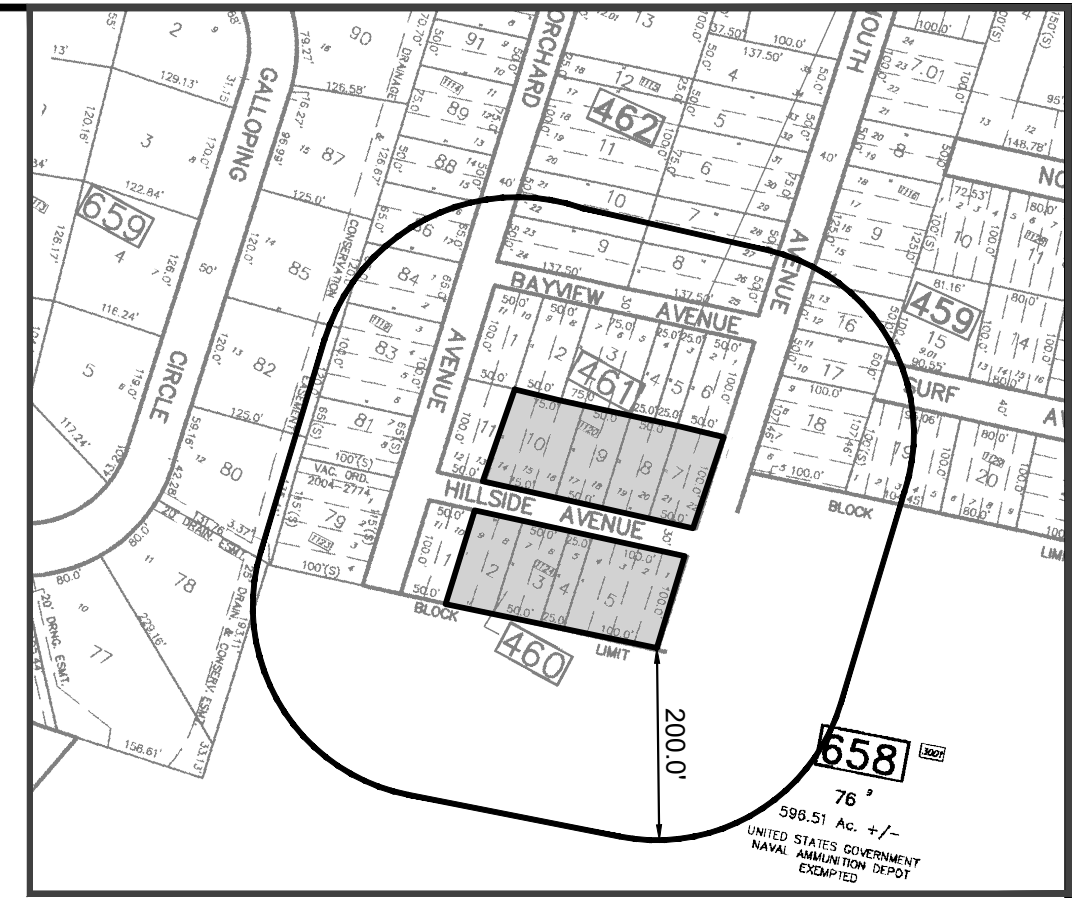


NAD83 New Jersey State Planes

ZONE R-10 REQUIREMENTS					
	REQUIRED	LOT 2.01	LOT 5.01	LOT 7.01	LOT 10.01
MIN. LOT AREA					
INTERIOR LOT	10,000 SF. 0.230 A.C.	10,025 SF. 0.230 AC.	--	--	10,000 SF. 0.230 AC.
CORNER LOT	12,500 SF. 0.29 AC.	--	12,367 SF.** 0.284 AC.	12,392 SF.** 0.284 AC.	--
MIN. LOT FRONTAGE					
INTERIOR LOT	100 FT.	100 FT.	--	--	105.36 FT.
CORNER LOT	110 FT.	--	--	--	--
MONMOUTH AVE.	--	100 FT.**	100 FT.**	100 FT.**	--
HILLSIDE AVE.	--	125 FT.	119.64 FT.	--	--
MIN. FRONT SETBACK	25 FT.	26.0 FT.	26.0 FT.	26.0 FT.	26.0 FT.
MIN. CIRCLE DIA. INTERIOR	50	55.81	52.92	56.12	53.29
MIN. SIDE SETBACK	12 FT.	12.0 FT.	51.9 FT.	52.1 FT.	12.9 FT.
MIN. STREET SIDE	12.5 FT.	--	24.5	26 FT.	--
MIN. REAR SETBACK	25 FT.	38.5 FT.	38.5 FT.	38.5 FT.	38.5 FT.
MAX. BUILDING COVERAGE ***	20%	14.21%	11.52%	11.5%	14.25%
MAX. BUILDING HEIGHT (FT.)	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.
MAX. BUILDING HEIGHT (STYS)	2 STY.	2 STY.	2 STY.	2 STY.	2 STY.
MAX. IMPERVIOUS COVERAGE	25%	21.66%	17.6%	17.56%	21.76%
BLDG. FLOOR AREA	7,000 S.F.	1,425 S.F.	1,425 S.F.	1,425 S.F.	1,425 S.F.



