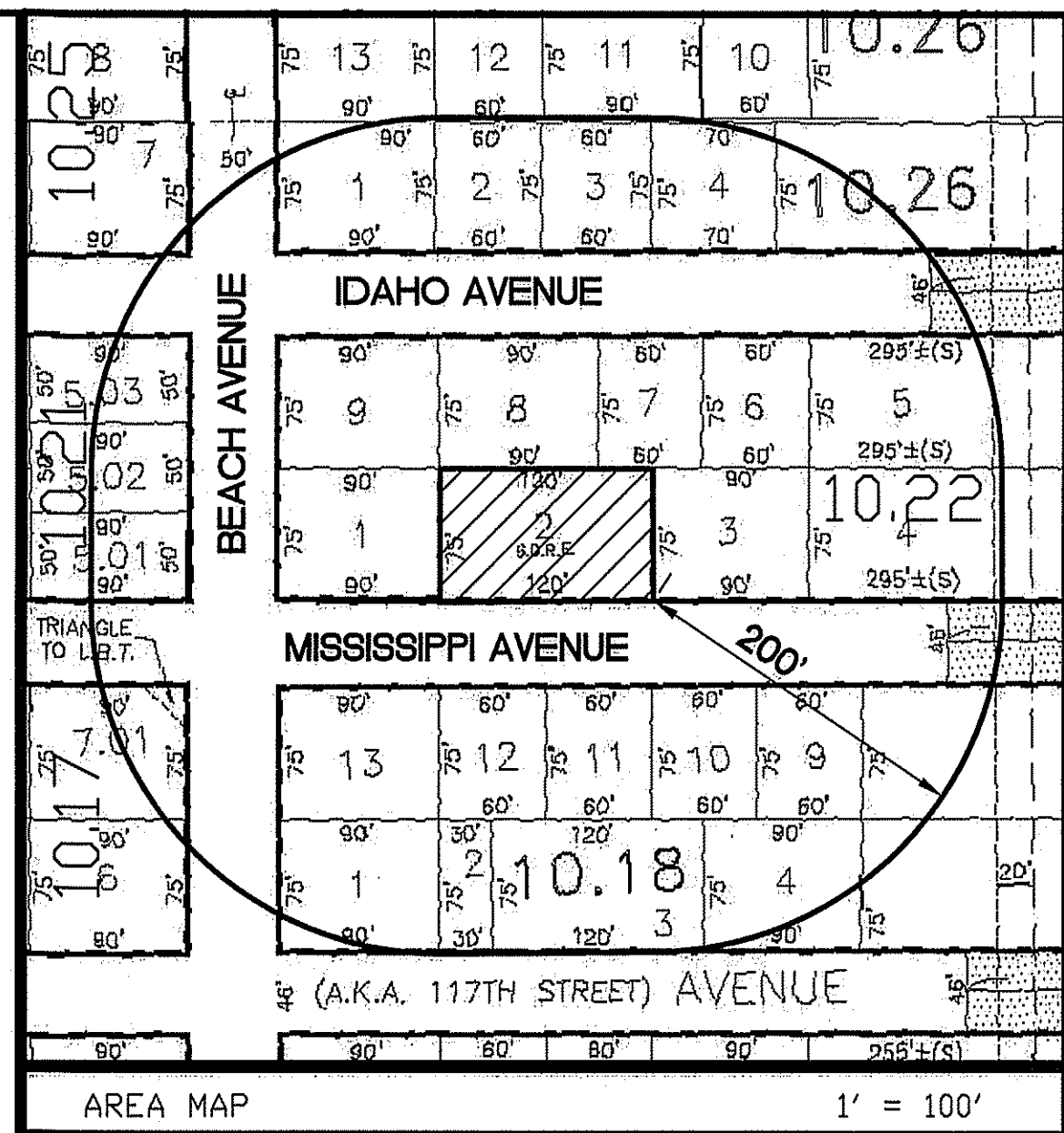
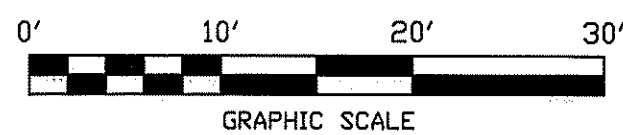


