

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

SWORN TO AND SUBSCRIBED BEFORE ME

DATE _____ NOTARY PUBLIC OF NEW JERSEY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MARCH 2023 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. I DO FURTHER CERTIFY THAT THE MONUMENTS, AS DESIGNATED AND SHOWN HEREON, HAVE BEEN SET.

JOHN P. AUGUSTINE
LICENSED PROFESSIONAL LAND SURVEYOR No. 34838 (AFFIX SEAL)

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 THERE TO.

BOROUGH ENGINEER (AFFIX SEAL)

THIS PLAT (OR DEED DESCRIBING THE SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE, WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD.

SECRETARY

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE SEA BRIGHT PLANNING BOARD ON _____

DATE _____ CHAIRMAN
ATTEST _____ SECRETARY

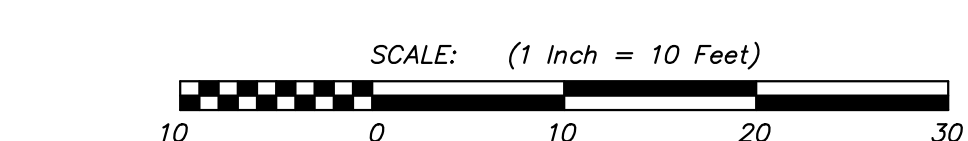
CONTRACT PURCHASER & APPLICANT

CAMBRIDGE CUSTOM HOMES
TIMOTHY CHENOWETH
55 N. GILBERT ST., BLDG. 4, SUITE 4202
TINTON FALLS, N.J. 07701
732-259-3664

**MINOR SUBDIVISION MAP OF
TAX LOT 10 BLOCK 12
TAX MAP SHEET NO. 8, LAST REVISED 10/01/2013**
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

WAIVER REQUESTED FOR:

1. WAIVER REQUESTED FOR STORM WATER MANAGEMENT DESIGN OR REPORTS. ZONING PERMIT FILING PLAN MUST BE PREPARED FOR ANY DEVELOPMENT ON NEW LOT 10.01.



No.	DATE	REVISION	BY	CHK.

JOHN P. AUGUSTINE
N.J. Professional Land Surveyor No. 34838
DATE: 5/12/23

GRAVATT CONSULTING GROUP
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Certificate of Authorization No. 240A27925900

SCALE: 1" = 10'
DATE: 3/10/2023
DRAWN BY: CA/JA
CHECKED BY:
SHEET NO. 7 OF 7
PROJECT NUMBER
12097

- LEGEND**
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 - = UTILITY POLE W/ LIGHT
 - = IRON PIPE FOUND
 - = CAPPED REBAR SET
 - * = DRILL HOLE SET IN WALK
 - = OVERHEAD UTILITY WIRES

NOTES:

