

GIBSON ASSOCIATES, P.A.

**GENERAL NOTES:**

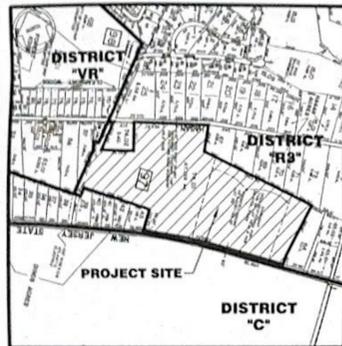
- OWNERS OF RECORD/APPLICANTS: WAYNE & PATRICK COLLISON  
1188 N.J. 54 ROUTE 83  
CAPE MAY COURT HOUSE, NEW JERSEY 08210  
(609) 780-7738
- THE PROJECT SITE IS WITHIN THE C.A.F.R.A. BOUNDARY, HOWEVER, THIS PROJECT IS NOT A REGULATED ACTIVITY AT THIS LOCATION.
- THIS PROJECT SITE IS WITHIN THE "R3" (RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT.
- THE PROJECT SITE IS NOT WITHIN THE PHENACLOS PROTECTION AREA.
- A NEW STREET IS NOT PROPOSED.
- NUMBER OF NEW LOTS CREATED = 1.
- NAME OF PREVIOUS OWNERS OF RECORD:  
DANN O'NEIKER  
1188 N.J. 54 ROUTE 83  
CAPE MAY COURT HOUSE, NEW JERSEY 08210
- FOR APPROXIMATE LOCATION OF FRESHWATER WETLANDS, SEE N.J.D.E.P. LETTER OF INTERPRETATION DATED MAY 05, 2011, P.A.D.E.P. FILE NO. 0004-11-00011-PW0100001 AND PLAN ENTITLED "PLAN WETLANDS LOCATION SURVEY, BLOCK 97 (TAX MAP), LOT 74.01 (TAX MAP), TOWNSHIP OF DENNIS, CAPE MAY COUNTY, N.J." PREPARED BY WILLIAM F. SEAMAN, P.L.S., DATED SEPTEMBER 28, 2010. THE LEGAL LOCATION, EXTENT, AND ASSOCIATED BUFFERS OF WETLANDS ARE NO LONGER COVERED UNDER THIS L.O.I. AS IT HAS ALLOWED TO Lapse AND NO NEW L.O.I. HAS BEEN OBTAINED TO LEGALIZE THE PREVIOUSLY DELINEATED WETLANDS.
- ANY POTENTIAL FUTURE DEVELOPMENT SHALL COMPLY WITH FRESHWATER WETLANDS PROTECTION ACT RULES.
- AREA OF SITE = 2950744.50 FT OR 87.754 ACRES.
- BUILDING SETBACK LINES SHOWN ARE APPLICABLE TO CONFORMING SINGLE FAMILY RESIDENTIAL DEVELOPMENT STRUCTURES AND SUPPLEMENT EXISTING ZONING RESTRICTIONS IN EFFECT AT THE TIME OF SUBMISSION OF MINOR SUBDIVISION APPLICATION AND DO NOT REPRESENT DEED RESTRICTIONS.
- BY FILING OF THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF "THE MAP FILING LAW", REASONABLE SURVEY ACCESS TO THE MONUMENTS IS GRANTED, WHICH SHALL NOT RESTRICT IN ANY WAY THE USE OF THE PROPERTY BY THE LAND OWNER.
- THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TRUE LIMITS PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:55D-1 ET SEQ) OR LOCAL ORDINANCE.
- NO DEVELOPMENT IS CURRENTLY PROPOSED.
- THE PROJECT SITE IS LOCATED WITHIN MAPPED FLOOD ZONE 3 (AREA OF MINIMAL FLOOD HAZARD), PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3403031427 AND 3403031417, EFFECTIVE OCTOBER 05, 2017.
- THE PROJECT IS LOCATED WITHIN THE C.A.F.R.A. BOUNDARY, HOWEVER THE PROPOSED SUBDIVISION IS NOT A REGULATED ACTIVITY AT THIS LOCATION.
- LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:
  - VARIANCE FOR PRE-EXISTING RESIDENTIAL GARAGE ON EXISTING LOT 74.01 CONTAINING LIVING SPACE PER SECTION 185-14(C)(3).
  - ANY AND ALL ADDITIONAL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED NECESSARY.

