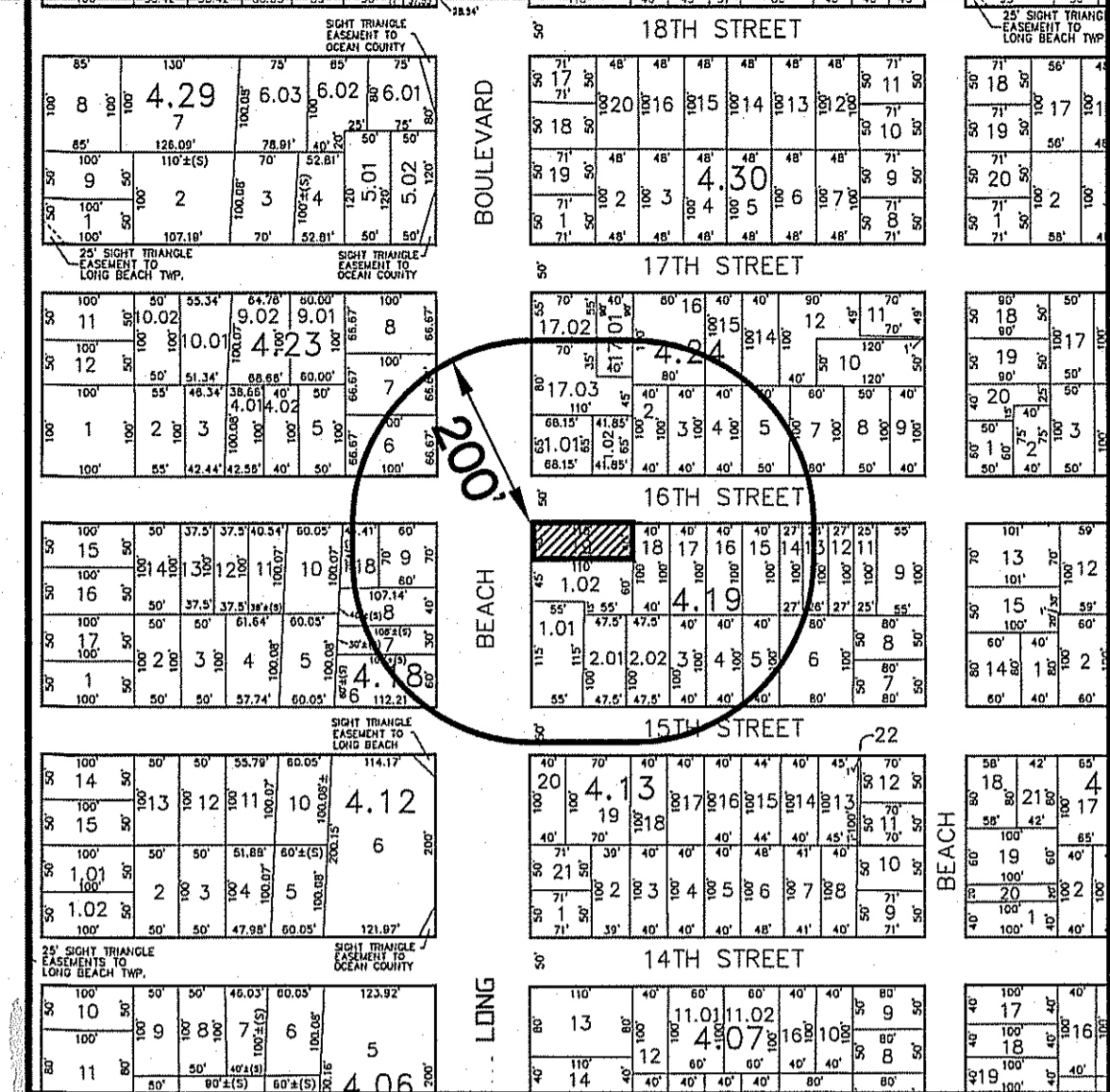


- LEGEND:**
 ○ = IRON PIN FOUND
 ⊙ = REBAR FOUND
 × = NAIL FOUND
 POB = POINT OF BEGINNING
 AC = AIR CONDITIONER
 C = CENTERLINE
 E/P = EDGE OF PAVEMENT
 6.02 = SPOT ELEVATION
 ∅ = UTILITY POLE



- NOTES:**
- AKA LOT 17, BLOCK 23, FILED MAP #A-288 FILED 7/23/1923 "REVISED PLAN OF NORTH BEACH HAVEN SHOWING PROPERTY OF SEASIDE REALTY AND IMPROVEMENT CO"
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0603F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE.
 - ELEVATIONS NAVD (1989)

ZONING SCHEDULE
 C - GENERAL COMMERCIAL ZONE
 & R-50 GENERAL RESIDENTIAL ZONE

	CODE	REQUIRED	PROVIDED
LOT AREA	205-59.C(1)	6,000 S.F.	4,400 S.F.*
LOT WIDTH	205-59.C(1)	60 FT.	40 FT.*
LOT DEPTH	205-18.A	50 FT.	110 FT.
SETBACKS			
SIDE	205-59.C(2)	3 FT. (EACH)	2.2 FT./9 FT.
REAR	205-59.C(4)	10 FT.	44 FT.
COMBINED SIDE	205-12.B	15 FT.	11.2 FT.*
IMPERVIOUS COVERAGE (%)	205-33.B.(3).(a)	75% (3,300 S.F.)	45.1% (1,983.9 S.F.)
SETBACK TO IMPERVIOUS SURFACES	205-33.B.(4)	1.5 FT.	1.2 FT.*
HEIGHT	205-10.A	34 FT.	34 FT.
PARKING			
2 SPACES/DWELLING	205-55.E.(1)	2 SPACES	2 SPACES
RETAIL/OFFICE (1,110 S.F.)	205-59.E.(1)&(3)	3 SPACES	3 SPACES
2 SPACES/ 1,000 S.F. GFA			
TOTAL		5 SPACES	5 SPACES
SIGNS			
SETBACK	205-65.B.(5)(a)	0 FT.	0.7 FT. ENCRDACH*
LENGTH	205-65.B.(5)(a)	12 FT.	5.5 FT.

* VARIANCE/SITE PLAN APPROVAL FROM LBT/LUB 4/13/2022

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 HORN, TYSON & YODER, INC. PARTIES FOR PURPOSES AND/OR HOURLY NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIDELANDS SLAINS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELONGING TO ANY OTHER PARTY AS SHOWN HEREON.

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

OWNER/APPLICANT:
 16TH STREET LBI LLC
 14 HEATH ROAD
 WHITEHOUSE STATION, NJ 08889

- 5/15/2024 SIGN & WHEEL STOP (RELOCATED); 1 WHEEL STOP REMOVED FROM HC PARKING SPACE
 4/4/2024 UPDATE AS BUILT (MAX)
 2/26/2024 AS BUILT (MAX)
 3/2/2023 REVISE ENTRY STEPS PER ARCHITECT (MAX)
 2/6/2023 SHOW ADDITIONAL ELEVATIONS AT HC CURB RAMP; REVISE STAIRS PER ARCHITECT
 3/4/2022 SITE PLAN TO CHANGE USE AND ADD AN APARTMENT

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

AS BUILT SURVEY OF
 LOT 19, BLOCK 4.19
 TAX MAP SHEET # 8
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
 DRAWN BY: JDB
 SHEET 1 OF 1

JDB NO. 85-354 DATE: 7/14/2021

Professional Land Surveyor, N.J. License Number GS25889