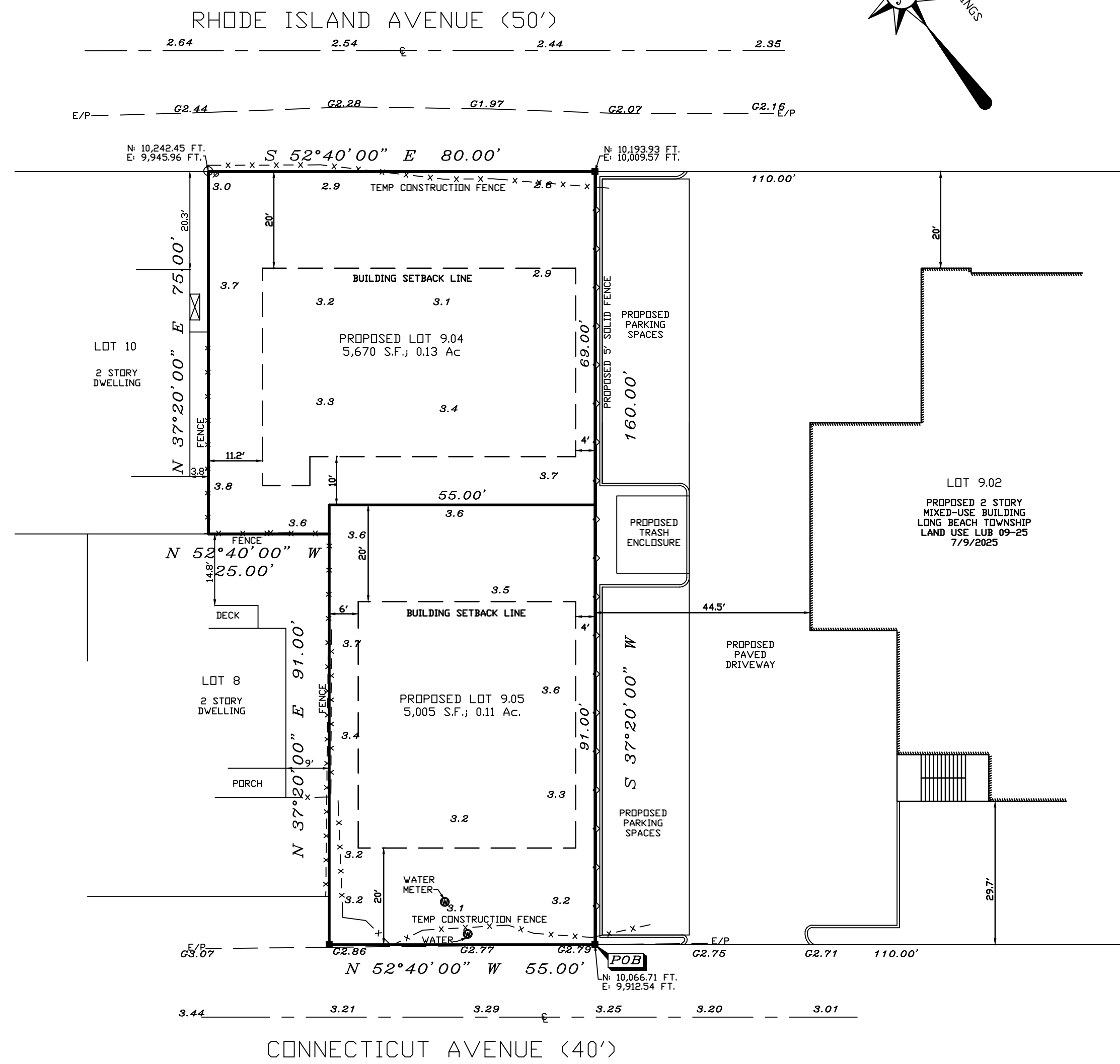
