

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 8/23/2022 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

11-28-2023
 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 246S04339900 DATE
 (AFFIX SEAL)

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL OF THE PROVISIONS KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF _____, 20____ WHICH SAID DATE IS 95 DAYS FROM THE FINAL APPROVAL OF THIS MAP.

SECRETARY _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

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.

TOWNSHIP ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED HEREON AND CONSENT TO THE FILING THEREOF.

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

NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES: _____

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, c.291 (C.40:550-1 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.

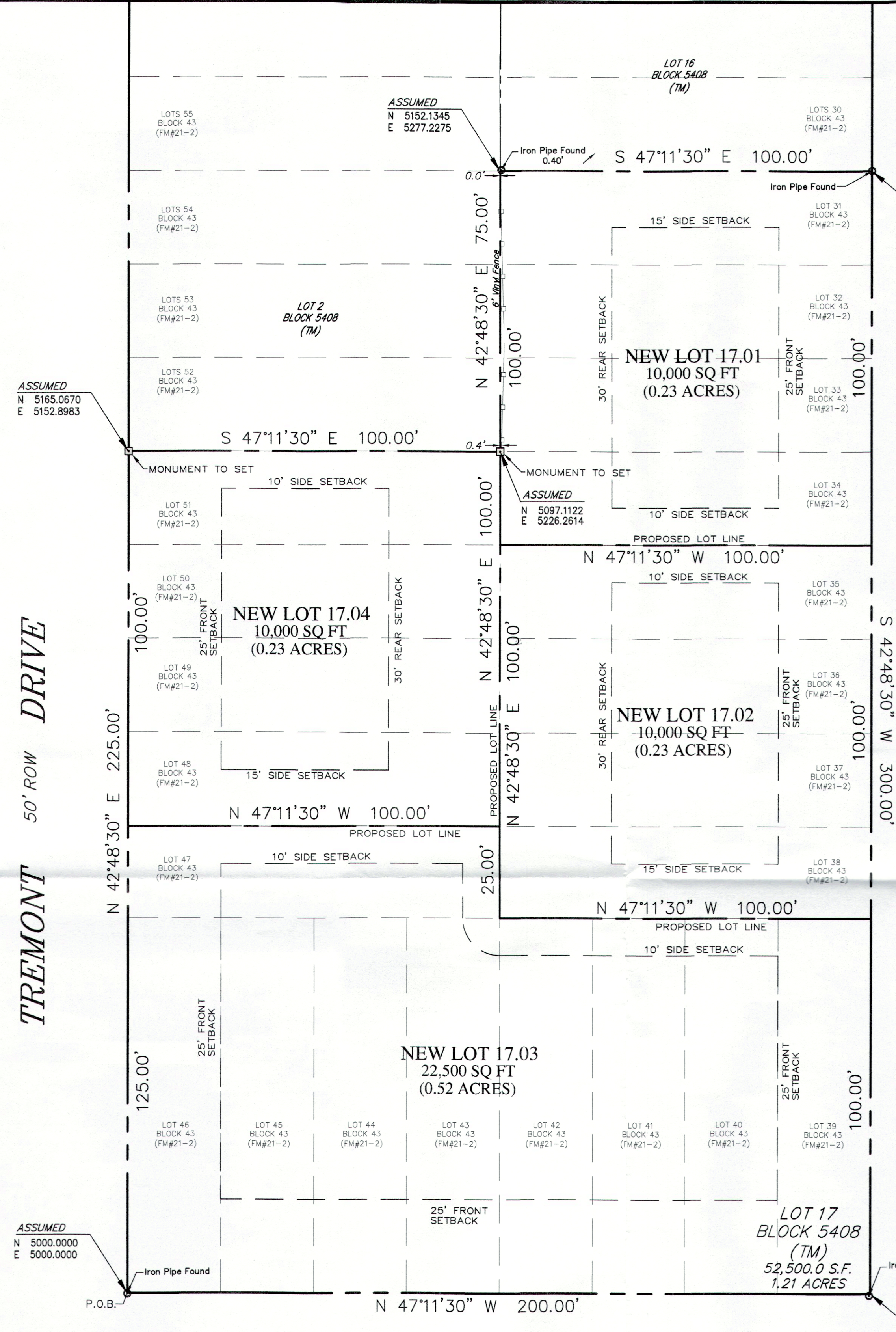
MUNICIPAL CLERK _____ DATE _____

LOT 32
 BLOCK 5401
 (TM)

