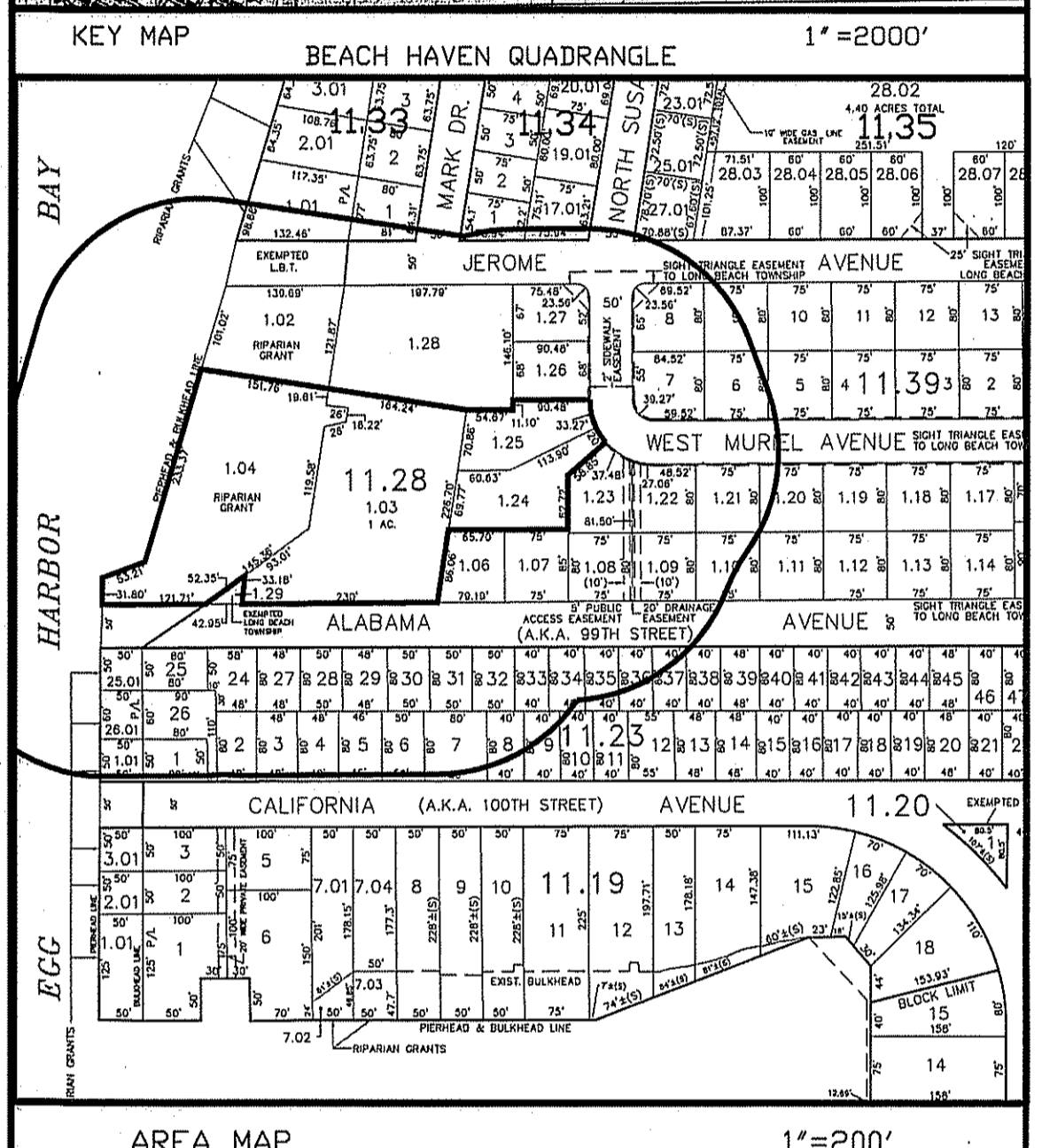
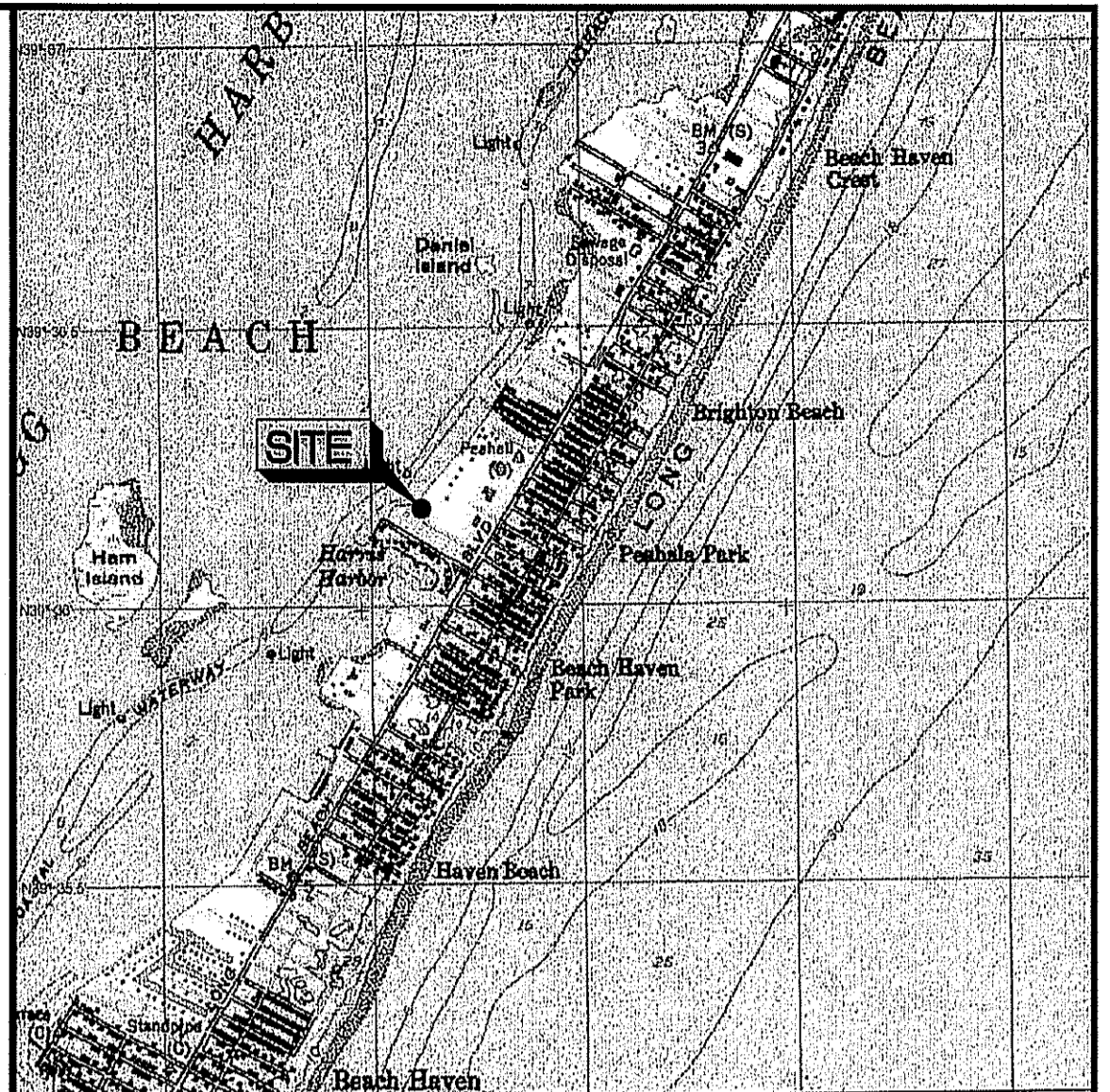
