEPTUNE, NJ 07753		
4501	39	WEISCHADLE, ROBERT 20 SHERRY LANE NEPTUNE, NJ 07753	MONMOUTH COUNTY PLANNING BOARD ATTN: LAND USE MATTERS 1415 WYCKOFF ROAD WALL TOWNSHIP, NJ 07719		
4501	40	AVERSANO, JENNIFER MARIE & ANDREW JAME 18 SHERRY LANE NEPTUNE, NJ 07753	MONMOUTH COUNTY PLANNING BOARD ATTN: LAND USE MATTERS HALL OF RECORDS ANNEX P.O. BOX 1255 FREEHOLD, NJ 07728-1125		
4501	41	WENNER, LAURA P. 18 SHERRY LANE NEPTUNE, NJ 07753	HAYDEN, ANNE C. 11 CHAPMAN AVENUE NEPTUNE, NJ 07753		
4501	42	JOHNSON, DOROTHY A. & MARY E. JOHNSON 14 SHERRY LANE NEPTUNE, NJ 07753	ANDRUS, JOHN & SANDRA 15 CHAPMAN DRIVE NEPTUNE, NJ 07753		
4501	55	LEMBERG, CHRISTOPHER 17 CHAPMAN AVENUE NEPTUNE, NJ 07753	DEPARTMENT OF TRANSPORTATION C/O COMMISSIONER OF TRANSPORTATION P.O. BOX 600 TRENTON, NJ 08325		
4501	56	LUCCARELLI, DOMENICO JR. & ALMIRA 14 CHAPMAN AVENUE NEPTUNE, NJ 07753	OCEAN GROVE CAMP MEETING ASSOCIATION ATTN: FINANCE DEPARTMENT P.O. BOX 249 OCEAN GROVE, NJ 07756		

ZONE: R-2 (MODERATE DENSITY RESIDENTIAL ZONE)

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED (NEW LOT 57.01):	PROVIDED (NEW LOT 57.02):
LOT AREA	10,000 S.F.	45,883 S.F.	10,000 S.F.	35,883 S.F.
LOT WIDTH	100 FT.	200.00 FT.	74.29 FT. (V)	103.17 FT.
LOT FRONTAGE	100 FT.	185.01 FT.	60.67 FT. (V)	124.34 FT.
LOT DEPTH	100 FT.	191 FT.	105 FT.	191 FT.
IMPROVABLE AREA	2,400 S.F.	>2,400 S.F.	>2,400 S.F.	>2,400 S.F.
MINIMUM IMPROVABLE AREA DIAMETER	32 FT.	>32 FT.	>32 FT.	>32 FT.
PRINCIPAL BUILDING :				
FRONT SETBACK	25 FT.	54.9 FT.	25 FT.	54.9 FT.
REAR SETBACK	30 FT.	98.6 FT.	30 FT.	98.6 FT.
SIDE SETBACK	10 FT. (25' COMBINED)	60.1 FT. (130.6' TOTAL)	10 FT. (25' TOTAL)	10.5 FT. (70.6' TOTAL)
MAXIMUMS :				
BUILDING HEIGHT	35 FT. (2.5 Stx)	<35 FT.	<35 FT.	<35 FT.
BLDG. COVERAGE	30%	4.7%	<30%	5.2%
LOT COVERAGE	40%	8.8%	<40%	15.1%
DENSITY	4.3 DU/ACRE	4.5 DU/ACRE	4.3 DU/ACRE	4.3 DU/ACRE
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
POOL :				
REAR SETBACK	10 FT.	N/A	N/A	39 FT.
SIDE SETBACK	10 FT.	N/A	N/A	61 FT.

SPECTRA PRECISION TERRAMODEL