1. AREA BEING SUBDIVIDED CONTAINS 3,742 S.F. = 0.09 ACRES.
2. PROPERTY KNOWN AS LOTS 10, BLOCK 12 AS SHOWN ON TAX MAP SHEET NO. 8, LAST REVISED ON 10/01/2013.
3. PROPERTY WAS SURVEYED BY GRAVATT CONSULTING GROUP, INC. DURING MARCH 2023, IN ACCORDANCE WITH DEED BOOK 8577, PAGE 7253, ALONG WITH ADJOINING DEEDS & MAPS NOTED HEREON.
4. EXISTING LOT IS BEING SUBDIVIDED INTO 2 LOTS, ONE NEW LOT AND ONE REMAINING LOT. EXISTING IMPROVEMENTS WILL BE REMOVED AND ANY TWO NEW HOMES WILL BE CONSTRUCTED.
5. ONLY THOSE UTILITIES MARKED IN THE FIELD BY PHYSICAL EVIDENCE OF SAME, AT THE TIME OF SURVEY, ARE SHOWN HEREON. OTHER UTILITIES, INVISIBLE ENCROACHMENTS, GRANTS, ETC., IF ANY, HAVE NOT BEEN SHOWN.
6. THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT BENEFIT OF ANY TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON, MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR RIGHTS OF OTHERS, AND IS SUBJECT TO REVISIONS AS SUCH A REPORT AND/OR SEARCH MAY REVEAL.
7. NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8. NO SLITS, ROCK OUTCROPPINGS, FLOOD PLAINS, WETLANDS, MUDLANDS AND BODILY FLUIDS, NATURAL OR ARTIFICIAL WATERCOURSES, SHORE LINES, WATER BOUNDARIES, OR ENCROACHMENT LINES ARE LOCATED WITHIN 100' OF THE SUBJECT PROPERTY.
9. THIS MINOR SUBDIVISION IS TO BE FILED BY PLAT OR DEED.
10. NO COVENANTS OR DEED RESTRICTIONS FOR THIS PROPERTY HAVE BEEN RECOVERED.
11. THE OUTBOUND ERROR OF CLOSURE IS NO GREATER THAN 1:10,000.
12. PROPERTIES ARE TO BE SERVICED BY PUBLIC WATER & SEWER.
13. EXISTING IMPROVEMENTS LYING WITHIN NEW LOT 10, ARE TO BE REMOVED.
14. AT THE TIME WHEN ANY DWELLING IS PROPOSED ON NEW LOT 10 & 10.01, A PLOT PLAN MUST BE PREPARED IN ACCORDANCE WITH THE PLOT PLAN ORDINANCE AND SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
15. PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 8137 PAGE 9584. PROPERTY IS ALSO KNOWN AS LOTS 10 ON A CERTAIN MAP ENTITLED "MAP OF LOTS AT SEA BRIGHT, BELONGING TO S.L. LAND AND CONSTRUCTION CO., FILED JULY 9, 1892 IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE 44-4, FIELD CONDITIONS AS OF 9/8/2021.
16. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
17. OFFSETS AS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR THE PLACEMENT OF ACCESSORY BUILDINGS.
18. UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY, ANY/ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL" 1-800-372-1000.
19. PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=8 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP SEA BRIGHT BOROUGH, COMMUNITY NO. 545317, DATED 02/01/00, MAP NO. 3425C02018, EFFECTIVE DATE 06/15/2022. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.

ZONE: R-3 DOWNTOWN RESIDENCE ZONE

MINIMUMS -	REQUIRED:	EXISTING TAX LOT 10:	PROVIDED NEW LOT 10:	PROVIDED NEW LOT 10.01:
LOT AREA	1,800 S.F.	3,742 S.F.	1,910 S.F.	1,832 S.F.
LOT DEPTH	25 FT.	25.0 FT.	25.0 FT.	25.0 FT.
LOT WIDTH	60 FT.	75 FT.	75 FT.	71.87 FT.
PRINCIPAL BUILDING:				
FRONT SETBACK	5 FT.	9.3 FT.	>5 FT.	>5 FT.
REAR SETBACK	15 FT.	27.3 FT.	>15 FT.	>15 FT.
SIDE SETBACK	3 FT. (TOTAL 6 FT.)	0.5 FT.* (28.2' TOTAL)	>3 FT. (6' TOTAL)	>3 FT. (6' TOTAL)
MAXIMUMS:				
BUILDING HEIGHT	38 FT. (2 1/2 STORIES)	<38 FT.	<38 FT.	<38 FT.
LOT COVERAGE (BLDG)	50%	18.3%	<50%	<50%
LOT COVERAGE (IMPERVIOUS)	70%	34.6%	<75%	<75%
ACCESSORY BUILDING:				
SIDE SETBACK	4 FT.	N/A	N/A	N/A
REAR SETBACK	4 FT.	N/A	N/A	N/A

* EXISTING NON-CONFORMITY
(NO VARIANCES REQUESTED EXISTING IMPROVEMENTS ARE TO BE REMOVED)

FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON _____ AS CASE NO. _____ SHEET _____