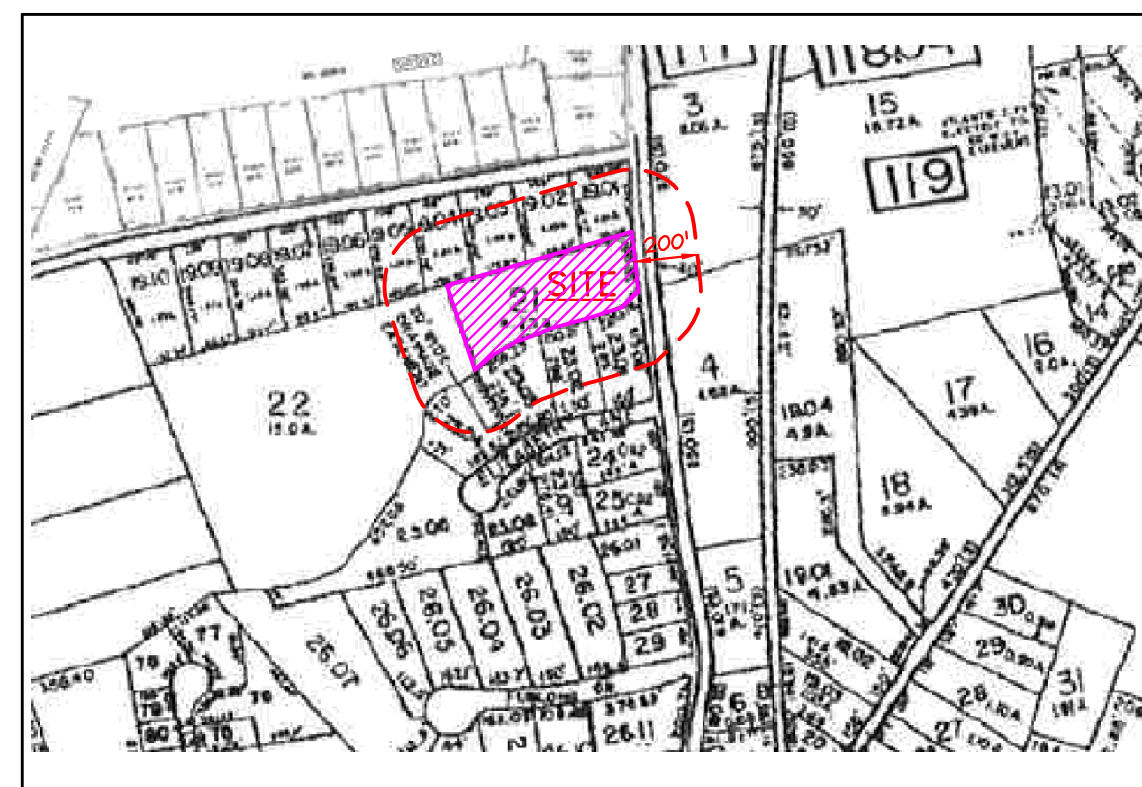
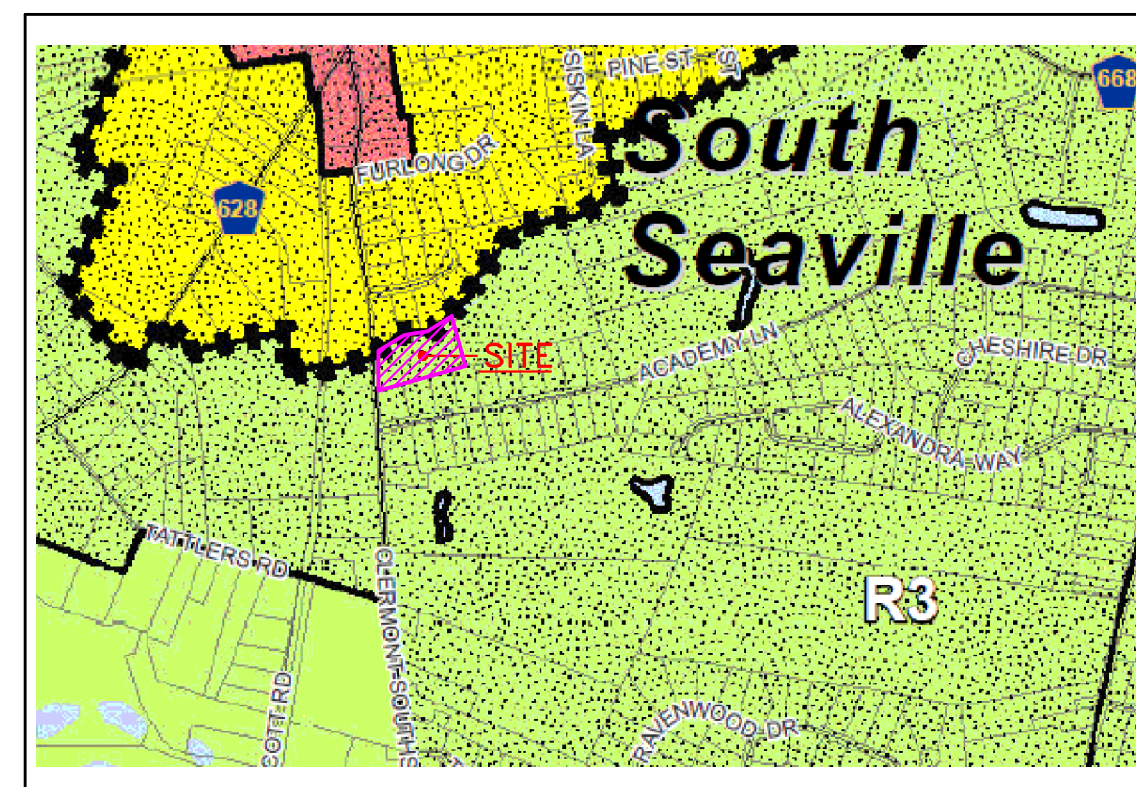


