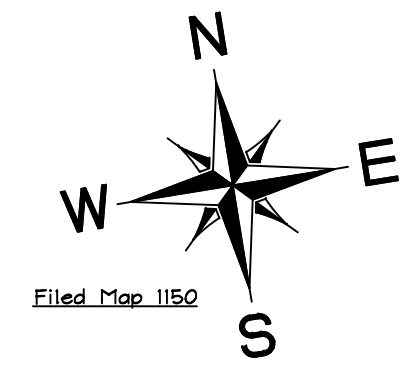
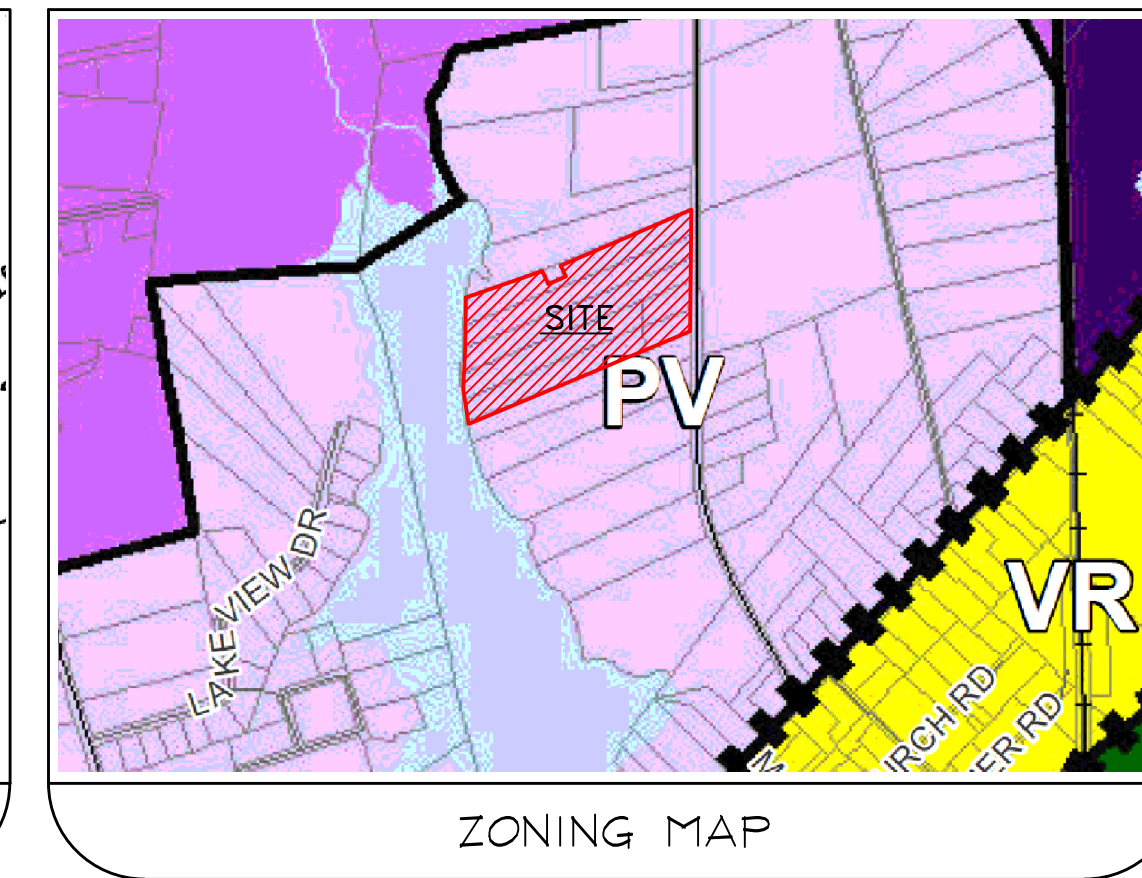
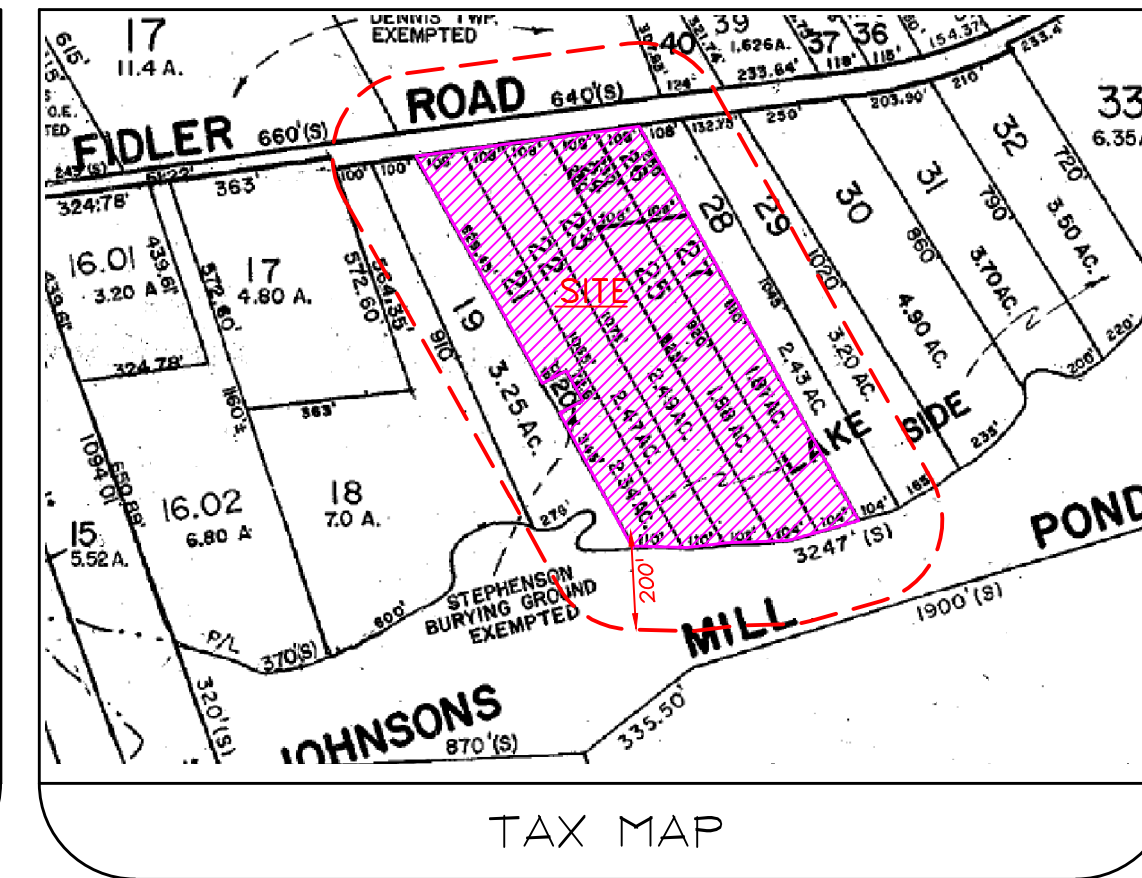
