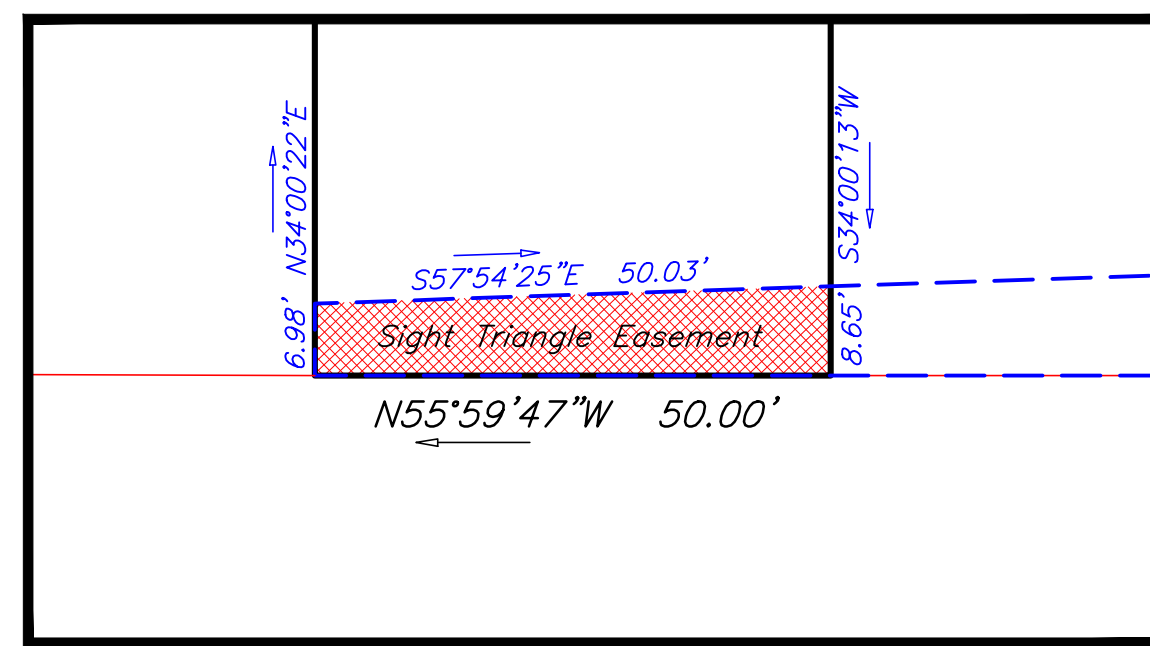


TAX MAP

200' OWNERS LIST

Table listing property owners for a 200-foot strip along Seashore Road. Columns include lot number, owner name, address, and other details. Owners listed include various individuals and entities like 'THE STATE OF NEW JERSEY'.



SIGHT TRIANGLE EASEMENT DETAIL

SCALE: 1 Inch = 30 Feet

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 05-07-21 MEETS ALL RELEVANT SURVEY DETAIL REQUIREMENTS AS PROULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPIES WITH THE PROVISIONS OF THE MAP FILING LAW, AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.  
I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON WILL BE SET.

STEPHEN C. MARTINELLI, PLS DATE  
NJ LIC. NO. 30084

**TAX COLLECTOR'S CERTIFICATION**  
I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

**MUNICIPAL PLANNING BOARD APPROVAL**  
PURSUANT TO THE MUNICIPAL LAND USE LAW (1978) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN DATE  
SECRETARY DATE

**OWNER'S CERTIFICATION**  
IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

**OWNER'S CERTIFICATION**  
IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER DATE  
Michael J. Hill, Sr. & Michelle Hill  
623 Breakwater Road  
Lower Township, NJ, 08204

OWNER DATE  
Michael J. Hill, Jr.  
623 Shun Pike Road  
Lower Township, NJ, 08204

**MUNICIPAL ENGINEER'S CERTIFICATION**  
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS TO THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER DATE