USGS QUAD MAP



TAX MAP



ZONING MAP

**ZONING SCHEDULE: "R-3"**  
(RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT

|                             | REQUIRED | PROPOSED LOT 21.01 | CONFORMS | PROPOSED LOT 21.02 | CONFORMS |
|-----------------------------|----------|--------------------|----------|--------------------|----------|
| <b>-PRINCIPAL BUILDING-</b> |          |                    |          |                    |          |
| LOT AREA                    | 3 Acres  | 1.362 Acres        | NO       | 3 Acres            | YES      |
| LOT FRONTAGE                | 150 Feet | 150.00 Feet        | YES      | 36.00 Feet         | NO       |
| LOT WIDTH                   | 150 Feet | 126.85 Feet        | NO       | 205.34 Feet        | YES      |
| LOT DEPTH                   | 300 Feet | 549.18 Feet        | YES      | 563.21 Feet        | YES      |
| FRONT YARD                  | 100 Feet | 35.4 Feet          | NO       | 250.2 Feet         | YES      |
| SIDE YARD each              | 35 Feet  | 36.8 Feet          | YES      | 46.8 Feet          | YES      |
| REAR YARD                   | 100 Feet | 506.3 Feet         | YES      | 293.4 Feet         | YES      |
| BLDG HEIGHT                 | 30 Feet  | 30 Feet            | YES      | 30 Feet            | YES      |
| BLDG COVERAGE               | 10%      | 2.4%               | YES      | 1.7%               | YES      |
| IMPERVIOUS COVERAGE         | 15%      | 3.0%               | YES      | 1.4%               | YES      |
| <b>-ACCESSORY BUILDING-</b> |          |                    |          |                    |          |
| SIDE YARD each              | 35 Feet  | 35 Feet            | YES      | 35 Feet            | YES      |
| REAR YARD                   | 35 Feet  | 35 Feet            | YES      | 35 Feet            | YES      |
| TO PRINCIPAL BLDG.          | 20 Feet  | 20 Feet            | YES      | 20 Feet            | YES      |
| BLDG COVERAGE               | 2%       | 2%                 | YES      | 2%                 | YES      |

\* PRE-EXISTING NON-CONFORMITY

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF THE MARTINELLI GROUP, LLC.  
ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYORS AND ENGINEERS SHALL BE CONSIDERED TO BE VALID.

