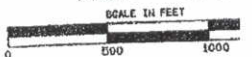
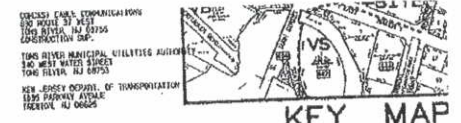


DAY OF JANUARY, 2012  
 COUNTY OF OSCEOLA  
 STATE OF FLORIDA  
 COMMISSION EXPIRES: 2/12/2012

DAY OF JANUARY, 2012  
 COUNTY OF OSCEOLA  
 STATE OF FLORIDA  
 MY COMMISSION EXPIRES: 2/12/2012

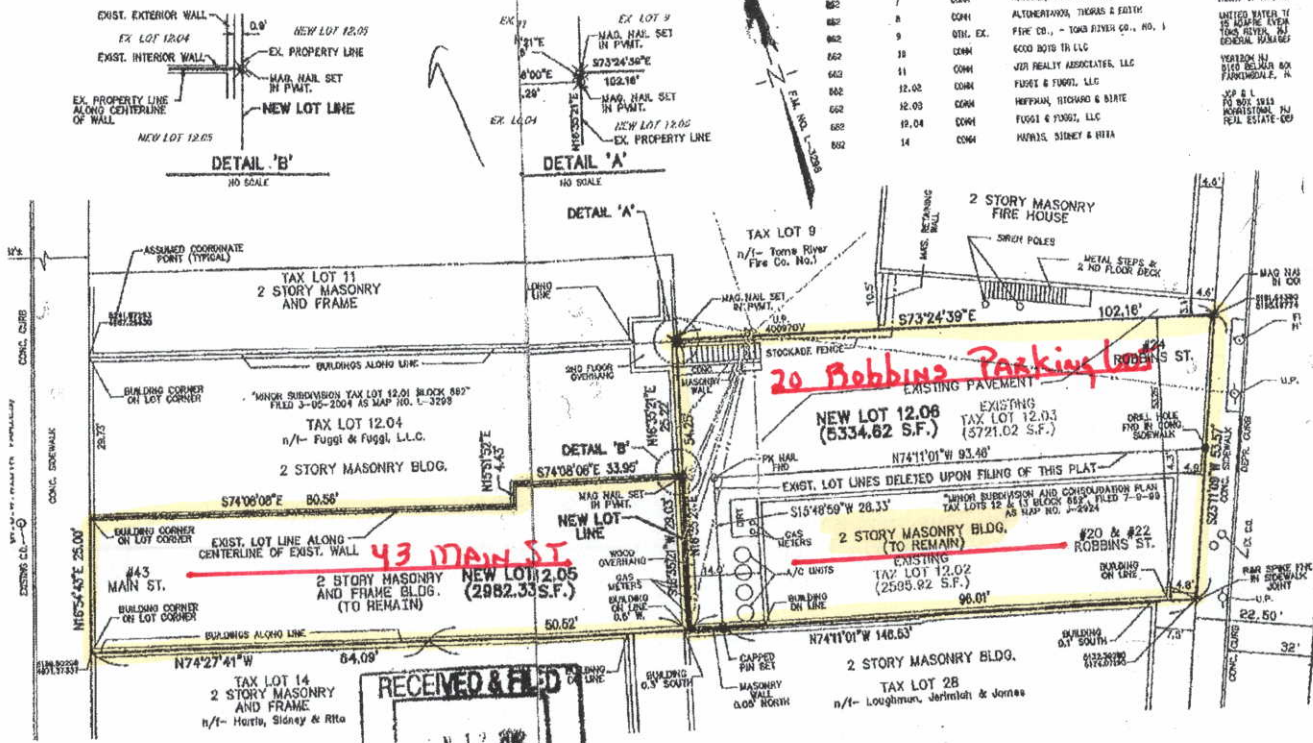
600-01	41	CON	GOOD BOYS TR LLC
600-02	1	CON	CORREX, INC.
600-03	2	CON	T & S SCHEITLA, LLC
600-04	3	CON	JPH INVESTMENTS, LLC
600-05	4	CON	27 WASHINGTON ST ASSOCIATES LLC
600-06	5	CON	63 MAIN STREET LLC & C/OZZI
600-07	6	CON	MESSELI, JANE & PHILIP
600-08	7	CON	ALTONKAWA, THOMAS & FAITH
600-09	8	CON	FIRE CO., - TONS RIVER CO., NO. 1
600-10	9	CON	GOOD BOYS TR LLC
600-11	10	CON	JPH REALTY ASSOCIATES, LLC
600-12	11	CON	FURST & FURST, LLC
600-13	12.02	CON	HEPPMAN, HENRI & BIRTE
600-14	12.03	CON	HEPPMAN, HENRI & BIRTE
600-15	19.04	CON	FUSG 6 FUSG, LLC
600-16	14	CON	HARRIS, SIDNEY & RITA

2. NORTH ARROW INDICATES TRUE NORTH  
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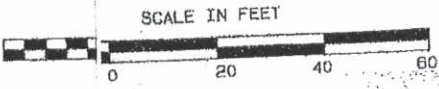
**GENERAL NOTES**

