

FILED MAP I-1461

FILED MAP G-1266

LEGEND
POB = POINT OF BEGINNING
AC = AIR CONDITIONER
C = CENTERLINE
6.02 = SPOT ELEVATION
Ø = UTILITY POLE
■ = MONUMENT SET

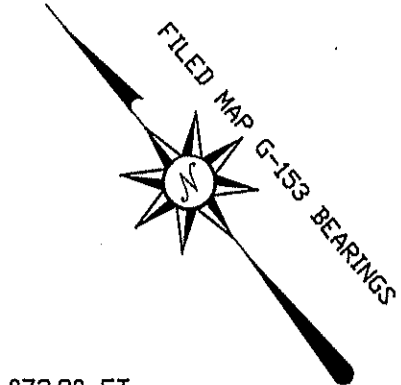
LOT 8.02
N/F BESAV, MICHAEL & LAI, PAMELA

LOT 6.01
N/F NEWSOME, LAURIE

S 50°40'00" E 100.14'

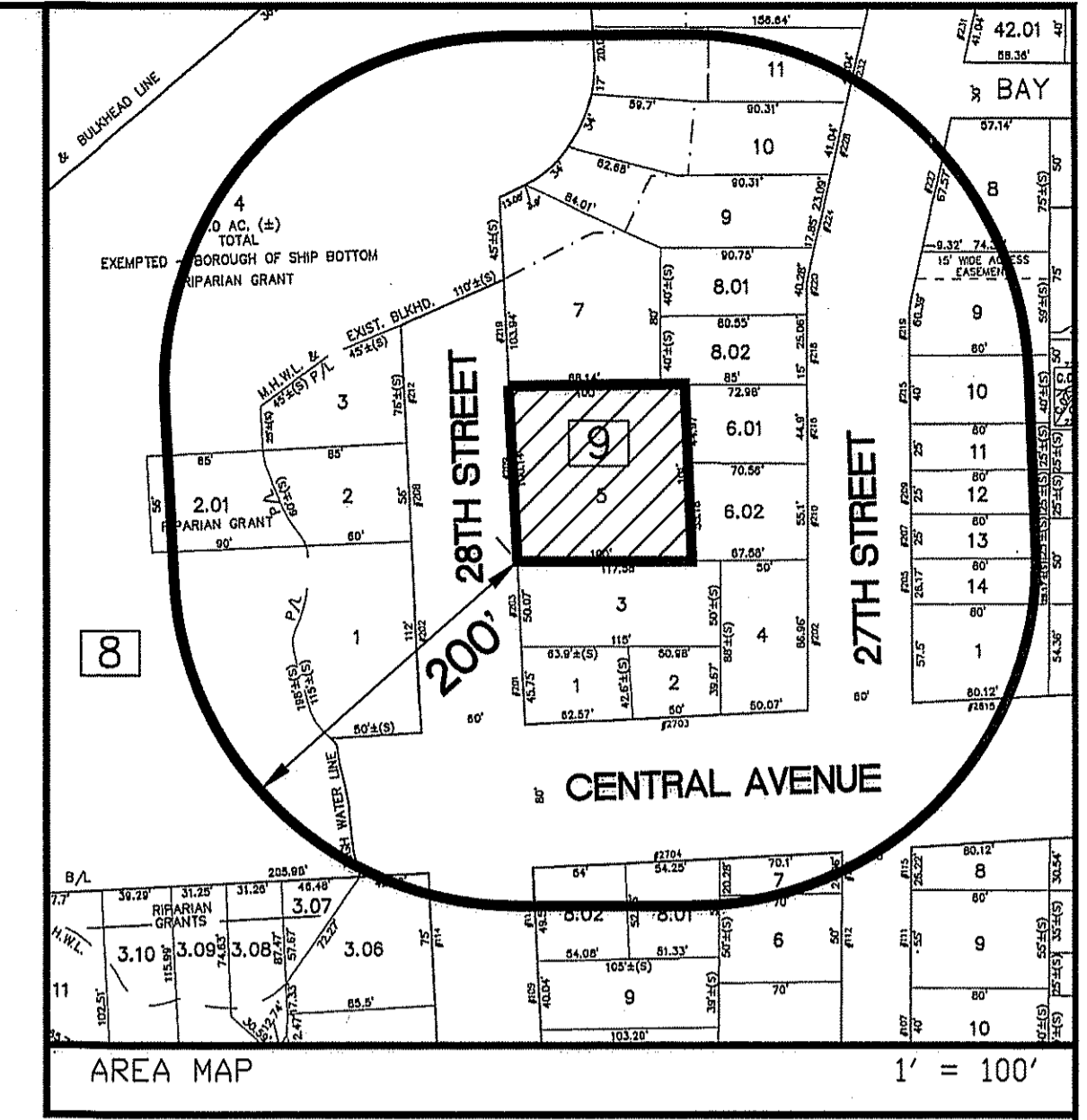
LOT 6.02
N/F HIGGINS V R JR & MARTHA C

N 10,073.80 FT.
E 10,067.48 FT.