-LEGEND-
O = IRON PIN FOUND
PDB = POINT OF BEGINNING
C = CENTERLINE
6.02 = SPOT ELEVATION
Ø = UTILITY POLE
■ = MONUMENT SET



- NOTES
- AKA. LOTS 20, 21, 22, & 23, BLOCK 21, FILED MAP #G-150, FILED 10/27/1947 "PLAN SECTION D" HAVEN BEACH CO. LONG BEACH TWP OCEAN CO. N.J.
 - DEED REFERENCE: BOOK 5206 PAGE 216
 - ELEVATIONS NAVD (1988)
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 & FLOOD ZONE AD, FLOOD DEPTH 1', AS SHOWN ON FIRM #34029C0604F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0604G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 7. THE PROPERTY IS NOT LOCATED WITHIN THE COASTAL A ZONE
 - ERROR IN CLOSURE NO GREATER THAN 1 PART IN 10,000
 - ASSUMED HORIZONTAL COORDINATE BASE
 - TOTAL TRACT AREA: 9,000 S.F. (0.21 Ac.±)
 - THE LOCATION 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-OUTS DONE BY THE OWNER OF THE UTILITY AND IF NECESSARY BY TEST PIT 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.
 - EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - SIDE YARD SETBACKS SHOWN ON THE PLAN ARE SUBJECT TO CHANGE PROVIDED THE SETBACKS COMPLY WITH THE ZONING ORDINANCE.
 - LOCATION OF PROPOSED DRIVEWAY OPENING SUBJECT TO CHANGE. ALL DRIVEWAYS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 172-20 OF THE CODE OF THE TOWNSHIP OF LONG BEACH.

ZONING SCHEDULE R-35 RESIDENTIAL ZONE				
	CODE	REQUIRED	NEW LOT 2.01	NEW LOT 2.02
LOT AREA	205-58C.(2)(a)	4,500 S.F.	4,500 S.F.	4,500 S.F.
LOT WIDTH	205-58C.(1)	50 FT.	60 FT.	60 FT.
LOT DEPTH	205-58C.(2)(a)	75 FT.	75 FT.	75 FT.
SETBACKS:				
FRONT	205-58C.(3)	20 FT.		
REAR	205-12D.(1)	10 FT.		
SIDE	205-58C.(4)	4 FT./19 FT.		
COMBINED SIDE	205-12B	18 FT.		
BETWEEN BUILDINGS	205-58C.(4)	15 FT.		
ACCESSORY SETBACKS:				
SIDE	205-58C.(6)	4 FT.		
REAR	205-58C.(6)	4 FT.		
TO PRINCIPAL BLDG	205-58C.(6)	5 FT.		
LOT COVERAGE(%)	205-58C.(7)	33.3%		
IMPERVIOUS COVERAGE	205-33B.(3)(a)	75%		
PARKING	205-58E.(1)	2 SPACES		
HEIGHT	205-10A	34 FT.		



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 01/11/2022 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.

LEON J. TYSON, P.L.
GS35888

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

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

SWORN AND SUBSCRIBED TO ME THIS DAY OF _____

NOTARY PUBLIC OF NEW JERSEY.
MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD FOR FILING IN THE OCEAN COUNTY CLERKS OFFICE PROVIDED THAT THIS MAP IS FILED ON/OF BEFORE THE _____ DAY OF _____.

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

OWNER/APPLICANT
BRIAN & ALISON McMAHON
184 WASHINGTON AVENUE
CHATHAM, NJ 07928

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 HUMAN PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIE LINES CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

REVISIONS

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

MINOR SUBDIVISION OF:
LOT 2, BLOCK 10.22
TAX MAP SHEET # 12
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'

DRAWN BY: ES

SHEET 1 OF 1

JOB NO: 21-131

DATE: 1/11/2022

LEON J. TYSON, P.L.
Professional Land Surveyor, N.J. License Number GS35888