

ZONING SCHEDULE  
OVR (OCEAN VIEW RESIDENTIAL) DISTRICT

REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS
PRINCIPAL BUILDING	LOT 1	LOT 2	LOT 3	LOT A	LOT B
1. PRE-EXISTING NON-CONFORMING	1. VARIANCE REQUESTED	1. VARIANCE REQUESTED	1. VARIANCE REQUESTED	1. VARIANCE REQUESTED	1. VARIANCE REQUESTED

**MUNICIPAL ENGINEER CERTIFICATION**  
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF 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 CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 8-17-22 MEET THE PROVISIONS 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 OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

GEORGE SWENSEN, PLS NJ LIC. NO. 054346 DATE \_\_\_\_\_

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

TAX COLLECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER 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: 72 West Rising Sun, LLC c/o Michael Jefferson 32 Sunset Drive Petersburg, NJ 08270 DATE \_\_\_\_\_

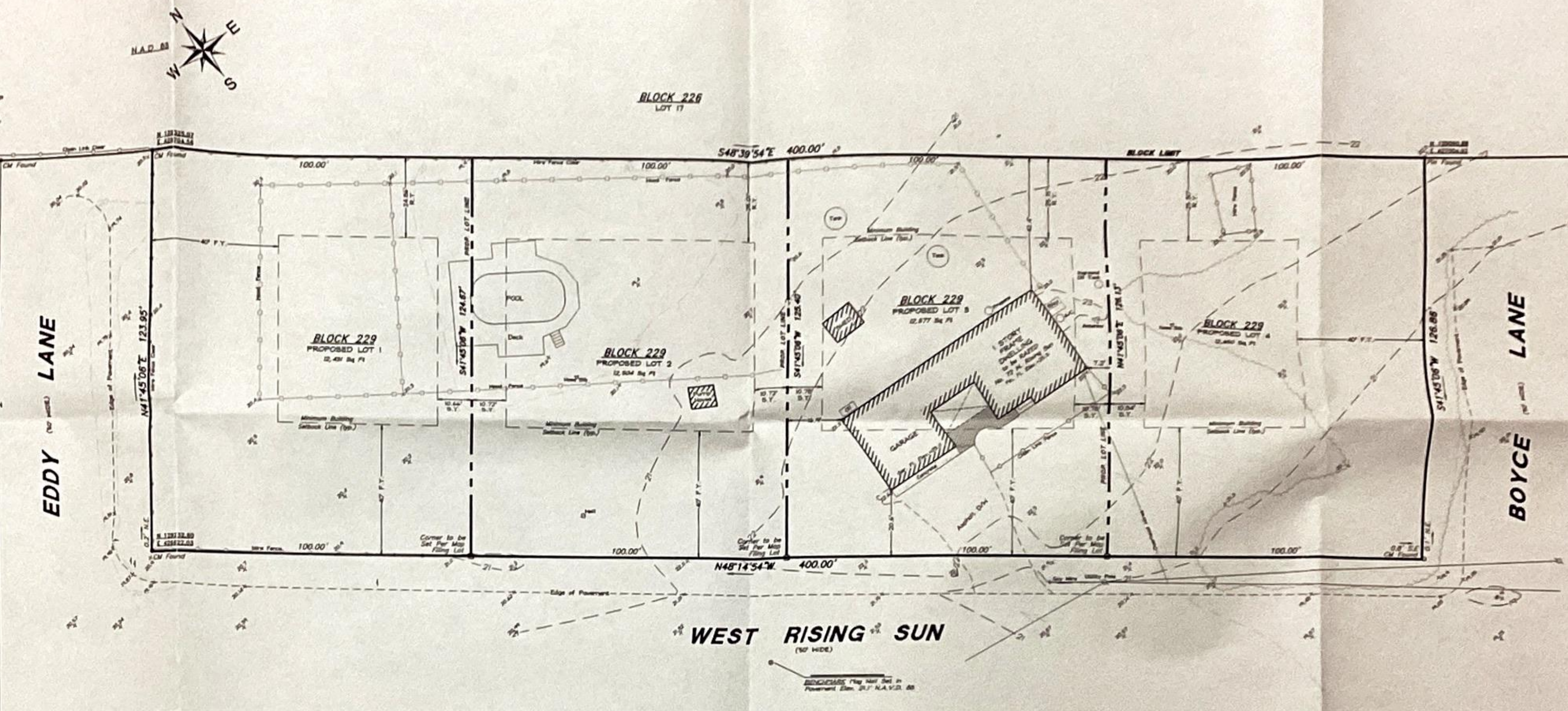
**MUNICIPAL PLANNING BOARD APPROVAL**  
PURSUANT TO THE MUNICIPAL LAND USE LAH (1975) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