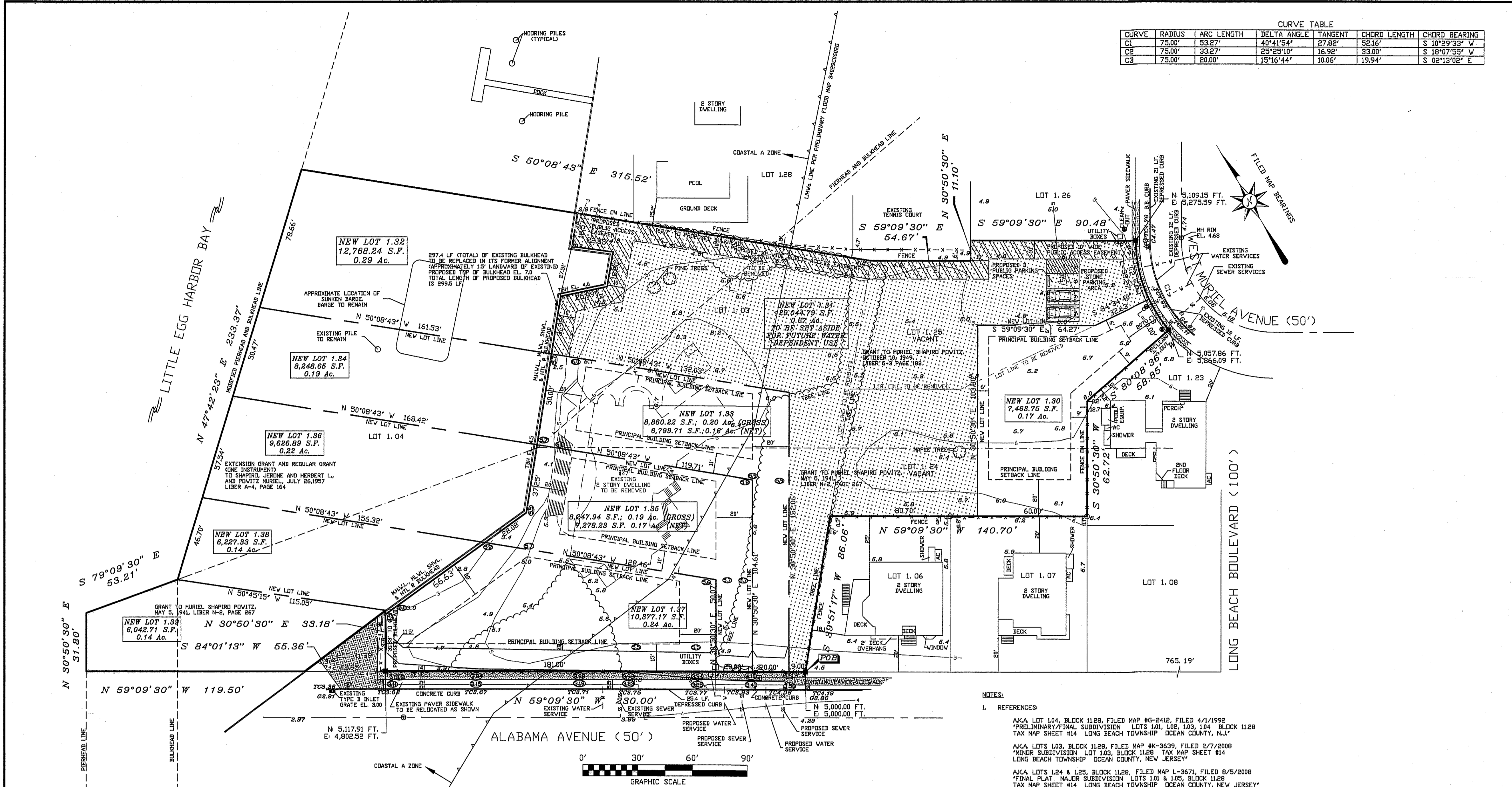