- PROPERTY SHOWN AS TAX LOTS 12.02 AND 12.03 IN TAX BLOCK 602 AS SHOWN ON TAX MAP SHEET NO. 76.01 DATED OCTOBER 1, 2001.
  - BOUNDARY IS BASED ON SURVEY PREPARED BY ERNST, ERNST & LISSENDEN DATED JULY 19, 2010. ERROR OF CLOSURE NOT MORE THAN ONE PART IN 10,000.
  - PROPERTY CONTAINING 0.316, 94 S.F. (0.16 ACRES) LOT 12.02 - 2502.92 S.F., LOT 12.03 5721.43 S.F. (0.13 ACRES) AND IS LOCATED IN THE VILLAGE BUSINESS ZONE BETWEEN ROBBINS STREET AND MAIN STREET IN TONS RIVER.
  - OWNER: LOT 12.02 FUSG & FUSG, LLC 1207 TINA COURT TONS RIVER, NJ 08753
  - APPLICANT: HEPPMAN & BIRTE HEPPMAN 1207 TINA COURT TONS RIVER, NJ 08753
  - SUBDIVISION CREATES TWO (2) NEW LOTS FROM TWO (2) EXISTING LOTS. PROPERTY IS IMPROVED WITH TWO (2) COMMERCIAL BUILDINGS, ONE BELONGING HEPPMAN & BIRTE AND ONE BELONGING HEPPMAN & BIRTE HEPPMAN.
  - EXISTING PUBLIC WATER AND SEWER CONNECTIONS, THERE ARE NO PROPOSED IMPROVEMENTS.
  - SCHEDULE OF VOTER REQUIREMENTS:
- | DESCRIPTION                     | REQUIRED         | NEW LOT 12.02 | PROPOSED   |
|---------------------------------|------------------|---------------|------------|
| LOT AREA                        | 0.600 S.F.       | 5902.53 S.F.  | 11.17 S.F. |
| LOT WIDTH                       | 50 FT.           | 50 FT.        | 70 FT.     |
| LOT DEPTH                       | 100 FT.          | 100 FT.       | 114.6 FT.  |
| FRONT YARD SETBACK (MAIN ST.)   | 5 FT. (PREVAIL.) | 0 FT.         | 0 FT.      |
| REAR YARD SETBACK (ROBBINS ST.) | 5 FT. (PREVAIL.) | 0 FT.         | 0 FT.      |
| SIDE YARD SETBACK               | 20 FT.           | N/A           | 0 FT.      |
| REAR YARD SETBACK               | 0 FT.            | 0 FT.         | 0 FT.      |
| SIDE LOT COVERAGE               | 0%               | 100%          | 100%       |
| MAX. BUILD. HGT.                | 50 FT.           | < 50 FT.      | < 50 FT.   |
- WATER REQUESTED: SECTION 340-G.50 (1) EXISTING SYSTEM OF BRINEWATER TO BE SHOWN - NO EXISTING BRINEWATER TO BE SHOWN.
  - NEW LOT NUMBERS APPROVED BY TOWNSHIP OF TONS RIVER TAX ASSESSOR.
  - PROPERTY LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 5% FLOOD PLAIN) AS SHOWN ON FLOOD COMMUNITY PANEL NUMBER 5402C03047, EFFECTIVE DATE 12/15/07.
  - COORDINATE POINTS SHOWN ARE IN AN ASSUMED DATUM.
  - EXISTING ACCESS AND UTILITIES TO REMAIN UNCHANGED.



RECEIVED & FILED  
 BOOTHMAN COUNTY OF FLORIDA

STREET PAVEMENTS WITHIN 200' RADIUS  
 MAIN STREET - R.O.W. WIDTH VARIES - PAV'T 40' & VARIABLE  
 ROBBINS STREET - 45' R.O.W. - 32' PAVEMENT



MAP FILED IN THE OCEAN COUNTY CLERK'S OFFICE  
 FILE NO. \_\_\_\_\_

*Richard Work*  
 CHAIRMAN

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TONS RIVER TOWNSHIP PLANNING BOARD ON OCT 27 2011

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND THIS MAP AND LAND SURVEY DATED JULY 18, 2010 MEETS

STREET  
 ROBBINS STREET  
 (45' PER TAX MAP)

**MINOR SUBDIVISION**  
 MUNICIPAL APPLICATION #X-23-P01-049  
**TAX LOTS 12.02 & 12.03 IN BLOCK 602**

TOWNSHIP OF TONS RIVER, OCEAN COUNTY  
**ERNST, ERNST & LISSENDEN**  
 ENGINEERS & SURVEYORS  
 P.O. Box 391 - D2 Myers Street, Toms River, New Jersey 08754  
 PHONE: 732-349-2215, FAX: 732-281-3114  
 CERTIFICATE OF AUTHORIZATION #240427927600

*Carl P. Werner*  
**CARL P. WERNER, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR, LICENSE #30092

DATE: 6-12-12  
 SCALE: AS SHOWN  
 DRAWN: [Signature]  
 CHECK: [Signature]  
 SHEET: B-13

SEWER FACILITIES APPROVED BY DOVER MUNICIPAL UTILITIES AUTHORITY  
 DATE: \_\_\_\_\_

CERTIFY THAT THE TONS RIVER TOWNSHIP PLANNING BOARD HAS APPROVED THIS MAP FOR THE FILING IN OCEAN COUNTY CLERK'S OFFICE AND IT COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW". THIS MAP (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE MARCH 15, 2012.  
 IF DATE IS ONE HUNDRED-NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE TONS RIVER TOWNSHIP PLANNING BOARD OR AS EXTENDED BY THE 41ST EXTENSION ACT, (DEC. 31, 2011).  
*Lucia March*