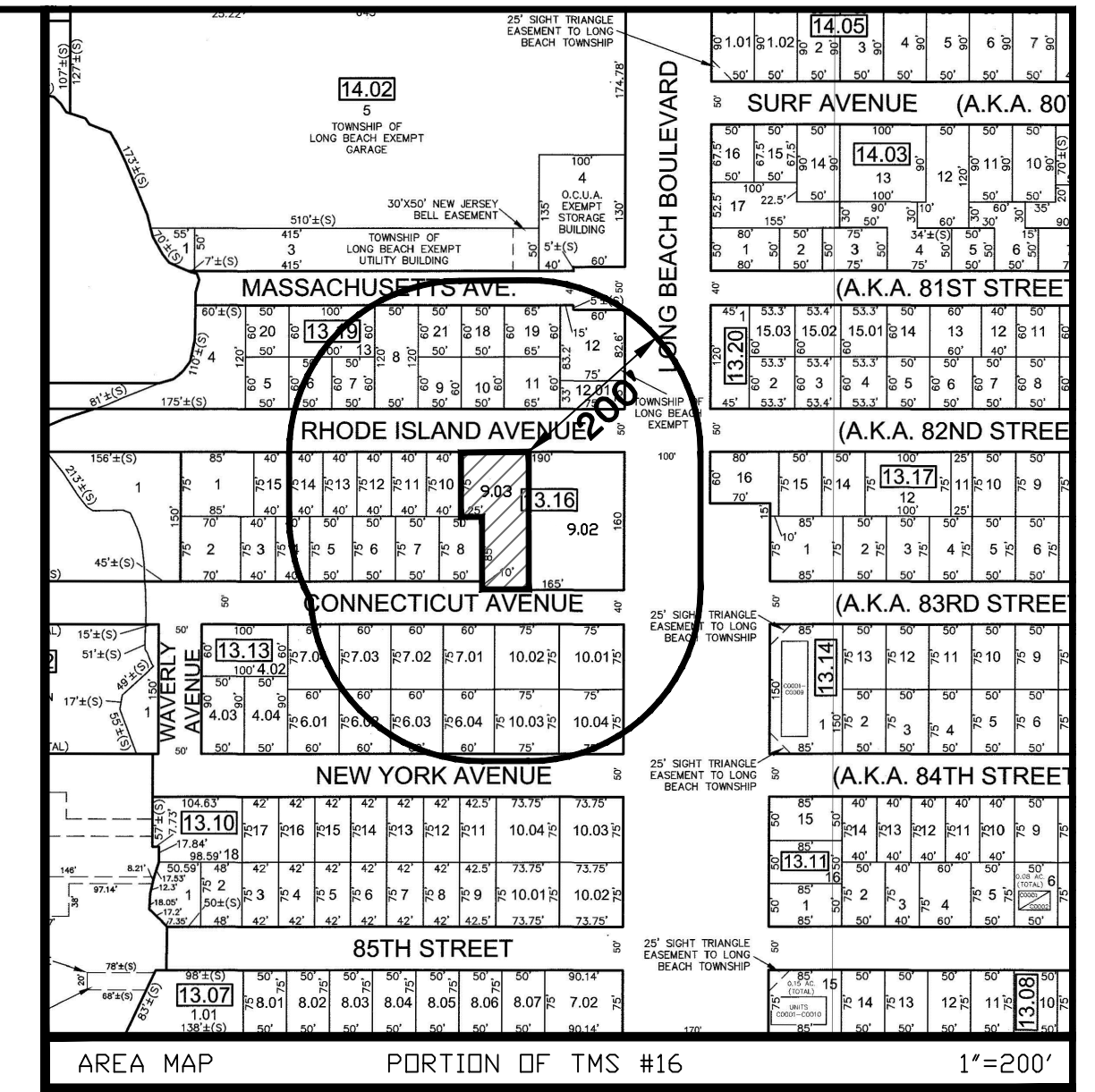