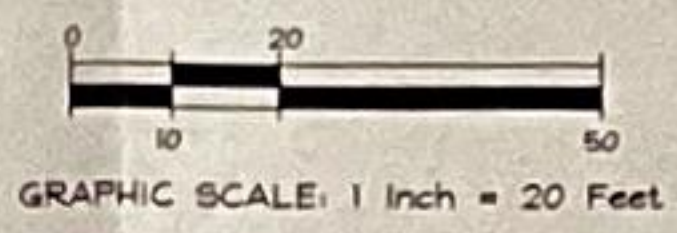
BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

- GENERAL NOTES:**
- THE SITE IS KNOWN AS 72 WEST RISING SUN DR., BLOCK 229, LOTS 1, 2, 3 & 4, ON SHEET #26.01 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
  - THE SITE CONTAINS A TOTAL OF 50,162 SQUARE FEET.
  - THE SITE IS LOCATED IN THE "OVR" (OCEAN VIEW RESIDENTIAL) DISTRICT.
  - THE OWNER/APPLICANT IS: 72 West Rising Sun, LLC c/o Michael Jefferson 32 Sunset Drive Petersburg, NJ 08270
  - PROPOSED LOT NUMBERS TO BE APPROVED BY THE BOROUGH TAX ASSESSOR.
  - REFERENCE: P.I.G. DEED BOOK 4062, PAGE 108. DEED BEARINGS ROTATED SEE NOTE 10.
  - REFERENCE: SHORE TITLE-AVALON COMMITMENT No AVA-38406-22.
  - THE APPLICANT PROPOSES TO RE-ESTABLISH FOUR (4) LOTS, WHERE FOUR (4) LOTS PREVIOUSLY EXISTED AND WHERE THREE (3) TAX LOTS CURRENTLY EXIST.
  - COORDINATES ARE IN FEET AND REFER TO NAD 1983.
  - DEED BEARINGS ROTATED TO N.J.P.C.S. NAD 83 GEOID 18 MERIDIAN.
  - REFERENCE: PLAN OF SURVEY & TOPOGRAPHY, BLOCK 229, LOTS 1-4, TOWNSHIP OF DENNIS, CAPE MAY CO. NJ, PREPARED BY CME ASSOCIATES, DATED 8-17-22.
  - ALL EXISTING IMPROVEMENTS TO BE RAZED.



**200' OWNERS LIST**

226	1.03	BEARICK, WILLIAM & OUTSLEY, DANA 14 BAYVIEW DR OCEAN VIEW, NJ 08230-1040 14 BAYVIEW DR	229	7	72 WEST RISING SUN LLC 32 SUNSET DRIVE PETERSBURG, NJ 08270-9639
226	1.04	OUTSLEY, MICHAEL & KIM 22 BAYVIEW DR OCEAN VIEW, NJ 08230-1040 22 BAYVIEW DR	228	8	BROWN, LINDA 201 WILKINSON RD, PO BOX 404 STRAVINSKY, NJ 08218-0404
228	1.03	THOMPSON, JOHN & KATHLEEN 30 BAYVIEW DR OCEAN VIEW, NJ 08230-1040 30 BAYVIEW DR	229	9	SCARLOW, EDWARD J III 18 EDDY LA OCEAN VIEW, NJ 08230-1011 18 EDDY LA
226	17	OWNER	229	10	SONATO, NICHOLAS & CAPUTO, ANGELINA 73 W RISING SUN DR OCEAN VIEW, NJ 08230-1048 73 W RISING SUN DR
227	6	DE PELA, ROBERT & TERESA 43 JACOB COOPER BAYVIEW FORESTRY, NJ 08420-3344 15 EDDY LA	228	11	LARSEN'S PROPERTIES LLC 533 45TH PLACE SEA VIEW CITY, NJ 08243-1047 15 BOUCE LA
227	8	WALSH, ROBERT G JR 23 BOUY LA OCEAN VIEW, NJ 08230-1013 23 BOUY LA	228	13	FLANER, JAMES & SUZANNE 11 BOUY LA OCEAN VIEW, NJ 08230-1008 11 BOUY LA
227	9	WELLS, GEORGE W & RITA 6 JAYNE MERCERVILLE, NJ 08619-1418 21 EDDY LA	229	1	72 WEST RISING SUN LLC 32 SUNSET DRIVE PETERSBURG, NJ 08270-9639 85 W WILSON SUN DR



GEORGE SWENSEN  
P.L.S. LICENSE #054346

**CAPE LAND SURVEYING LLC**  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORIZATION NUMBER 240A28136700  
PHONE (808) 380-8818 Email: cfs@cape-land.com  
2500 W. WILSON ROAD, SUITE 1398  
CLEAN VIEW, NEW JERSEY 08230

PLAN OF RE-SUBDIVISION  
SITUATE IN  
BLOCK 229  
LOTS 1, 2, 3 & 4  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, N.J.

REVISIONS

SHEET: 1 OF 1  
SCALE: 1" = 20'  
DATE: 8-30-23  
DRAWN BY: JDP  
PROJ NO: 16477

COUNTY PLANNING BOARD APPROVAL