



TOTAL LOTS
87,946 Sq. Feet
2.0190 Acres

PROPOSED TOTAL LOTS
85,302 Sq. Feet
1.9583 Acres

GENERAL NOTES

- 1 - The Applicant proposes to adjust the boundary of Lot 5 to eliminate existing encroachments and to bring the Lot into conformance for Lot Area
- 2 - Known and designated as Lots 1,2,5 & 7 Block 502, and Lots 10 & 11 Block 503, as shown on the current tax assessment map of the Township of Middletown, Monmouth County, New Jersey.
- 3- The Boundary adjustment creates no new variances, eliminates existing encroachments and brings Lot 5.01 into conformance for Lot Area.
- 4 - Any object beneath the surface of the ground has not been located, and no guarantee as to existence or location is expressed or implied. contact the appropriate utility before any new construction.
- 5- Bearings & distances produce mathematically closed figures Greater than one part in ten thousand. All planimetric features Are within (1/40") of true position. No feature will exceed (1/20") from true position.
- 6- Wetlands and Critical Areas are not shown as a part of this application. There is no new construction proposed as a part of this application.
- 7- Survey information- Location Survey for Mark Lyons of Lot 5 and part of Lot 2-Block 502 prepared by Thomas A. Finnegan 5/21/2007. Plan of Survey & Topography 503 Church Street, Block 502 Lots 1,2, & 7 Block 503 Lots 10 & 11 Township of Middletown, Monmouth County, NJ by Dante Guzzi Engineering Associates, 07/01/2020 Steven Woodrow, PLS.
- 8- This map has been prepared without benefit of a title search and is subject to any easements or restrictions of record.
- 9- Owner/ Applicant: Mark Lyons, Sr.
481 Morris Way
Belford, NJ 07718

ZONE SCHEDULE

R-10 Residential Zone District	Required Elements	Existing conditions		PROPOSED CONDITIONS		
		Lot 5	Lots 2,1,7,10,11	Lot 5.01	Lot 2.01	
Lot Area, min.	SF	10000	**7359	87,946	10,003	85,302
Lot frontage, MIN	Ft	100	101.19	384.31'	101.19'	384.31'
Front yard	FT	25	26.2'	n/a	26.2'	tbid
Side yard	FT	12	**11.1'	n/a	**11.1'	tbid
Circle Dia, Min	FT	50	**42.2'	>50	53'	>50
Rear Yard	FT	25	28.3'	n/a	69.4'	n/a
Accessory Side	FT	12	over	n/a	13.0'	n/a
Accessory Rear	FT	10	19.7" over	n/a	11.1'	n/a

CLASSIFIED AND APPROVED AS A: BOUNDARY ADJUSTMENT
BY: THE PLANNING BOARD OF THE TOWNSHIP OF
MIDDLETOWN, MONMOUTH CO., N.J.

ON THIS _____ DAY OF _____ 20__

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

A PLAT OR DEED MUST BE FILED IN THE OFFICE OF
THE COUNTY CLERK ON OR BEFORE _____ 20__
WHICH DATE IS _____ DAYS AFTER THE DATE OF
FINAL APPROVAL OF BOUNDARY ADJUSTMENT.

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

MUNICIPAL ENGINEER _____ DATE _____

I (WE) HEREBY CERTIFY TO BE THE OWNER(S)
OF THE LAND DELINEATED ON THIS MAP AND DO
HEREBY CONSENT TO THE FILING OF THE
DEED WITH THE MUNICIPALITY AND/OR THE OFFICE
OF THE COUNTY CLERK.

SIGNATURE(S) _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE MAP
AND SURVEY HAVE BEEN MADE UNDER MY
IMMEDIATE SUPERVISION, FROM ACTUAL
MEASUREMENTS TAKEN AT THE SITE.
DATE OF SURVEY: 1-10-23

Ronald Trinidad
RONALD TRINIDAD
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 43370

REV.	DATE	DESCRIPTION	BY
BOUNDARY ADJUSTMENT PLAN FOR MARK LYONS, SR. LOT 5 and LOT 2 BLOCK 502 SHEET 54 MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY			
R AND T LAND SURVEYING SURVEYING & MAPPING<>CONSTRUCTION SURVEYING P.O. BOX 124, ATLANTIC HIGHLANDS, NJ 07716 732-872-2827			
<i>Ronald Trinidad</i>			
RONALD TRINIDAD LICENSED LAND SURVEYOR NO. 43370			
DATE: 1-10-2023	FILE: F-4419	DRAWN: RLT	JOB NO: 8356
SCALE: 1" = 30'	CAD#: D-8356.dwg	CHECKED: HS	DWG NO: D-1058

** Pre-existing non conformity.
* Created condition, variance required.