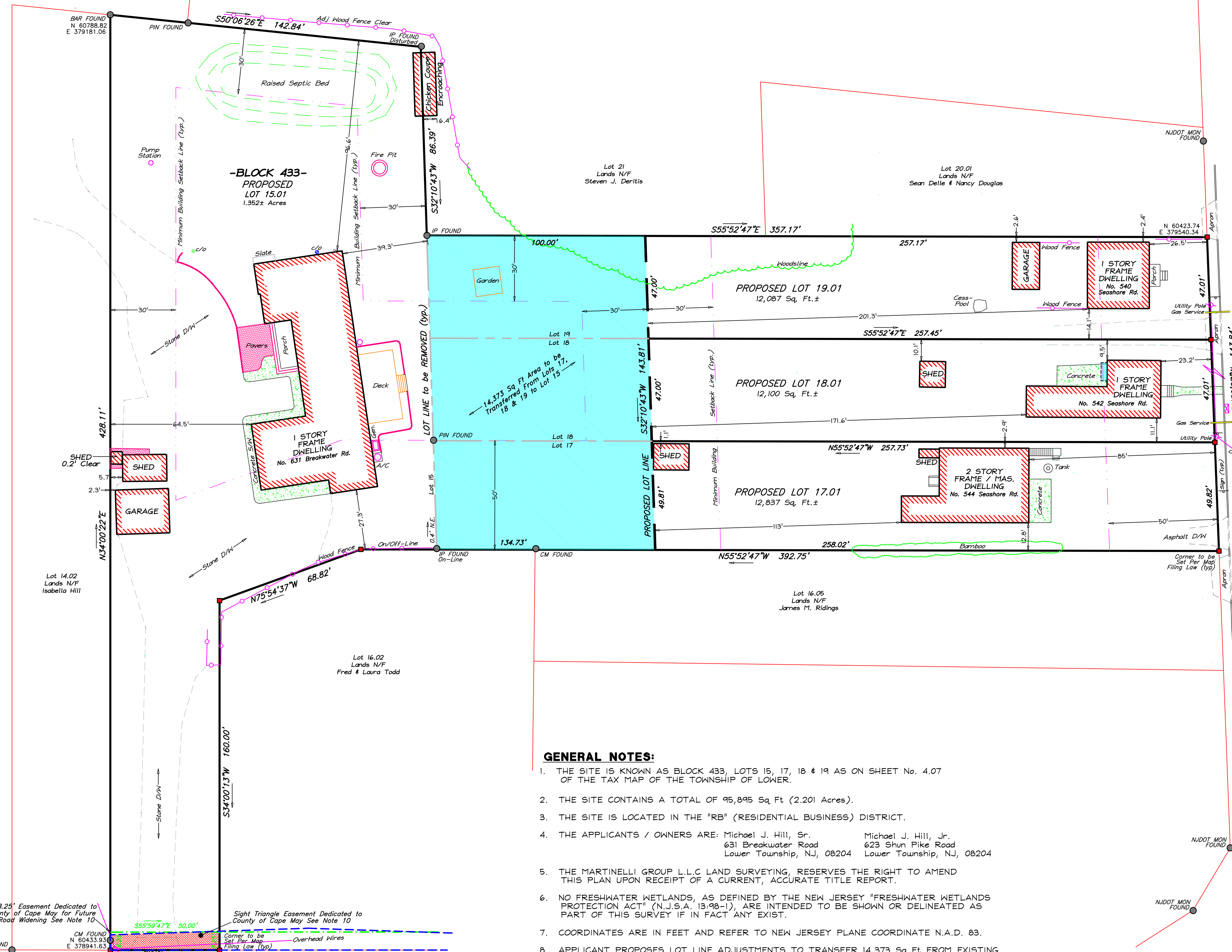
BREAKWATER ROAD

-COUNTY ROUTE No. 613-



ZONING SCHEDULE: "RB" (RESIDENTIAL BUSINESS)

Table comparing zoning requirements for 'RB' (Residential Business) against proposed lots 15.01, 17.01, 18.01, and 19.01. Columns include 'REQUIRED', 'PROPOSED CONFORMS', and 'PROPOSED CONFORMS'. Rows include Principal Bldg., Accessory Bldg., Maximum Coverage, and various setback and height requirements.



