

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED APRIL 20, 2023 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED AS APPROVED BY THE STATE BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THE CORNER MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET TO THE BEST OF MY KNOWLEDGE AND BELIEF TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

EDWIN J. HALE, P.L.S.  
 PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NUMBER 35942

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP COMPLIES WITH ALL PROVISIONS OF R.S.46:23-639 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY OF THE PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY PUBLIC OF NEW JERSEY \_\_\_\_\_ DATE \_\_\_\_\_

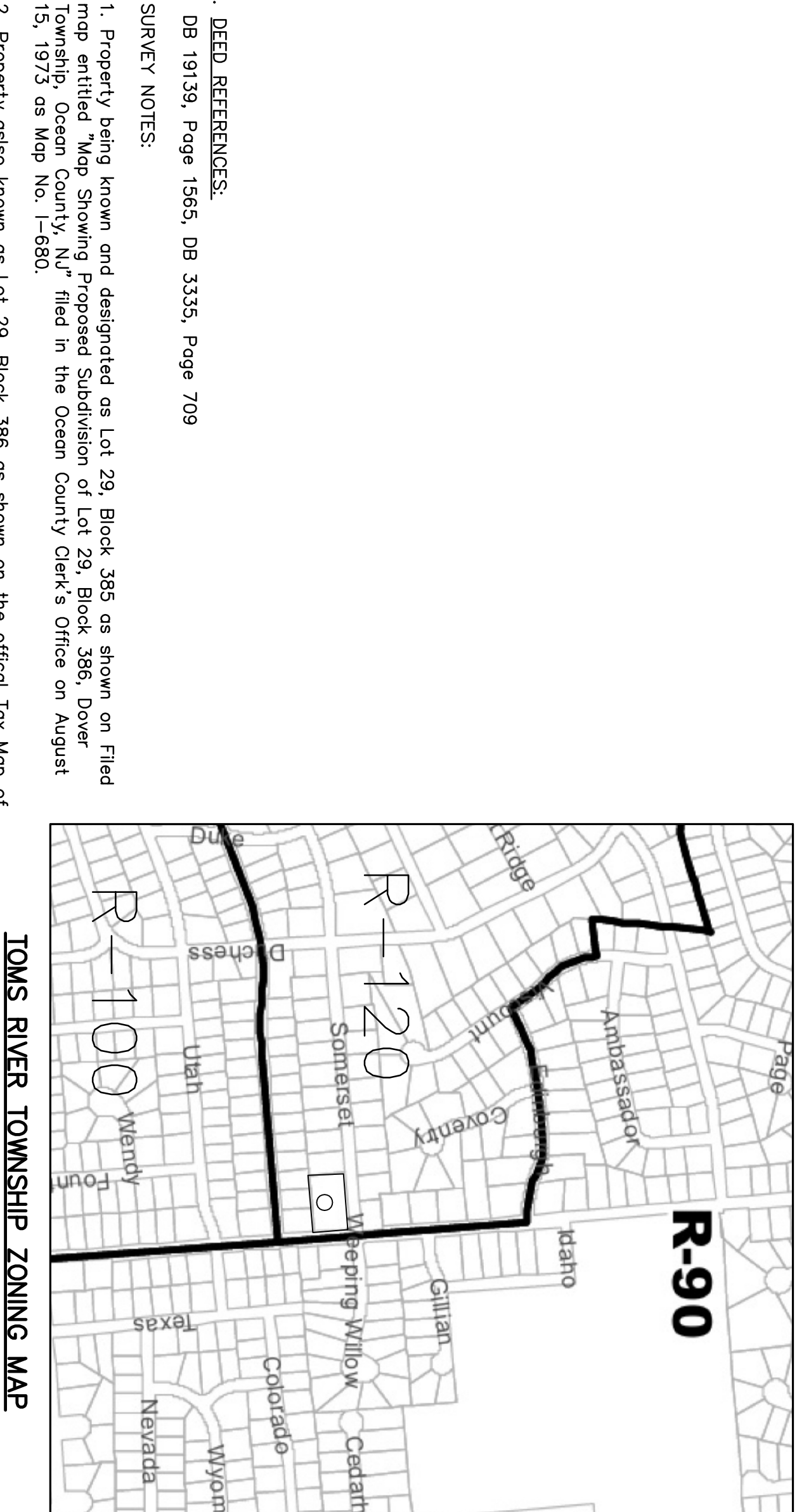
OWNER/APPLICANT(S) CONTACT INFORMATION  
 NAME: CHALLONER INVESTMENTS, LLC  
 ADDRESS: 10 HOLLY STREET, TOMS RIVER, NJ 08733