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	53.27'	40°41'54"	27.82'	52.16'	S 10°29'33" W
C2	75.00'	33.27'	25°25'10"	16.92'	33.00'	S 18°07'55" W
C3	75.00'	20.00'	15°16'44"	10.06'	19.94'	S 02°13'02" E



- NOTES:**
- REFERENCES:
 A.K.A. LOT 104, BLOCK 1128, FILED MAP HG-2412, FILED 4/1/1992
 "PRELIMINARY/FINAL SUBDIVISION LOTS 1.01, 1.02, 1.03, 1.04 BLOCK 1128
 TAX MAP SHEET #14 LONG BEACH TOWNSHIP OCEAN COUNTY, N.J."
 - A.K.A. LOTS 1.03, BLOCK 1128, FILED MAP HK-3639, FILED 8/7/2008
 "MINOR SUBDIVISION LOT 1.03, BLOCK 1128 TAX MAP SHEET #14
 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY"
 - A.K.A. LOTS 1.24 & 1.25, BLOCK 1128, FILED MAP L-3671, FILED 8/5/2008
 "FINAL PLAT MAJOR SUBDIVISION LOTS 1.01 & 1.05, BLOCK 1128
 TAX MAP SHEET #14 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY"
 - THE ENTIRE TRACT IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9
 AS SHOWN ON FIRM #34029C602P
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C602P
 THE ENTIRE TRACT IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9,
 A PORTION OF THE PROPERTY IS LOCATED WITHIN THE "COASTAL A" ZONE.
 - ELEVATIONS NAVD (1988)
 - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON &
 YODER, INC., SIGNED BY LEON J. TYSZKA, PLS. G5339886, TITLED, "BOUNDARY & TOPOGRAPHIC
 SURVEY OF LOTS 1.03, 1.04, 1.24 & 1.25, BLOCK 1128 TAX MAP SHEET # 14 LONG
 BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY, DATED 4/22/2022"
 - THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION IS 9 NAVD, THE DESIGN FLOOD ZONE FOR
 THE PROPERTY IS THE AE ZONE.
 - TOTAL UPLAND TRACT AREA 64,442 S.F.
 TRACT AREA UPLAND OF THE RELOCATED BULKHEAD: 63,994 S.F.
 - LOTS ARE SERVICED BY CITY SEWER AND CITY WATER.
 - A SILT FENCE WITH A 10-FOOT LANDWARD RETURN SHALL BE ERRECTED AT THE LIMIT OF
 DISTURBANCE ALONG THE WATERWARD SIDES OF THE DEVELOPMENT BEFORE CONSTRUCTION
 BEGINS. THIS FENCE SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION
 AND LANDSCAPING IS COMPLETED.
 - ASSUMED HORIZONTAL COORDINATE BASE.
 - ERROR OF CLOSURE NOT MORE THAN 1 PART IN 10,000
 - EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE
 COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER.