# PLAN OF PROPOSED MINOR SUBDIVISION

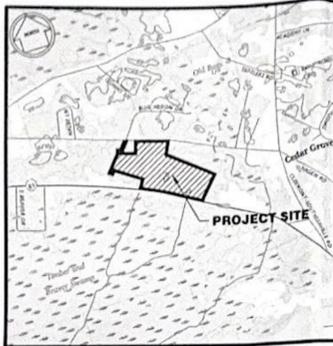
## TAX LOT 74.01, TAX BLOCK 97

### DENNIS TOWNSHIP

### CAPE MAY COUNTY, NEW JERSEY



**KEY AND ZONING MAP:** NOT TO SCALE  
DENNIS TOWNSHIP TAX MAP SHEET No. 22



**U.S.G.S. MAP:** SCALE: 1" = 2000'  
WOODBINE QUADRANGLE



**SOILS MAP:** SCALE: 1" = 2000'



**AERIAL MAP:** NOT TO SCALE  
N.J. GEORGE

**ADJACENT PROPERTY OWNERS WITHIN 200':**

Block	Lot	Property Location	Owner	Address	Phone
082026.01	01	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.02	02	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.03	03	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.04	04	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.05	05	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.06	06	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.07	07	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.08	08	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.09	09	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.10	10	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.11	11	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.12	12	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
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082026.14	14	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.15	15	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.16	16	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.17	17	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.18	18	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.19	19	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.20	20	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.21	21	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.22	22	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.23	23	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.24	24	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.25	25	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.26	26	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
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082026.28	28	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
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082026.31	31	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
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082026.42	42	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
082026.43	43	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738
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082026.00	00	1188 N.J. 54 ROUTE 83	WAYNE & PATRICK COLLISON	CAPE MAY COURT HOUSE, NJ 08210	(609) 780-7738

Hagan Road

Hagan Road

Lot 58 (Lot 74.02) (Lot 31.02)  
Lot 74.01 (Lot 31.06)  
Lot 74.01 (Lot 31.06)  
Lot 67

DETAIL A  
SCALE: N.T.S.

DETAIL B  
SCALE: N.T.S.

Lot 67  
Lot 74.01 (Lot 82)  
Lot 74.01 (Lot 83) (Lot 38.02)

DETAIL C  
SCALE: N.T.S.

DETAIL D  
SCALE: N.T.S.

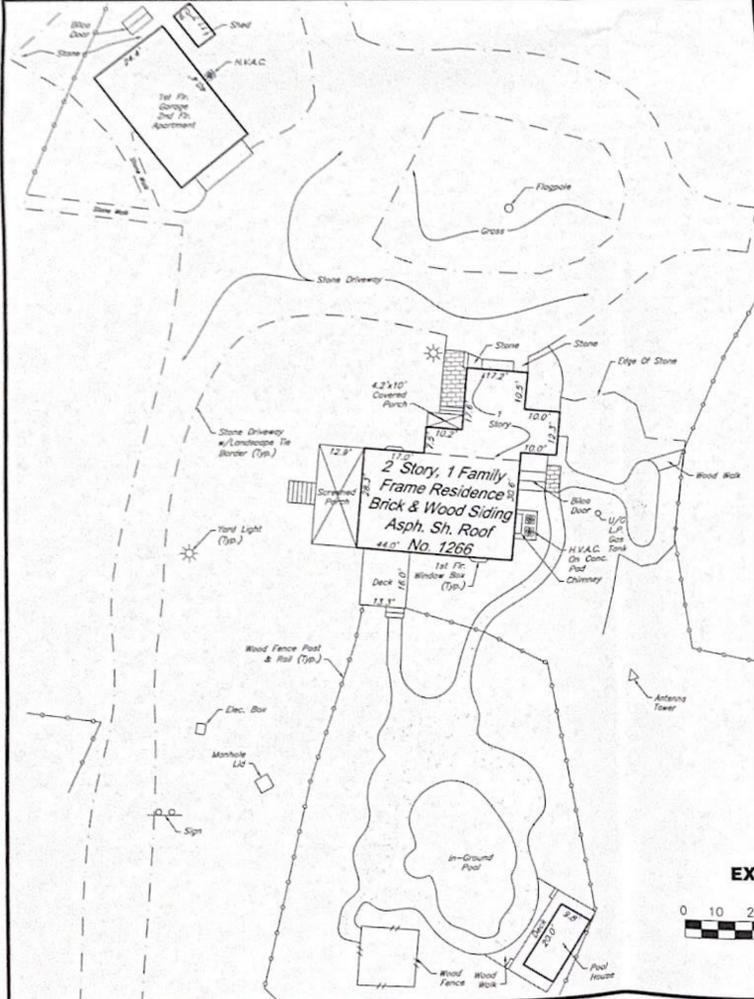
Lot 72 (Lot 38.07)  
Lot 74.01 (Lot 83) (Lot 38.02)  
Lot 64 (Lot 38.02)

DETAIL E  
SCALE: N.T.S.

DETAIL F  
SCALE: N.T.S.

Lot 56 (Lot 31.06)  
Lot 57 (Lot 31.06)  
Lot 38 (Lot 83) (Lot 38.02)  
Lot 40 (Lot 38.02)  
Lot 41 (Lot 38.02)  
Lot 42 (Lot 38.02)  
Lot 43 (Lot 38.02)

Lot 40 (Lot 38.02)  
Lot 41 (Lot 38.02)  
Lot 42 (Lot 38.02)  
Lot 43 (Lot 38.02)



EXISTING CONDITIONS  
ENLARGEMENT  
SCALE: 1" = 20'

Lot 74.01 (Lot 83) (Lot 38.02)

DETAIL F  
SCALE: N.T.S.