*George Swensen*

**GEORGE SWENSEN**  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE 43415

- GENERAL NOTES:**
- THE SITE IS KNOWN AS BLOCK 251, LOT 21 AS SHOWN ON SHEET No. 27 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
  - THE SITE CONTAINS A TOTAL OF 4.362 Acres.
  - THE SITE IS LOCATED IN THE "R-3" (RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT.
  - THE OWNER IS: GNL, LLC  
c/o Joseph Hurley  
PO Box 181  
Cape May Court House, NJ 08210
  - THE APPLICANT IS: GNL, LLC  
c/o Joseph Hurley  
PO Box 181  
Cape May Court House, NJ 08210
  - THE APPLICANT PROPOSES TO SUBDIVIDE THE CURRENT LOT INTO TWO LOTS IN ORDER TO SEPARATE THE TWO EXISTING DWELLINGS ON THE LOT.
  - MINIMUM BUILDING SETBACK LINES REFLECT CURRENT ZONING STANDARDS AND ARE NOT INTENDED AS TITLE RESTRICTIONS.
  - THE MARTINELLI GROUP LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT ACCURATE TITLE REPORT.
  - COORDINATES & MERIDIAN ARE IN FEET AND REFER TO N.A.D. 1983.
  - REFERENCE DEED BOOK 3781, PAGE 12.
  - NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 13:9b-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY, IF IN FACT ANY DO EXIST.

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

TAX COLLECTOR \_\_\_\_\_ 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 \_\_\_\_\_ DATE \_\_\_\_\_  
GNL, LLC  
c/o Joseph Hurley  
PO Box 181  
Cape May Court House, NJ 08210