GENERAL NOTES:

- 1. THE SITE IS KNOWN AS BLOCK 433, LOTS 15, 17, 18 & 19 AS ON SHEET No. 4.07 OF THE TAX MAP OF THE TOWNSHIP OF LOWER.
- 2. THE SITE CONTAINS A TOTAL OF 95,895 Sq. Ft. (2.201 Acres).
- 3. THE SITE IS LOCATED IN THE "RB" (RESIDENTIAL BUSINESS) DISTRICT.
- 4. THE APPLICANTS / OWNERS ARE: Michael J. Hill, Sr. (623 Breakwater Road, Lower Township, NJ, 08204) and Michael J. Hill, Jr. (623 Shun Pike Road, Lower Township, NJ, 08204).
- 5. THE MARTINELLI GROUP L.L.C. LAND SURVEYING, RESERVES THE RIGHT TO AMEND THIS PLAN UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
- 6. NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 14:9B-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY IF IN FACT ANY EXIST.
- 7. COORDINATES ARE IN FEET AND REFER TO NEW JERSEY PLANE COORDINATE N.A.D. 83.
- 8. APPLICANT PROPOSES LOT LINE ADJUSTMENTS TO TRANSFER 14,375 Sq. Ft. FROM EXISTING LOTS 17, 18 & 19 TO LOT 15. THE APPLICANT IS PROPOSING ZERO (0) NEW LOTS, FOUR (4) LOTS TOTAL, WHERE FOUR (4) LOTS CURRENTLY EXIST.
- 9. APPLICANT REQUESTS VARIANCES FOR PRE-EXISTING NON-CONFORMING CONDITIONS OF LOT AREA, LOT FRONTAGE AND LOT WIDTH FOR PROPOSED LOTS 17.01, 18.01, 19.01 AS WELL AS MULTIPLE PRE-EXISTING NON-CONFORMING SETBACKS ON ALL LOTS.
- 10. OUTBOUNDS PARTIALLY BASED ON "SUBDIVISION PLAN, BLOCK 433, LOTS 15 & 16.02, LOWER TOWNSHIP, CAPE MAY CO, NJ" PREPARED BY WILLIAM P. SWEENEY, DATED 1-18-02 REV. THROUGH 5-20-02 DULY FILED IN THE CAPE MAY CO. CLERK'S OFFICE 7-11-2002 AS FILED MAP No. 7394.
- 11. P.I.O. DEED BOOK 3975, PAGE 327 (Lot 17); DEED B. 3495, P. 646 & B. 3391, P. 329 (Lot 18); DEED B. 3692, P. 655 (Lot 19) and DEED BOOK 3324, PAGE 730 (Lot 15).
- 12. LOT NUMBERS TO BE VERIFIED BY THE TAX ASSESSOR.
- 13. THE SITE IS LOCATED IN ZONE C AS ON THE FIRM FLOOD INSURANCE RATE MAP TOWNSHIP OF LOWER, CAPE MAY COUNTY, NEW JERSEY MAP NUMBER 340153 0004 B EFFECTIVE DATE FEBRUARY 2, 1983.
- 14. THIS MINOR SUBDIVISION SHALL EXPIRE IF THE FILING OR RECORDING REQUIREMENTS OF 400-75D ARE NOT COMPLIED WITH WITHIN 190 DAYS AFTER THE DATE OF APPROVAL.

COUNTY PLANNING BOARD APPROVAL

STEPHEN C. MARTINELLI  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE NO. 30084  
PLANNING BOARD MEMBER  
N.J. LICENSE 06853

THE MARTINELLI GROUP LLC  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORIZATION NUMBER 240A028136700  
PHONE: (609) 590-9616 FAX: (609) 590-9534  
OCEAN VIEW, NEW JERSEY 08226

PLAN OF MINOR SUBDIVISION  
SITUATE IN  
BLOCK 433  
LOTS 15, 17, 18 & 19  
TOWNSHIP OF LOWER  
CAPE MAY COUNTY, NJ

REVISIONS

SCALE: 1" = 30'  
DATE: 5-06-21  
DRAWN BY: JDP  
PROJ NO: 12125-A  
SHEET: 1 OF 1