LOT 33
 BLOCK 5401
 (TM)

LOT 34
 BLOCK 5401
 (TM)

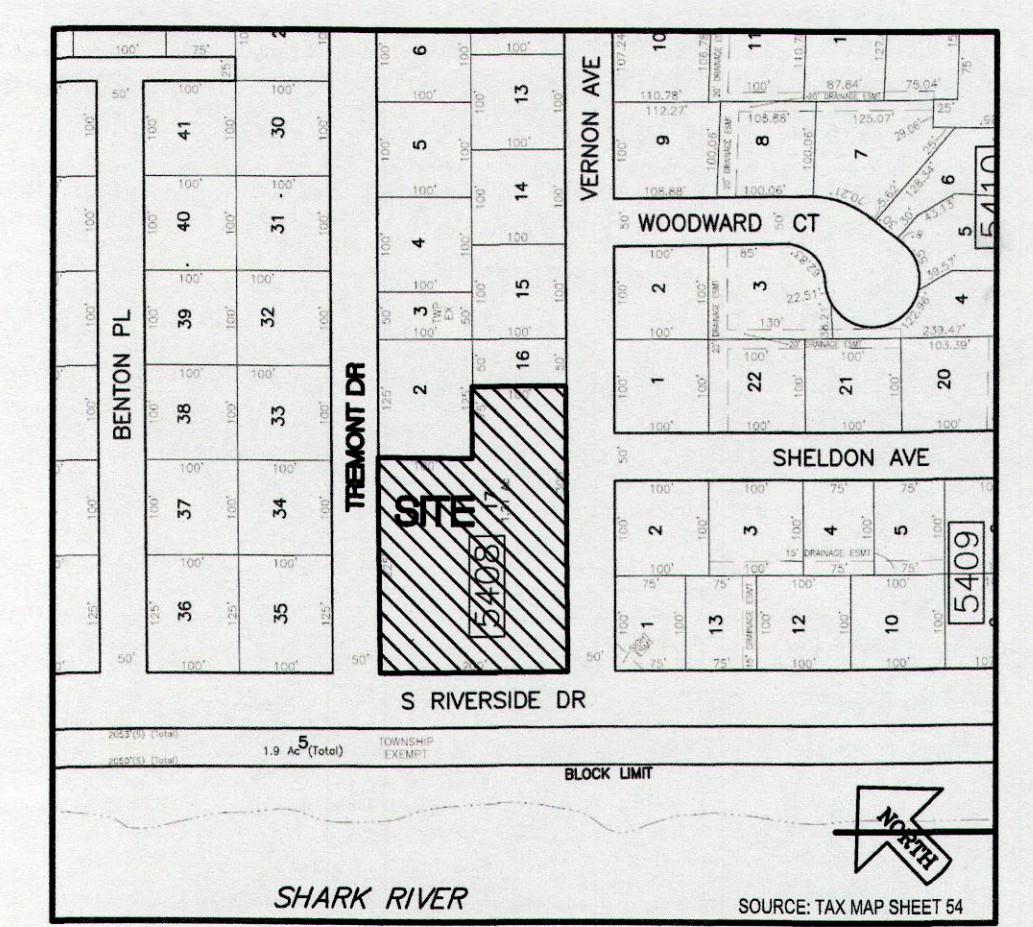
LOT 35
 BLOCK 5401
 (TM)



SHELDON AVE
 50' ROW

VERNON AVENUE
 50' ROW

SOUTH RIVERSIDE DRIVE
 60' ROW



KEY MAP
 SCALE 1"=200'

R-2 ZONE REQUIREMENTS		
	MINIMUM REQUIRED	PROVIDED
LOT AREA	10,000 SF	10,000 SF
MAXIMUM DENSITY	4.3 D.U./PER ACRE	4.3 D.U./ACRE
MAXIMUM FLOOR AREA RATIO	N/A	N/A
LOT WIDTH	100 FT	100 FT
LOT FRONTAGE	100 FT	100 FT
LOT DEPTH	100 FT	100 FT
FRONT YARD SETBACK	25 FT	25 FT
SIDE YARD SETBACK	10 FT	10 FT
COMBINED SIDE YARD SETBACK	25 FT	25 FT
REAR YARD SETBACK	30 FT	30 FT
MAX. BLDG. COVER	30%	30%
MAX. LOT COVER	40%	40%
MAX. # OF STORIES	2 1/2 STY	2 1/2 STY
MAX. BUILDING HEIGHT	35 FT	35 FT
IMPROVABLE AREA (M.I.A.)	2,400 SF	2,400 SF
M.I.A. DIAMETER OF CIRCLE	32 FT	32 FT

