

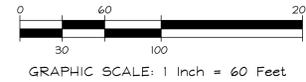
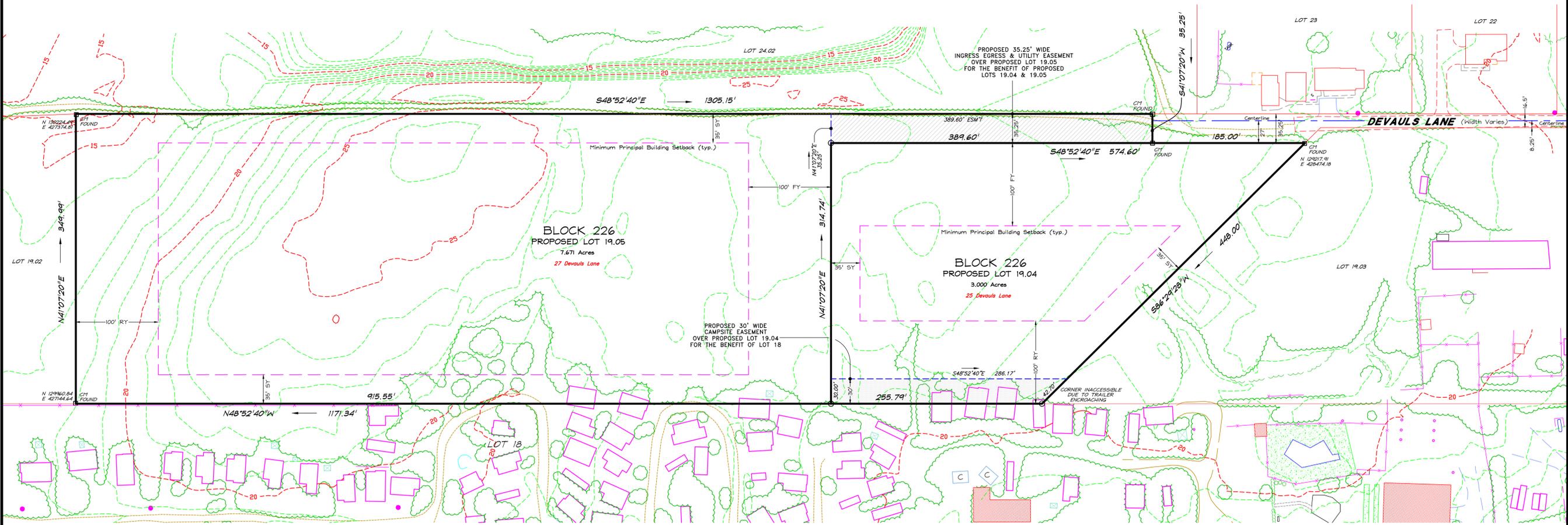
ZONING SCHEDULE: "R-3"
(RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT

	REQUIRED	PROPOSED LOT 19.04	CONFORMS	PROPOSED LOT 19.05	CONFORMS
-PRINCIPAL BUILDING-					
LOT AREA	3 Acre	3 Acre	YES	7.01 Acre	YES
LOT FRONTAGE	150 Feet	195.00 Feet	YES	35.25 Feet	NO
LOT WIDTH	150 Feet	473.30 Feet	YES	344.00 Feet	YES
LOT DEPTH	300 Feet	314.74 Feet	YES	915.55 Feet	YES
FRONT YARD	100 Feet	100 Feet	YES	100 Feet	YES
SIDE YARD each	35 Feet	35 Feet	YES	35 Feet	YES
REAR YARD	100 Feet	100 Feet	YES	100 Feet	YES
BLDG. HEIGHT	30 Feet	30 Feet	YES	30 Feet	YES
BLDG. COVERAGE	10%	10%	YES	10%	YES
IMPERVIOUS COVERAGE	15%	15%	YES	15%	YES
-ACCESSORY BUILDING-					
SIDE YARD each	35 Feet	35 Feet	YES	35 Feet	YES
REAR YARD	35 Feet	35 Feet	YES	35 Feet	YES
PRINCIPAL STRUCTURE	20 Feet	20 Feet	YES	20 Feet	YES
BLDG. COVERAGE	2%	2%	YES	2%	YES

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF CAPE LAND SURVEYING, LLC. ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYING, PROPOSED AS SHOWN, SHALL BE CONSIDERED TO BE VALID.

George Swensen

GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 0543415



- GENERAL NOTES:**
- THE SITE IS KNOWN AS BLOCK 226, LOT 19.04 AS ON SHEET No. 26 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
 - THE SITE CONTAINS A TOTAL OF 10.671 Acres.
 - THE SITE IS LOCATED IN THE FOLLOWING ZONES: "R-3" (RURAL SINGLE FAMILY RESIDENTIAL) CAPE MAY TRIBUTARIES AND BAYS EAST OVERLAY ZONE
 - THE OWNER IS: Peter & Nancy Peragine
4815 Sherwood Forest Drive
Delroy Beach, FL 33445
 - THE APPLICANT IS: Michael Peragine
PO Box 603
Ocean View, NJ 08230
 - "PLAN OF SUBDIVISION, LOT 19.02, 19.01, BLOCK 226, DENNIS TOWNSHIP, CAPE MAY COUNTY NEW JERSEY" PREPARED BY MARK G. DEVAUL PLS DATED DECEMBER 9, 2002, REVISED THROUGH FEBRUARY 28, 2003 AND FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON APRIL 28, 2003 AS FILED MAP No. 7731.
 - 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 G12.
 - DEED BOOK 3036, PAGE 966 (PIG).

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 _____
Peter Peragine
4815 Sherwood Forest Drive
Delroy Beach, FL 33445

OWNER _____ DATE _____
Nancy Peragine
4815 Sherwood Forest Drive
Delroy Beach, FL 33445

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 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 _____

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 _____ DATE _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 8-1-25 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROULGATED 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
NJ LIC. NO. 0543415

PLAN OF MINOR SUBDIVISION

SITUATE IN
BLOCK 226
LOT 19.04
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NJ

REVISIONS

Revised Lot Lines11-04-25

SCALE: 1" = 60'

DATE: 8-1-25

DRAWN BY: RY/DF

PROJ NO: 7396A

SHEET: 1

OF: 1

CAPE LAND SURVEYING LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24CA28136700
PHONE : (609) 390-9618 EMAIL : OFFICE@CAPESURVEY.COM
OCEAN VIEW, NEW JERSEY 08230