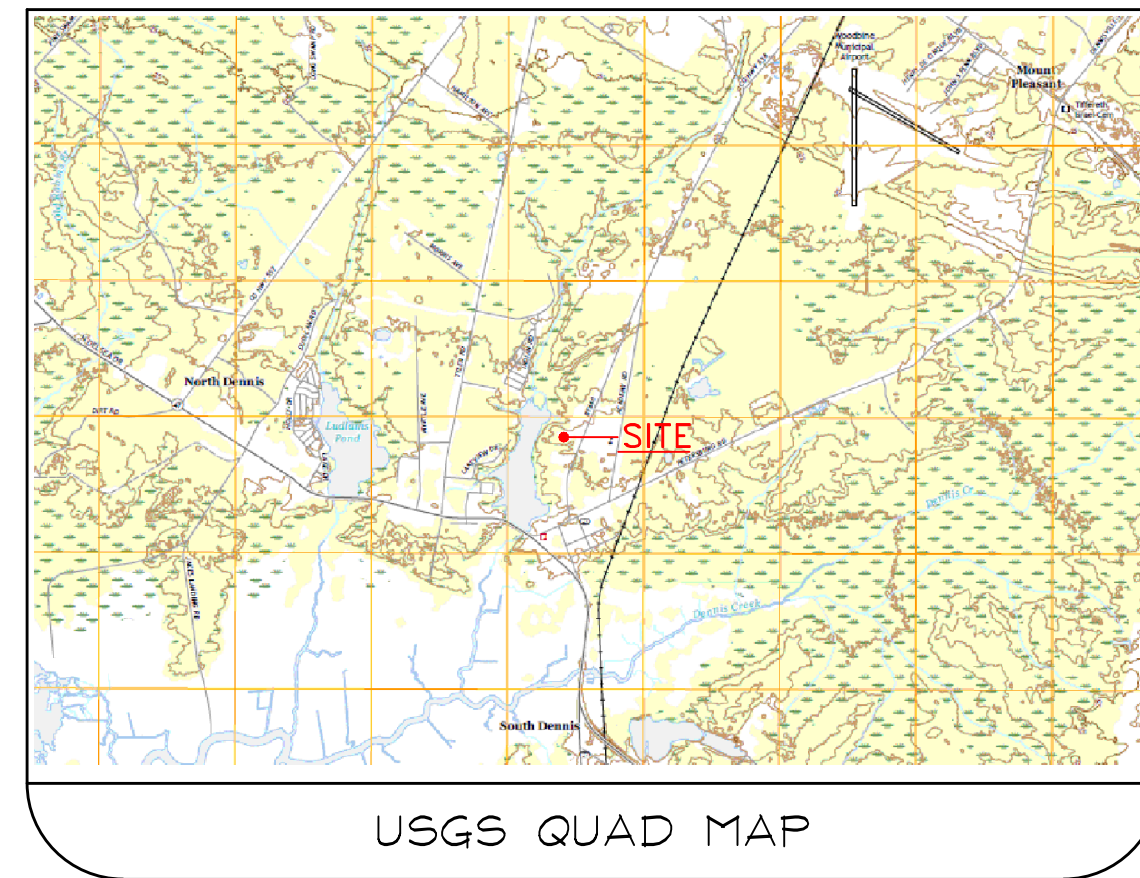