TAX MAP
SCALE: 1"=200'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY SHEET NUMBERS #56

- * EXISTING NON-CONFORMING
- ** VARIANCE REQUIRED
- *** BUILDING COVERAGE INCLUDES COVERED PORCH

Curve Table				
Curve #	Radius	Length	Delta	Chord
C3	15.00'	25.30'	96° 37' 58"	541' 41" 05" E 22.40'
C4	15.00'	22.10'	84° 24' 00"	548' 49' 50" W 20.15'
C5	25.00'	36.83'	84° 24' 00"	N48° 49' 50" E 33.59'
C6	25.00'	41.71'	95° 36' 00"	N41° 10' 10" W 37.04'

GENERAL NOTES:

- APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING 1.028 ACRE TRACT INTO 6 SINGLE FAMILY RESIDENTIAL LOTS.
- BEING KNOWN AND DESIGNATED AS BLOCK 460 LOTS 2, 3, 4 & 5 AND BLOCK 461 LOTS 3, 4, 5, 7, 8, 9 & 10 AS SHOWN ON SHEET 56 OF THE TOWNSHIP OF MIDDLETOWN TAX MAPS, AREA 44,785.24 S.F. (1.028 AC.)
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LOTS 2, 3, 4 & 5 AND BLOCK 460, LOTS 3, 4, 5, 7, 8, 9 & 10 BLOCK 461, MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING LLC, DATED 10/18/2019 LAST REVISED 11/13/2019.
- THE PROPERTY IS LOCATED WITHIN THE R-10 ZONE.
- PROPOSED LOT NUMBERS AND ADDRESSES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34025C0062F, DATED 09/25/2009.
- ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.