ZONING SCHEDULE R-50 RESIDENTIAL ZONE	
CODE	REQUIRED
LOT AREA	205-55C(2)(a) 5,000 S.F.
LOT WIDTH	205-55C(1) 50 FT.
LOT ACCESS	205-23 20 FT.
SETBACKS:	
FRONT	205-55C(3) 20 FT.
REAR	205-55C(5)(c) 20 FT.
SIDE	205-55C(4) 4 FT./9 FT.
COMBINED SIDE	205-55C(4) 15 FT.
BETWEEN BUILDINGS	205-58C(4) 15 FT.
ACCESSORY SETBACKS:	
SIDE	205-55C(6) 4 FT.
REAR	205-55C(6) 4 FT.
TO PRINCIPAL BLDG	205-55C(6) 5 FT.
LOT COVERAGE(%)	205-55C(7) 33.3%
IMPERVIOUS COVERAGE	205-33B(3)(c) 75%
PARKING	205-55E(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 4/22/2022 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 CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Leon J. Tyszka
 LEON J. TYSZKA, P.L.C. G5339886

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.

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.

 MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

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/OR BEFORE THE _____ DAY OF _____

APPROVED BY THE
 LONG BEACH TOWNSHIP LAND USE BOARD

 CHAIRMAN

 SECRETARY

 ENGINEER

OWNERS:
 LOTS 1.03, 1.04 & 1.24
 SUSAN S. BARASH 2005 TRUST w/a/d MAY 31, 2005 (50% INTEREST)
 (SUSAN S. BARASH AND LAWRENCE ABRAMSON, TRUSTEES)
 47 W. ALABAMA AVENUE
 LONG BEACH TOWNSHIP, NJ 08008

LOT 1.25
 SUSAN S. BARASH 2005 TRUST w/a/d MAY 31, 2005 (50% INTEREST)
 (SUSAN S. BARASH AND LAWRENCE ABRAMSON, TRUSTEES)
 47 W. ALABAMA AVENUE
 LONG BEACH TOWNSHIP, NJ 08008

APPLICANT:
 PSM REAL ESTATE, LLC
 1415 LONG BEACH BOULEVARD
 SHIP BOTTOM, NJ 08003

11/5/2023 MAJOR SUBDIVISION

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

James D. Barash
 JAMES D. BARASH, P.E., P.P.
 Professional Engineer, N.J. License Number: GE44223
 Professional Planner, N.J. License Number: 33L10060400

Leon J. Tyszka
 LEON J. TYSZKA, P.L.C.
 Professional Land Surveyor, N.J. License Number: 35688

MAJOR SUBDIVISION
 LOTS 1.03, 1.04, 1.24 & 1.25
 BLOCK 11.28
 TAX MAP SHEET # 14
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 30'
 DRAWN BY: JDB
 SHEET NO. SD-1

JDB NO. 21-083 DATE: 4/22/2022