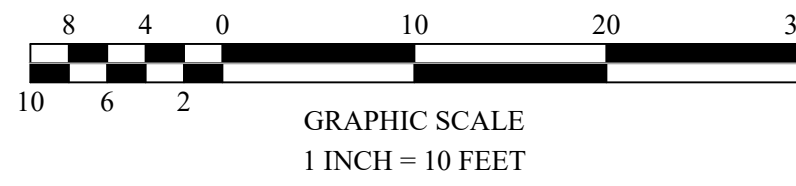


WEST 18TH STREET
(60' ROW)



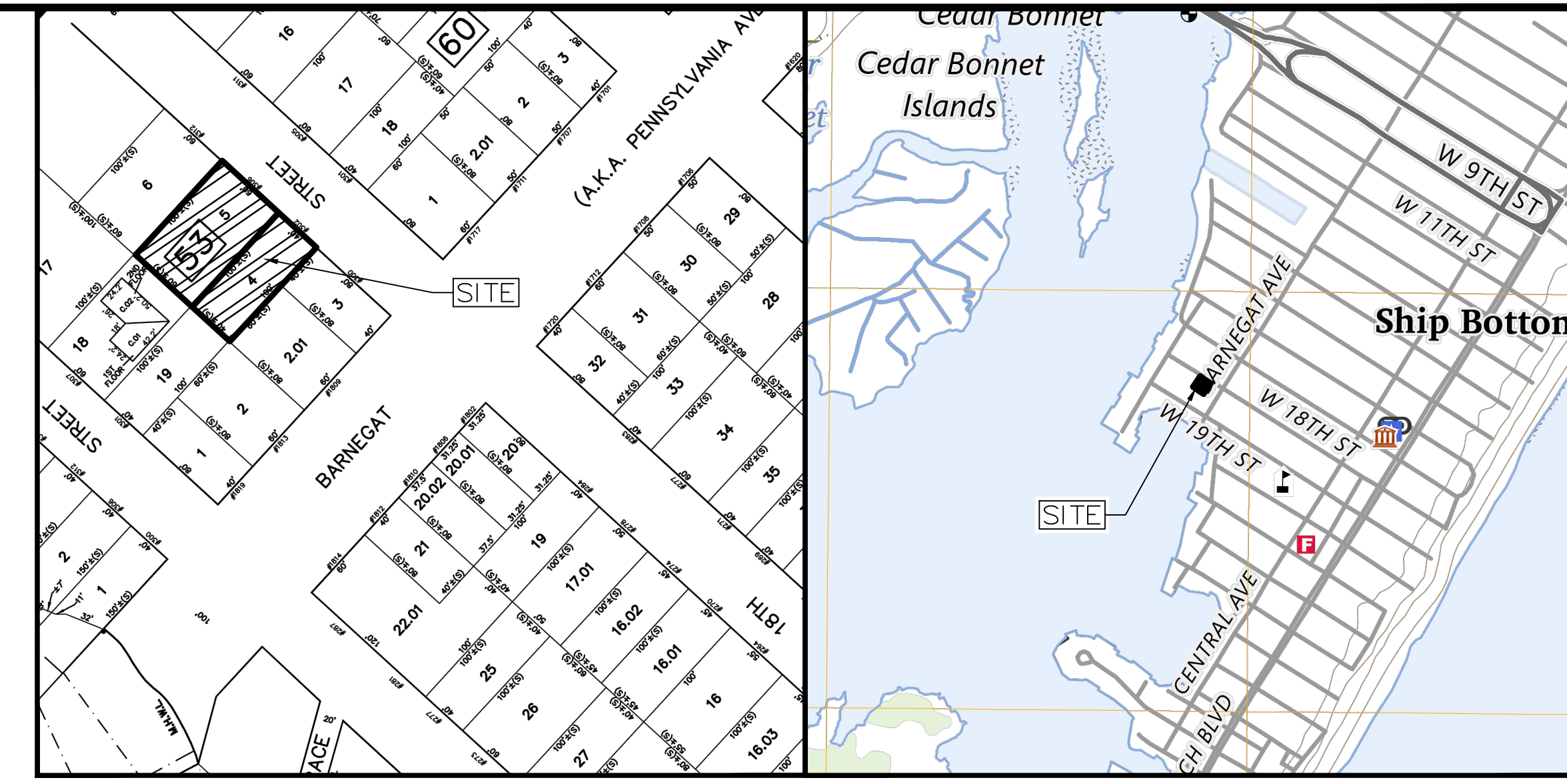
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS

MUNICIPAL ENGINEER _____ DATE _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED

MUNICIPAL CLERK _____ DATE _____



TAX MAP
SHEET 11
1"=100'