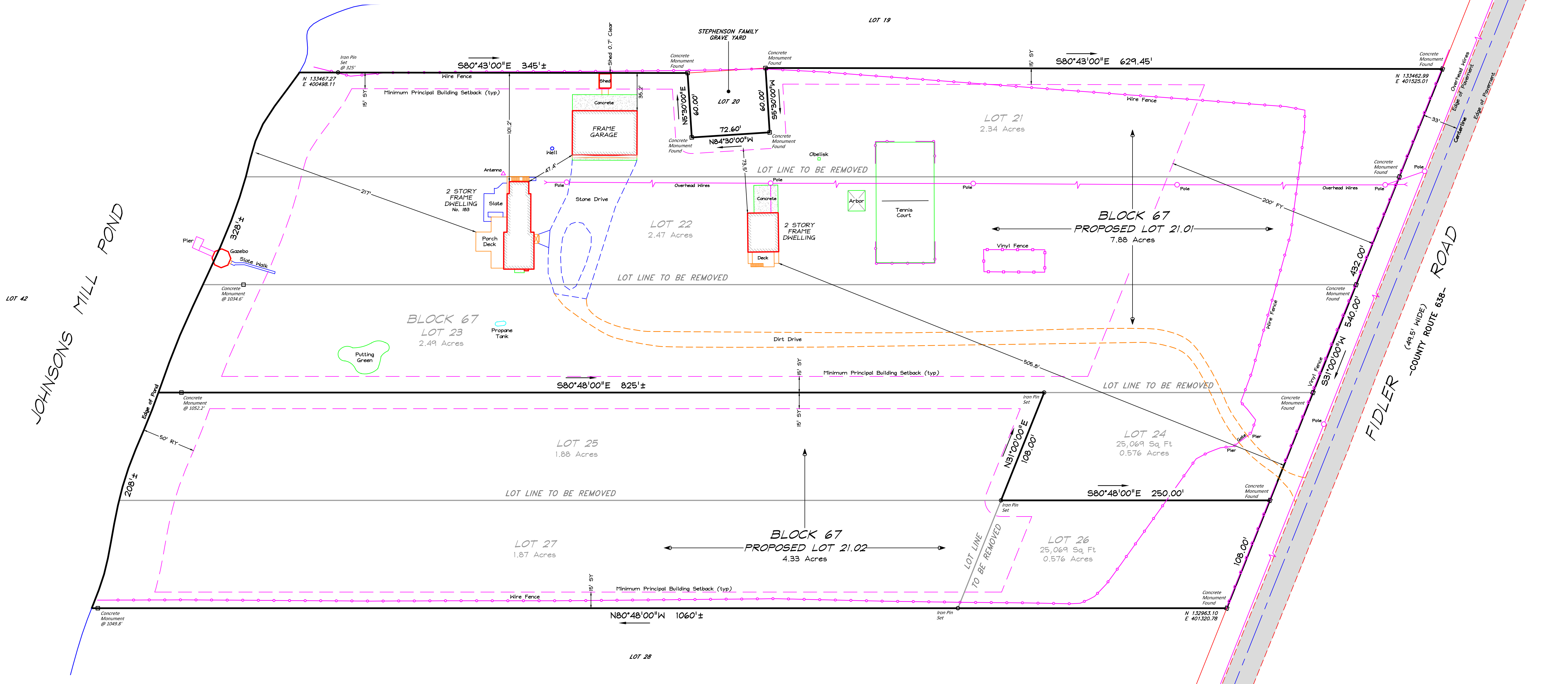
**GENERAL NOTES:**

1. THE SITE IS KNOWN AS BLOCK 67, LOTS 21, 22, 23, 24, 25, 26 & 27 AS ON SHEET 17 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
2. THE SITE CONTAINS A TOTAL OF 12.21 ACRES.
3. THE SITE IS LOCATED IN THE "PV" (PINELANDS VILLAGE) DISTRICT.
4. THE OWNER IS: The Richard A. Hocker Revocable Trust & The Marcia A. Hocker Revocable Trust  
6421 SE Harbor Circle, Sailfish Point  
Stuart, Florida 34996-1960
5. THE APPLICANT IS: The Richard A. Hocker Revocable Trust & The Marcia A. Hocker Revocable Trust  
6421 SE Harbor Circle, Sailfish Point  
Stuart, Florida 34996-1960
6. THE APPLICANT PROPOSES TO CONSOLIDATE THE SEVEN (7) EXISTING LOTS INTO TWO (2) LOTS AS SHOWN HEREON.
7. MINIMUM BUILDING SETBACK LINES REFLECT CURRENT ZONING STANDARDS AND ARE NOT INTENDED AS TITLE RESTRICTIONS.
8. THE MARTINELLI GROUP LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT ACCURATE TITLE REPORT.
9. COORDINATES ARE IN FEET AND REFER TO NAD 1983. MERIDIAN IS BASED ON FILED MAP No. 1150.
10. DEED BOOK 3724, PAGE 870 (Lot 21); DEED BOOK 3725, PAGE 551 (Lot 22) & DEED BOOK 3725, PAGE 110 (Lots 23, 24, 25, 26 & 27).
11. "MAP OF LAKE SIDE, PROPERTY OF ROBERT M. CHANDLER, DENNIS TOWNSHIP, CAPE MAY COUNTY, NJ" PREPARED BY CLARENCE DEVAUL PLS DATED JANUARY 1972 AND FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON 7-13-1972 AS FILED MAP No. 1150.
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.