GENERAL NOTES:

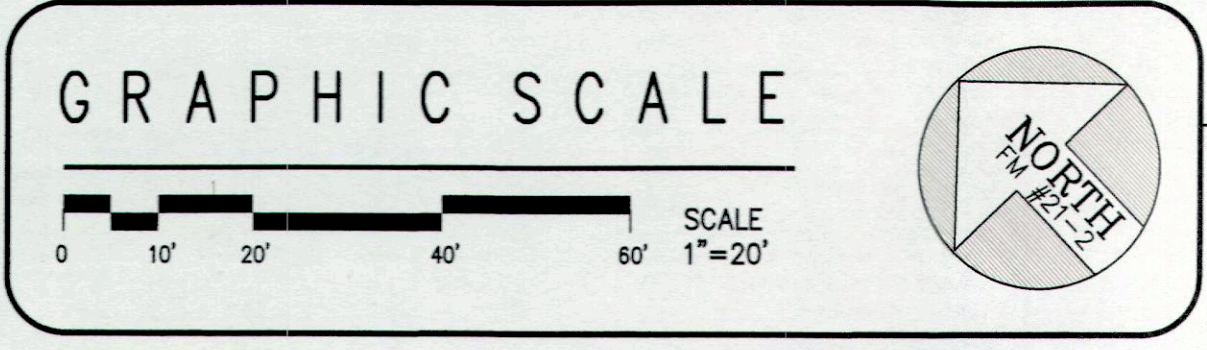
1. APPLICANT AND OWNER:
 WALTER & KATHERINE BOSTIAN
 425 SOUTH RIVERSIDE DRIVE
 NEPTUNE, NJ 07753
2. PROPERTY IS KNOWN AS BLOCK 5408 LOT 17, A/K/A #425 SOUTH RIVERSIDE DRIVE. TOTAL AREA OF LOT 17: 1.21 ACRES
3. PROPERTY SHOWN ON TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 54.
4. APPLICANT PROPOSES TO DEMOLISH EXISTING DWELLING AND APPURTENANCES AND SUBDIVIDE THE PROPERTY INTO FOUR RESIDENTIAL LOTS. NO BASEMENTS ARE PROPOSED.
5. THE SITE IS LOCATED IN THE R-2 ZONE. NO VARIANCES ARE REQUIRED.
6. PROPERTY SERVICED BY PUBLIC SEWER, WATER, ELECTRIC, TELEPHONE & GAS UTILITIES. ALL NEW UTILITIES TO BE PLACED UNDERGROUND.
7. PROPERTY IS LOCATED IN FLOOD ZONE AE 10, AE 11 AND X (AREA OF MINIMAL FLOODING) AS PER FEMA FLOOD MAP DATED 06/15/2022.
8. SURVEY REFERENCE: SURVEY OF PROPERTY TAX LOT 17 BLOCK 5408, 425 SOUTH RIVERSIDE DRIVE, TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NJ AS PREPARED BY JEFFREY S. GRUNN, NJPLS # 43399 DATED 08/23/2022.

BOUNDARY MARKER LEGEND

□	MONUMENT TO BE SET
○	IRON PIN TO BE SET
○	EXISTING IRON PIPE FOUND
○	EXISTING MONUMENT FOUND

Lot # EXISTING LOT NUMBER
 LOT 8.02 PROPOSED LOT NUMBER

FILED MAP REFERENCE:
 KNOWN AND DESIGNATED as Lot 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51 Block 43 as shown on a certain map entitled, "Map of Shark River Hills Section A," filed in the Monmouth County Clerk's Office on January 31, 1928 as Map No. 21-2.



FINAL PLAT - MAJOR SUBDIVISION
 Tax Lot 17 - Block 5408
 225 SOUTH RIVERSIDE DRIVE, TOWNSHIP OF NEPTUNE
 Monmouth County, New Jersey

FIELD: JRS	DWN BY: RDF	CHECKED: JSG	DATE: 11/27/2023	SCALE: 1"=20'
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Lakeland
 Surveying
 Certificate of Authorization #24GA28090000

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 www.LakelandSurveying.com

Marc J. Cifone PROFESSIONAL LAND SURVEYOR
 Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 246S04132900
 PROJECT NUMBER 222855
 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 246S04339900

LOT 5
 BLOCK 5322
 (TM)

Edge of Water
 SHARK RIVER