Lot 43  
Lot 74.01  
New Jersey State  
Highway Route No. 83

DETAIL G  
SCALE: N.T.S.

Lot 64 (Lot 38.02)

DETAIL H  
SCALE: N.T.S.

Lot 43  
Lot 74.01

DETAIL I  
SCALE: N.T.S.

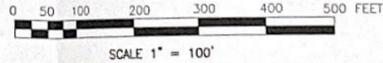
Lot 74.01 (Lot 39) (Lot 31.06)

DETAIL J  
SCALE: N.T.S.

Lot 56 (Lot 31.06)  
Lot 74.01 (Lot 39) (Lot 31.06)  
Lot 38

DETAIL J  
SCALE: N.T.S.

### PLAN OF PROPOSED MINOR SUBDIVISION



$R=5769.65'$   
 $L=958.93'$   
 $A=09' 31' 22''$   
 $C=N 63' 10' 07'' W$   
 $C=957.83'$

New Jersey State  
Highway Route No. 83  
(60' Wide)

### GENERAL NOTES:

1. BEING TAX LOT 74.01 IN TAX BLOCK 97 AS SHOWN ON THE TOWNSHIP OF DENNIS TAX MAP SHEET No. 22, DATED APRIL 01, 1980, REVISED THROUGH MAY 21, 2012, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN A METES AND BOUNDS DESCRIPTION PREPARED BY GIBSON ASSOCIATES, P.A. DATED JUNE 14, 2023. TAX LOT 74.01 IN TAX BLOCK 97 ALSO BEING OLD LOTS 59, 62 AND 74.01 AS PREVIOUSLY DESCRIBED IN DEED DATED SEPTEMBER 18, 2020 AND RECORDED IN CAPE MAY COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 2020 IN DEED BOOK 3934, PAGE 945 AND OLD LOT 64 AS DESCRIBED IN DEED DATED JULY 30, 1993 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON AUGUST 02, 1993 IN DEED BOOK 2379, PAGE 55.
2. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
3. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
4. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF JUNE 12, 2023.
5. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 1983.
6. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
7. COORDINATE VALUES SHOWN ARE BASED ON MATCHING THE BEARING SYSTEM FROM NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 1983.
8. SURVEY REFERENCES:
  - A. DEED BOOK 3934, PAGE 945 (OLD LOTS 59, 62 AND 74.01)
  - B. DEED BOOK 2379, PAGE 55 (OLD LOT 65)
  - C. DEED BOOK 2782, PAGE 865 (OLD LOT 62 AND 74.01)
  - D. DEED BOOK 2782, PAGE 847 (OLD LOT 62 AND 63)
  - E. DEED BOOK 2782, PAGE 859 (ADJ. LOT 74.02)
  - F. FILED MAP No. 5542 (LOTS 74.01 AND 74.02)
  - G. FILED MAP No. 1922 (OLD LOTS 31.05 AND 31.06)
  - H. FILED MAP No. 1944 (OLD LOTS 36.01 AND 36.02)
  - I. PLAN ENTITLED "PLAN OF SURVEY OF LOT 62, BLOCK 97 (TAX MAP) SITUATE IN DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" DATED JULY 21, 1993, PREPARED BY ROBERT W. SMITH, JR. & ASSOCIATES.

### LEGEND:

- WOOD POST & RAIL FENCE
- METAL FENCE
- WOOD FENCE OR RAILING
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- X-CUT SET
- X-CUT FOUND
- CM FOUND
- CM SET
- CM TO BE SET
- LP FOUND
- LP TO BE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- TREE
- RILET
- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- CENTERLINE
- PAVERS
- EDGE OF STONE
- UTILITY POLE
- ROAD/TRAFFIC SIGN (1 POST)
- ROAD/TRAFFIC SIGN (2 POSTS)
- CHICKEN WIRE
- UTILITY MARKINGS
- TELEPHONE
- ELECTRIC
- SANITARY SEWER
- WATER
- GAS
- POINT OF BEGINNING
- BENCHMARK
- T.C.
- TOP OF DEPRESSED CURB
- BOTTOM OF CURB (i.e. CUTTER LAND)
- POINT OF CURVATURE
- POINT OF TANGENCY
- P.T.
- EXISTING SPOT ELEVATION
- OLD LOT NUMBERS
- EXISTING CONTOURS
- OR
- CLEAR I.e. INSIDE SUBJECT PROPERTY LINE
- YARD LIGHT

MEMBER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATA WHICH IS 2023 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS 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 SURVEYED CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

**GIBSON ASSOCIATES, P.A.**  
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522 SEA ISLE BOULEVARD  
OCEAN VIEW, NEW JERSEY 08230  
(609) 624-1844

PLAN OF PROPOSED MINOR SUBDIVISION  
LOT 74.01, BLOCK 97  
DENNIS TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

WILLIAM F. SEAMAN  
LICENSED PROFESSIONAL LAND SURVEYOR  
No. P.L.S. LICENSE No. 38-041840

DATE: 03-19-25 SCALE: 1" = 100' PAGE 2 OF 2 DWG. No. 3658-21