NOTES:

- DEED REFERENCE BOOK 18420, PAGE 484
- SURVEY REFERENCE: FILED MAP #G-153, FILED 8/19/1937 'PLAN OF LOTS AT SHIP BOTTOM PROPERTY OF THE BOROUGH OF SHIP BOTTOM-BEACH ARLINGTON'
- FLOOD ZONE AE, BASE FLOOD ELEVATION 8, AS SHOWN ON FIRM #34029C0518G, EFFECTIVE 12/16/2021
- BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0518H, ISSUED 1/30/2015 THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9 THE PROPERTY IS LOCATED INSIDE THE 'COASTAL A' ZONE
- ELEVATIONS NAVD (1988)
- TOTAL TRACT AREA: 9,999.30 S.F. (0.23 Ac.±)
- ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000.
- ASSUMED HORIZONTAL COORDINATE BASE.
- THE LOCATION SIZE AND TYPE OF MATERIAL OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE NOT GUARANTEED, BUT ARE BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND TYPE OF MATERIAL OF ALL UNDERGROUND UTILITIES THROUGH MARK-DUTS DONE BY THE OWNER OF THE UTILITY AND IF NECESSARY BY TEST FIT AND ADVISE THE ENGINEER OF ANY CONFLICTS SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS TO CARRY OUT THE INTENT OF THE DESIGN. ALL AT NO COST TO THE ENGINEER.



FILED MAP G-153

LOT 7
N/F TRAMPOTA, MIROSLAV & ANGELA

2 STORY DWELLING

N 42°26'20" E 100.00'

NEW LOT 5.01
4,999.65 S.F.
(0.11 Ac)

NEW LOT 5.02
4,999.65 S.F.
(0.11 Ac)

100.00'

S 42°26'20" W

LOT 3
N/F BARBER, V A & DELORNE, L V ETAL

1 STORY DWELLING

CENTRAL AVENUE (80')

ZONING SCHEDULE R-3 SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT				
	CODE	REQUIRED	PROPOSED LOT 5.01	PROPOSED LOT 5.02
LOT AREA	16.32.010.D	5,000 S.F.	4,999.65 S.F.*	4,999.65 S.F.*
LOT WIDTH	16.32.010.D	50 FT.	50.07 FT.	50.07 FT.
LOT FRONTAGE	16.32.010.D	40 FT.	50.07 FT.	50.07 FT.
LOT DEPTH	16.32.010.D	100 FT.	100 FT.	100 FT.
SETBACKS:				
FRONT	16.32.010.D	15 FT.		3.7 FT.**
REAR	16.32.010.D	20 FT.		45.7 FT.
ONE SIDE	16.32.010.D	10 FT.		4.2 FT.**/13 FT.
COMBINED SIDE	16.32.010.D	15 FT.		17.2 FT.
HEIGHT	16.32.010.C	32 FT.		26.7 FT.
ACCESSORY SETBACKS:				
SIDE	16.32.010.D	5 FT.		6.7 FT.
REAR	16.32.010.D	5 FT.		4.8 FT.**
TO OTHER BUILDING	16.32.010.D	5 FT.		37.9 FT.
LOT COVERAGE(%)	16.32.010.D	35%		29.1%
IMPERVIOUS COVERAGE	16.32.010.D	75%		39.1%
PARKING AND ACCESS:				
PARKING	16.32.010.E.1	2 SPACES/DWELLING		2 SPACES
ACCESS	16.52.080.C.1	12 LF		17 FT.**

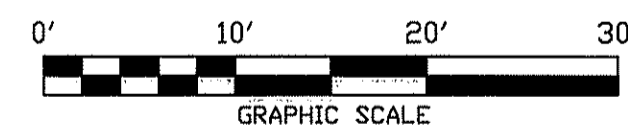
* WHERE ACCESS IS PROVIDED TO A TWO-CAR GARAGE, A TWENTY-FOOT WIDE DRIVEWAY CURB MAY BE PROVIDED
** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED

N 10,063.47 FT.
E 9,922.54 FT.

N 50°40'00" W 100.14'

N 10,000.00 FT.
E 10,000.00 FT.

28TH STREET (60')



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 8/28/2022 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, 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 AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR TO BE SET.

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

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE SHIP BOTTOM LAND USE BOARD FOR FILING IN THE OCEAN COUNTY CLERKS OFFICE PROVIDED THAT THIS MAP IS FILED ON/D/ BEFORE THE DAY OF

APPROVED BY THE SHIP BOTTOM LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

LEON J. TYSZKA, P. L. S. GS35888

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

SWORN AND SUBSCRIBED TO ME THIS DAY OF

NOTARY PUBLIC OF NEW JERSEY. MY COMMISSION EXPIRES

MUNICIPAL ENGINEER

OWNER/APPLICANT
MARY OBERMAIR
3 WALNUT WAY
ANNANDALE, NJ 08801

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES
THIS CERTIFICATION IS MADE ONLY TO THE WHOLE PARTIES FOR PURPOSES AND/OR MORTGAGE NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSES
THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIDELAND CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND, IF ANY, EXCEPT AS SHOWN HEREON
THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

MINOR SUBDIVISION OF LOT 5, BLOCK 9
TAX MAP SHEET # 3
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

Professional Land Surveyor, N.J. License Number GS35888

SCALE: 1" = 10'
DRAWN BY: ES
SHEET 1 OF 1
JOB NO. 21-149
DATE: 8/28/2022