

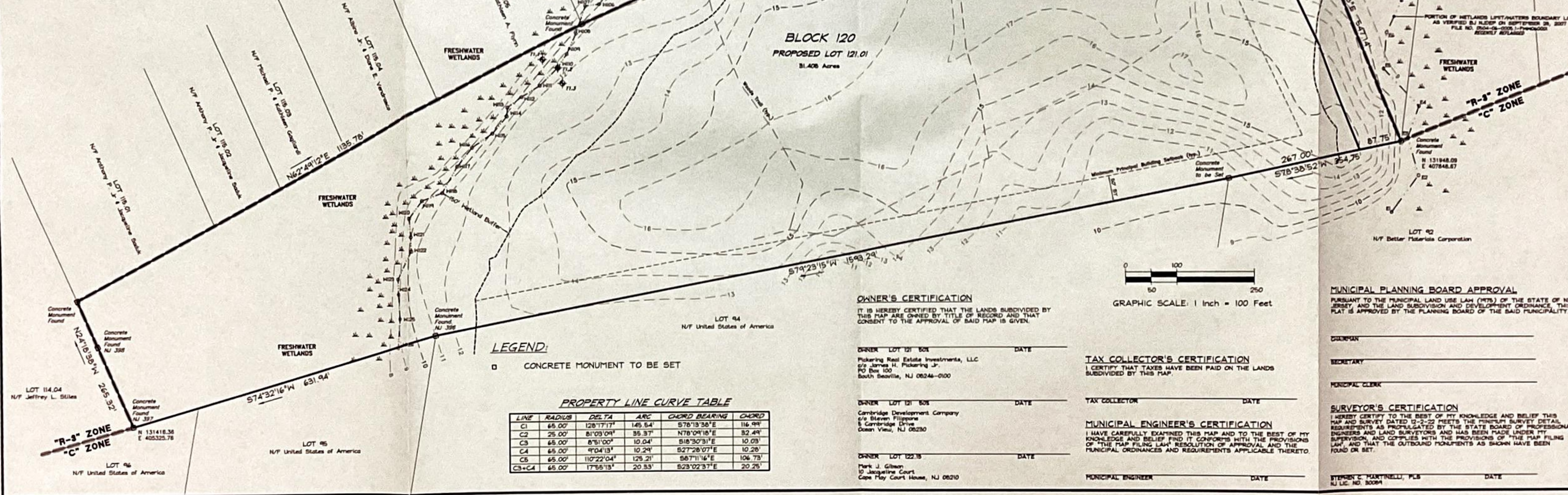
ZONING SCHEDULE, "C"
(CONSERVATION) DISTRICT

REQUIRED	PROPOSED	CONFORMS	PROPOSED	CONFORMS
LOT 121.01	LOT 121.02	LOT 121.03	LOT 121.04	LOT 121.05
PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING
ACCESSORY BUILDING	ACCESSORY BUILDING	ACCESSORY BUILDING	ACCESSORY BUILDING	ACCESSORY BUILDING

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

REQUIRED	PROPOSED	CONFORMS	PROPOSED	CONFORMS
LOT 121.01	LOT 121.02	LOT 121.03	LOT 121.04	LOT 121.05
PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING
ACCESSORY BUILDING	ACCESSORY BUILDING	ACCESSORY BUILDING	ACCESSORY BUILDING	ACCESSORY BUILDING

- GENERAL NOTES:**
- THE SITE IS KNOWN AS BLOCK 120, LOTS 121 & 122.15 AS SHOWN ON SHEET No. 20 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
 - THE SITE CONTAINS A TOTAL OF 42.183 Acres.
 - THE SITE IS LOCATED IN THE "R-3" (RURAL SINGLE FAMILY RESIDENTIAL) AND THE "C" (CONSERVATION DISTRICT).
 - THE OWNERS & APPLICANTS ARE: Pickering Real Estate Investments, LLC (Lot 121 501) c/o James H. Pickering, Jr., PO Box 100, South Seaville, NJ 08246-0100; Cambridge Development Company (Lot 121 502) c/o Steven Filippone, 5 Cambridge Drive, Ocean View, NJ 08230; Mark J. Gibson (Lot 122.15) 10 Jacqueline Court, Cape May Court House, NJ 08210.
 - "FINAL PLAT OF PROPOSED MAJOR SUBDIVISION, LOT 122.03, BLOCK 120 DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY PREPARED BY GIBSON ASSOCIATES, P.A. DATED 7-10-21 AND FILED IN THE CAPE MAY CLERK'S OFFICE ON OCTOBER 19, 2021 AS FILED MAP No. 13816.
 - MINIMUM BUILDING SETBACK LINES REFLECT CURRENT ZONING STANDARDS AND ARE NOT INTENDED AS TITLE RESTRICTIONS.
 - CAPE LAND SURVEYING, LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT ACCURATE TITLE REPORT.
 - COORDINATES & MERIDIAN ARE IN FEET AND REFER TO NAD 1983.
 - ELEVATIONS ARE IN FEET AND REFER TO NAVD 1988.
 - DEED BOOK 3346, PAGE 254 (Lot 121).
 - DEED BOOK 4055, PAGE 594 (Lot 122.15).



LEGEND:
□ CONCRETE MONUMENT TO BE SET

PROPERTY LINE CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	65.00'	128°17'17"	145.54'	S78°19'30"E	116.99'
C2	25.00'	81°03'04"	35.37'	N78°09'18"E	32.44'
C3	65.00'	8°51'00"	10.04'	S18°30'31"E	10.03'
C4	65.00'	9°04'13"	10.29'	S27°28'07"E	10.28'
C5	65.00'	110°22'04"	125.21'	S67°11'16"E	106.73'
C3+CA	65.00'	17°55'13"	20.33'	S23°02'37"E	20.25'

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 LOT 121 501 DATE _____
Pickering Real Estate Investments, LLC
c/o James H. Pickering, Jr.
PO Box 100
South Seaville, NJ 08246-0100

OWNER LOT 121 502 DATE _____
Cambridge Development Company
c/o Steven Filippone
5 Cambridge Drive
Ocean View, NJ 08230

OWNER LOT 122.15 DATE _____
Mark J. Gibson
10 Jacqueline Court
Cape May Court House, NJ 08210

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

TAX COLLECTOR _____ DATE _____

MUNICIPAL ENGINEER'S 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 _____

MUNICIPAL PLANNING BOARD APPROVAL
PURSUANT TO THE MUNICIPAL LAND USE LAW (MULU) 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 _____

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 12-2-22 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PRESCRIBED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOARD MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

STEPHEN C. MARTINELLI, PLS
NJ LIC. NO. 30094 _____ DATE _____

CAPE LAND SURVEYING LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 240203138700
OFFICE: 380-9818
PHONE: (856) 380-9818
FAX: (856) 380-9818
3225 N. OCEAN VIEW, NEW JERSEY 08230

STEPHEN C. MARTINELLI
PROFESSIONAL LAND SURVEYOR
NJ LICENSE # 30094

MINOR SUBDIVISION
SITUATE IN
BLOCK 120, LOTS 121 & 122.15
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NJ

REVISIONS

SCALE: 1" = 100'
DATE: 12-2-22
DRAWN BY: RIT
PROJ NO: 11556

SHEET: 1 OF 1