SHADE TREE & UTILITY EASEMENT

THE GRANTEE HEREIN AND ITS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, ASSIGNS, AND ALL SUBSEQUENT OWNERS AND ENCUMBRANCERS, TENANTS, AND SUB-TENANTS SHALL BE REQUIRED TO MAINTAIN IN PERPETUITY SUCH SHADE TREE & UTILITY EASEMENT (SEE RESTRICTION AREAS) AS DEPICTED ON THIS FINAL SUBDIVISION PLAT IN ITS NATURAL STATE IN THE FORM OF OPEN-SPACE LAND AND SHALL BE PROHIBITED FROM REMOVING ANY VEGETATION, TREES AND GROUND COVER THEREON AND/OR ALTERING THE CONTOUR, TOPOGRAPHY OR COMPOSITION OF THE LAND WITHIN THE SHADE TREE & UTILITY EASEMENT AND SHALL BE FURTHER PROHIBITED FROM CLEARING THIS SPACE AND/OR FROM MAKING ANY IMPROVEMENTS ON THIS SPACE, INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF BUILDINGS, SHEDS, SWIMMING POOLS, TENNIS COURTS, AND/OR OTHER USES. THE EASEMENT SHALL NOT PROHIBIT THE CONSTRUCTION OR ERECTION OF ANY FOUR (4) FOOT OPEN FENCE WITHIN THE SHADE TREE & UTILITY EASEMENT. THE EASEMENT SHALL ALSO PROHIBIT FILLING OR GRADING OF THE LANDS OR THE DISPOSAL OF REFUSE OR WASTE MATERIAL OF ANY TYPE WITHIN THE LIMITS OF THE EASEMENT. THIS COVENANT IS INTENDED TO RUN WITH THE LAND BINDING SUBSEQUENT GRANTEE IN EACH INDIVIDUAL LOT OF THE SUBDIVISION, AND THIS COVENANT SHALL BE INSERTED IN ALL SUBSEQUENT DEEDS AS IT IS INTENDED TO REPEAL ALL LOTS OF THE SUBDIVISION MAKING EACH SUBSEQUENT OWNER OF THE INDIVIDUAL LOTS SUBSEQUENT TO ITS PROVISIONS, AND GRANTING TO EACH SUBSEQUENT OWNER OF THE INDIVIDUAL LOTS BENEFITS THEREOF. MAINTENANCE OF SAID SHADE TREE & UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE GRANTEE HEREIN AND OF EACH SUBSEQUENT GRANTEE OF EACH INDIVIDUAL LOT OF THE SUBDIVISION. IN THE EVENT OF A FAILURE TO MAINTAIN SUCH SHADE TREE & UTILITY EASEMENT, THE REASONABLE COST OF SUCH MAINTENANCE BY THE TOWNSHIP SHALL BE ASSESSED TO THE OWNER OF EACH LOT INVOLVED; SHALL BE CONSIDERED A TAX LIEN THEREON, AND SHALL BE ENFORCED AND COLLECTED BY THE TOWNSHIP IN THE SAME MANNER AS OTHER REAL ESTATE TAXES AND ASSESSMENTS. IT IS THE INTENTION OF THE GRANTEE THAT IF ANY PROVISION OF THIS COVENANT SHALL BE JUDGED INVALID BY A COURT OF COMPETENT JURISDICTION SUCH ORDER OR JUDGMENT SHALL NOT EFFECT OR INVALIDATE THE REMAINDER OF THE COVENANT, IT BEING INTENDED THAT THE CLAUSES OF THIS COVENANT ARE DECLARED TO BE SEVERABLE.

OWNER/APPLICANT:
66 MOORE STREET CORP. A CORPORATION OF THE STATE OF NEW YORK
131 MAIN STREET, SUITE 260
HACKENSACK, NJ
PRESIDENT: MR. ALI JABER

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10/19/19 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 CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

David J. von Steenburg
12/8/2021
DAVID J. VON STEENBURG DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 34500

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER DATE

THE MUNICIPAL BODY HAS APPROVED THE HIGHWAYS, STREETS, LANES OR ALLEYS AS SHOWN ON THIS MAP AS REQUIRED BY THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:550-1 ET SEQ.).

MUNICIPAL CLERK DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED 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 AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

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

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES _____

APPROVED AS A FINAL PLAT OF A MAJOR SUBDIVISION BY THE BERKELEY TOWNSHIP PLANNING BOARD ON _____

ATTEST: _____ CHAIRPERSON

SECRETARY DATE

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE _____ WHICH DATE IS NINETY-FIVE (95) DAYS AFTER THE DATE UPON WHICH THIS PLAT WAS SIGNED.

SECRETARY

REV	DATE	DESCRIPTION	BY
4	5/2/23	REDESIGN TO 4 LOT SUB	JAF
3	5/2/22	CRITICAL AREA COMMENTS	JAF
2	3/28/22	PER TOWNSHIP COMMENTS	JAF
1	12/8/21	PER TOWNSHIP COMMENTS	JAF

CERTIFICATE OF AUTHORIZATION: 24GA2228900

MORGAN
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www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

FINAL PLAT

LOTS 2, 3, 4 & 5 BLOCK 460
LOTS 7, 8, 9, & 10 BLOCK 461

HILLSIDE AVENUE
TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: DS Date: 2/27/20 JOB # E19-00389 CAD File # MAJOR SUB Sheet # 1 of 1



APPROVED BY:
MIDDLETOWN TOWNSHIP PLANNING BOARD

CHAIRPERSON DATE
SECRETARY DATE
ENGINEER DATE

MORGAN
engineering & surveying
www.morganengineeringllc.com

David J. von Steenburg
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

M:\Engineering\Projects\Monmouth\Approved\LOT1-0308.mxd, 1/11/2023 10:53:53 AM, 1/11/2023 10:53:53 AM, 1/11/2023 10:53:53 AM