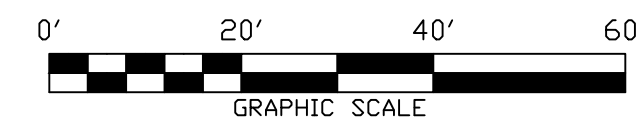
- LEGEND-
- = IRON PIN FOUND
- PDB = POINT OF BEGINNING
- ℄ = CENTERLINE
- E/P = EDGE OF PAVEMENT
- ∅ = UTILITY POLE
- 6.02 = SPOT ELEVATION
- = MONUMENT SET

NOTES:

- AKA LOT 9.02, BLOCK 1316 & LOT 12.01, BLOCK 1319, FILED MAP # J-4427, FILED 2/20/2025
"MINOR SUBDIVISION PLAT FOR 81 8200 LLC BLOCK 1316 LOT 9.01 TAX MAP SHEET 17
ZONE "R-50" & "C" TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY"
- DEED REFERENCE:
BOOK 15805, PAGE 902
- FLOOD ZONE AE, BASE FLOOD ELEVATION 9,
AS SHOWN ON FIRM #34029C0602F
- BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0602G,
THE PROPERTY IS LOCATED OUTSIDE OF 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. 35888 TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 9.03, BLOCK
13.16, TAX MAP SHEET # 16, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY, DATED 1/8/2026
- ERROR IN CLOSURE NO GREATER THAN 1 PART IN 10,000
- ASSUMED HORIZONTAL COORDINATE BASE
- TOTAL TRACT AREA: 10,675 S.F. (0.25 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.



LONG BEACH BOULEVARD (100')



ZONING SCHEDULE R-50 RESIDENTIAL ZONE				
	CODE	REQUIRED	PROPOSED LOT 9.04	PROPOSED LOT 9.05
LOT AREA	205-55C.(1)	5,000 S.F.	5,670 S.F.	5,005 S.F.
LOT WIDTH	205-55C.(1)	50 FT.	80 FT.	55 FT.
LOT DEPTH	205-55C.(5)(a)	75 FT.	69 FT.*	91 FT.
SETBACKS:			PROPOSED LOTS TO COMPLY	
FRONT	205-55C.(3)	20 FT.		
REAR	205-55C.(5)(a)	10 FT.		
SIDE	205-55C.(4)	4 FT./15 FT.		
COMBINED SIDE	205-12B	22.5 FT.		
BETWEEN BUILDINGS	205-55C.(4)	15 FT.		
IMPERVIOUS SURFACE	205-33B.(4)	1.5 FT.		
LOT COVERAGE(%)	205-55C.(7)	33.3%		
IMPERVIOUS COVERAGE:				
TOTAL COVERAGE	205-33B.(3)(a)	75%		
YARD ADJACENT TO PAVED ROADWAY	205-33B.(3)(a)	75%		
PARKING	205-51D	3 SPACES ¹		
DRIVEWAY OPENING	172-20A.(1)	27 LF		
HEIGHT	205-10A.	34 FT.		

1 - THE APPLICANT PROPOSES TO CONSTRUCT SINGLE FAMILY HOMES ON EACH NEW LOT.
ANY PROPOSED DEVELOPMENT WILL COMPLY WITH THE PARKING REQUIREMENTS FOUND IN SECTION 205-51D OF THE
CODE OF THE TOWNSHIP OF LONG BEACH.

* VARIANCE REQUESTED

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 1/8/2026 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 TITLE RECORDATION ACT AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Leon J. Tyszk
LEON J. TYSZKA, P.L.S. 35888

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION ACT", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

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/OR BEFORE THE _____ DAY OF _____.

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

REVISIONS

2/17/2026 UPDATED MINOR SUBDIVISION (MEP)

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

Leon J. Tyszk
LEON J. TYSZKA, P.L.S.
Professional Land Surveyor, N.J. License Number GS35888

OWNER/APPLICANT
81 8200 LLC
8200 LONG BEACH BOULEVARD
LONG BEACH TOWNSHIP, NJ 08008

MINOR SUBDIVISION
LOT 9.03, BLOCK 13.16
TAX MAP SHEET # 16
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'
DRAWN BY: JDB
JOB NO.: 25-126 DATE: 4/7/2025

SUBDIV 1