LOCATIONAL KEY MAP
SHIP BOTTOM QUADRANGLE
1"=1000'

Single Family Residential (R-2) zoning Schedule 302 & 306 West 18th Street - Block 53, Lots 4 & 5							
	Required	Existing Lot 4	Existing Lot 5	Proposed	Proposed Lot 4/5	Proposed Lot 5/1	
Min. Lot Area	5,000 SF	4,000 SF	6,000 SF	5,000 SF	5,000 SF	5,000 SF	Yes
Min. Lot Frontage	40 FT	40 FT	60 FT	40 FT	40 FT	40 FT	Yes
Min. Lot Depth	100 FT	100 FT	100 FT	No Change	Yes	No Change	Yes
Min. Lot Width	50 FT	40 FT	60 FT	50 FT	50 FT	50 FT	Yes
Min. Front Yard Setback	15 FT	12.3 FT	N/A	No Change	No*	No Change	Yes
Min. Rear Yard Setback	20 FT	53.7 FT	N/A	No Change	Yes	No Change	Yes
Min. Side Yard Setback	Principal Accessory	5 FT 7.9 FT	N/A	No Change	Yes	No Change	Yes
Min. Building Height**	32 FT	32 FT	N/A	No Change	Yes	No Change	Yes
Max. Building Coverage	35%	33.6%	N/A	No Change	Yes	No Change	Yes
Max. Lot Coverage	75%	34.1%	N/A	No Change	Yes	No Change	Yes

- NOTES
- APPLICANT/OWNER LOT 4: EAGLESHAM FAMILY TRUST, 1283 DEER TRAIL LANE, SOLVANG, CA 93463
 - APPLICANT/OWNER LOT 5: SHAE, MARK & KAREN, 28235 CAPTIVA SHELL LOOP, BONITA SPRINGS, FL 34135
 - PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 53; LOTS 4 & 5, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY (SHEET 11).
 - LOT INFORMATION BASED UPON SURVEY ENTITLED "SURVEY OF PROPERTY; LOTS 4 & 5, BLOCK 53; SITUATED IN BOROUGH SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY" DATED FEBRUARY 17, 2026, PREPARED BY FRD SURVEYING, LLC.
 - VERTICAL DATUM: NAVD 88.
 - PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34029C0518F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. PROPERTY IS ALSO LOCATED IN FLOOD ZONE AE (EL 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34029C0518G, HAVING A REVISED DATE OF DECEMBER 16, 2021.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.

THE UNDERSIGNED INDIVIDUAL, ORGANIZED UNDER THE STATE OF NEW JERSEY HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

OWNER LOT 4
EAGLESHAM FAMILY TRUST
1283 DEER TRAIL LANE
SOLVANG, CA 93463

NAME _____ DATE _____

NOTARY PUBLIC
SWORN AND SUBSCRIBED TO BEFORE ME
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: _____

THE UNDERSIGNED INDIVIDUAL, ORGANIZED UNDER THE STATE OF NEW JERSEY HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

OWNER LOT 5
SHAE, MARK & KAREN
28235 CAPTIVA SHELL LOOP
BONITA SPRINGS, FL 34135

NAME _____ DATE _____

NOTARY PUBLIC
SWORN AND SUBSCRIBED TO BEFORE ME
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: _____

APPROVED BY THE BOROUGH OF SHIP BOTTOM LAND USE BOARD AS A MINOR SUBDIVISION:

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____
 ENGINEER _____ DATE _____

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
 Kevin E. Shelly, P.E., PE No. GE05031300
 PO Box 257, Manasquan, NJ 08736
 T: 732-924-8100 | F: 732-924-8110
 www.shorepointengineering.com

Kevin E. Shelly Date: 4/17/26
 Kevin E. Shelly, P.E.
 PROFESSIONAL ENGINEER
 N.J. Lic. No. GE05031300

302 & 306 WEST 18TH STREET
 BLOCK 53, LOTS 4 & 5
 SITUATED IN
 BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

MINOR SUBDIVISION PLAN

SCALE: 1"=10'	PROJECT No.: SFH-2604
RELEASED BY: KES	DATE: 04/17/26
CHECKED BY: KES	Sheet Number 1 OF 1
DRAWN BY: DAC	

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED 02/17/26 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, COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS HAVE BEEN SET.

I DO FURTHER CERTIFY THAT THE ERROR OF CLOSURE DOES NOT EXCEED ONE IN FIFTEEN THOUSAND

Frank R. Desantis 4/17/26
 FRANK R. DESANTIS, P.L.S.
 NJ PROFESSIONAL LAND SURVEYOR, LIC. #42001