**MUNICIPAL PLANNING BOARD APPROVAL**  
PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

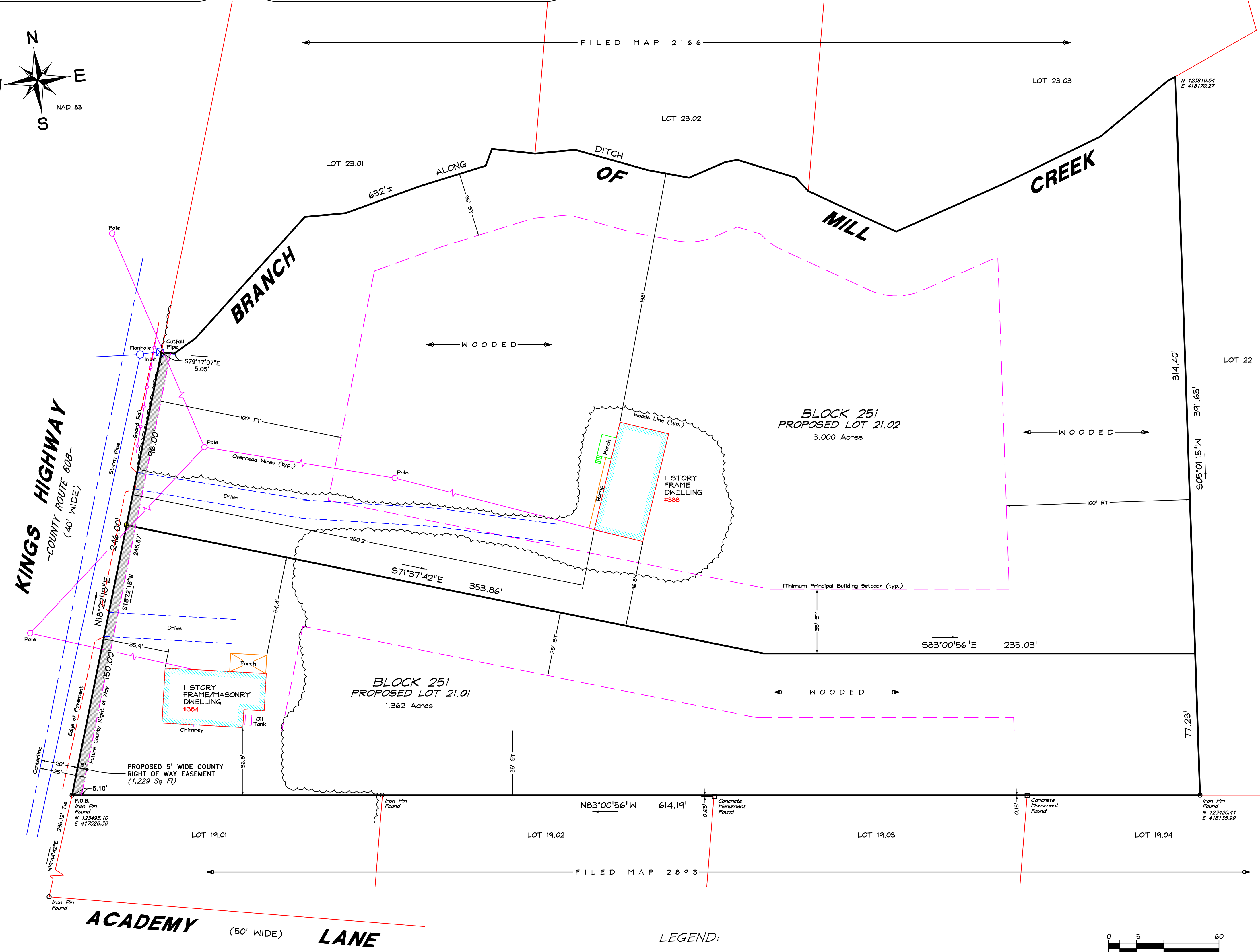
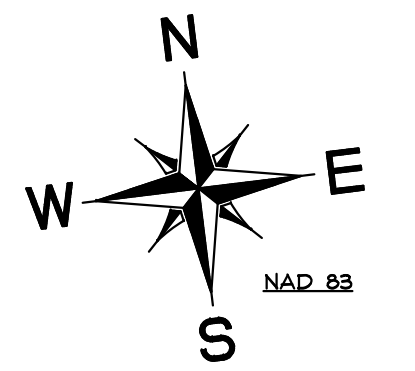
CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
MUNICIPAL CLERK \_\_\_\_\_

**MUNICIPAL ENGINEER'S CERTIFICATION**  
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.

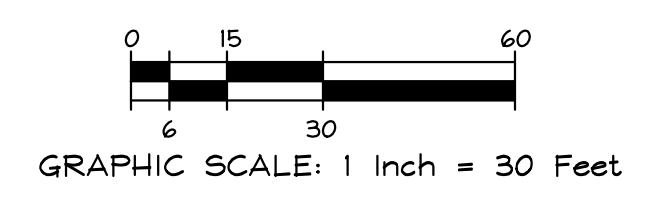
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 11-22-19 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS 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 MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

GEORGE SWENSEN, PLS \_\_\_\_\_ DATE \_\_\_\_\_  
NJ LIC. NO. 43415



**LEGEND:**  
■ CORNER SET PER MAP RECORDATION ACT



**THE MARTINELLI GROUP LLC**  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORIZATION NUMBER 246A28136700  
PHONE: (609) 390-9618 FAX: (609) 390-9534  
OCEAN VIEW, NEW JERSEY 08226-2936

**PLAN OF MINOR SUBDIVISION**  
**SITUATE IN**  
BLOCK 251  
LOT 21  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, N.J.

**REVISIONS**

**SCALE:** 1" = 30'  
**DATE:** 11-22-19  
**DRAWN BY:** RRT  
**PROJ NO:** 16105

**SHEET:** 1  
**OF:** 1