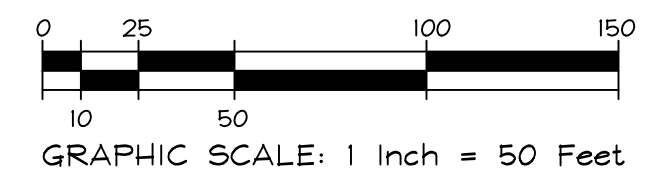
THE ORIGINAL OF THIS DRAWING IS IN THE POSSESSION OF THE MARTINELLI GROUP, LLC.  
ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID.

*lch*  
**STEPHEN C. MARTINELLI**  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE #00887  
PROFESSIONAL PLANNER  
N.J. LICENSE #0653



MUNICIPAL CONSOLIDATED LAND USE 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 CONSOLIDATED LAND USE BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
BOARD ENGINEER \_\_\_\_\_



**ZONING SCHEDULE: "PV"**  
(PINELANDS VILLAGE) DISTRICT

|                             | REQUIRED  | PROPOSED    | CONFORMS | PROPOSED    | CONFORMS |
|-----------------------------|-----------|-------------|----------|-------------|----------|
|                             |           | LOT 21.01   |          | LOT 21.02   |          |
| <b>-PRINCIPAL BUILDING-</b> |           |             |          |             |          |
| LOT AREA                    | 3.7 Acres | 7.88 Acres  | YES      | 4.33 Acres  | YES      |
| LOT FRONTAGE                | 100 Feet  | 432.00 Feet | YES      | 108.00 Feet | YES      |
| LOT WIDTH                   | 100 Feet  | 232.00 Feet | YES      | 108.00 Feet | YES      |
| LOT DEPTH                   | 250 Feet  | 493 Feet    | YES      | 493 Feet    | YES      |
| FRONT YARD                  | 200 Feet  | 505.8 Feet  | YES      | 200 Feet    | YES      |
| SIDE YARD each              | 15 Feet   | 75.5 Feet   | YES      | 15 Feet     | YES      |
| REAR YARD                   | 50 Feet   | 217 Feet    | YES      | 50 Feet     | YES      |
| BLDG. HEIGHT                | 30 Feet   | 27.0 Feet   | YES      | 30 Feet     | YES      |
| BLDG. COVERAGE              | 5%        | 1.2%        | YES      | 5%          | YES      |
| <b>-ACCESSORY BUILDING-</b> |           |             |          |             |          |
| SIDE YARD each              | 10 Feet   | 0.7 Feet    | NO *     | 10 Feet     | YES      |
| REAR YARD                   | 10 Feet   | 264 Feet    | YES      | 10 Feet     | YES      |
| TO OTHER BLDGS.             | 10 Feet   | 47.4 Feet   | YES      | 10 Feet     | YES      |
| BLDG. COVERAGE              | 1%        | 0.0%        | YES      | 1%          | YES      |

\* PRE-EXISTING NON-CONFORMITY

**THE MARTINELLI GROUP LLC**  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700  
PHONE : (609) 390-9618 FAX : (609) 390-9634  
OCEAN VIEW, NEW JERSEY 08230

**VARIANCE - LOT CONSOLIDATION PLAN**  
**SITUATE IN**  
BLOCK 67  
LOTS 21, 22, 23, 24, 25, 26 & 27  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY

**REVISIONS**  
VARIANCE - LOT CONSOLIDATION - 4-27-21

**SCALE:** 1" = 50'  
**DATE:** 6-20-21  
**DRAWN BY:** RMT  
**PROJ. NO.:** 16715  
**SHEET:** 1  
**OF:** 1