I HEREBY CERTIFY TO BE THE OWNER(S) OF THE LANDS DESCRIBED HEREIN AND I HEREBY CERTIFY THAT THE PLANNING BOARD IS THE PROPER AGENCY TO APPROVE THIS MAP. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREIN AND I HEREBY CERTIFY THAT THE PLANNING BOARD IS THE PROPER AGENCY TO APPROVE THIS MAP.

NAME: DEBRA L. CHALLONER  
 ADDRESS: 201 MAIN STREET 2ND FLOOR  
 TOMS RIVER, NEW JERSEY 08753  
 PHONE: 732-818-9880 FAX: 732-818-9881

REVISION	DATE

- DEED REFERENCES:  
 DB 19139, Page 1865, DB 3335, Page 709
- SURVEY NOTES:  
 1. Property being known and designated as Lot 29, Block 385 as shown on Filed map entitled "Map Showing Proposed Subdivision of Lot 29, Block 386, Dover Township, Ocean County, NJ" filed in the Ocean County Clerk's Office on August 15, 1973 as Map No. 1-680.  
 2. Property also known as Lot 29, Block 386 as shown on the official Tax Map of Toms River Township.  
 3. Property subject to restrictions as contained in Deed Book 3335, Page 709  
 4. Property subject to 40 foot front setback, 30 foot rear setback and 10 foot side/25 foot combined setback lines as set forth on Filed Map No. 1-680.  
 5. Subject to the 13.5 foot dedication to Ocean County for Road Purposes.  
 6. Subject to Terms and Conditions, Easements and Restrictions as set forth on Filed Map No. 1-680.  
 7. ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM-FLOOD INSURANCE RATE MAP (FIRM), OCEAN COUNTY, NEW JERSEY, COMMUNITY PANEL THE SITE IS LOCATED IN FLOOD ZONE X.  
 8. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.



REQUIRED	EXISTING	PROPOSED	EROGRESSED
MINIMUM LOT AREA	12,000 SF	20,775 SF	14,250 SF
MINIMUM LOT WIDTH	135 FT	150 FT	150 FT
MINIMUM FRONT SETBACK	110 FT	150 FT	150 FT
MINIMUM FRONT SETBACK CORNER LOT	40 FT	50 FT	N/A
MINIMUM FRONT SETBACK LOCAL	40 FT	50 FT	N/A
MINIMUM FRONT SETBACK PRINCIPAL	30 FT	50 FT	N/A
MINIMUM SIDE SETBACK	10/25 FT	35.6 FT	10/25 FT
MINIMUM SIDE SETBACK (one/combined)	N/A	35.6 FT	N/A
MAXIMUM BUILDING COVERAGE	N/A	18.6%	N/A
MAXIMUM BUILDING HEIGHT	N/A	<35 FT	N/A
MAXIMUM FLOOR AREA RATIO	N/A	N/A	N/A

R-120 RESIDENTIAL ZONE SCHEDULE

APPROVED BY THE PLANNING BOARD OF TOMS RIVER TOWNSHIP,  
 OCEAN COUNTY, NEW JERSEY

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

MINOR SUBDIVISION

658 VAUGHN AVENUE  
 LOT 29  
 BLOCK 385

TOWNSHIP OF TOMS RIVER  
 OCEAN COUNTY, NEW JERSEY

FILE NO.: 23109  
 FIELD BOOK: \_\_\_\_\_  
 SHEET NO.: 1 of 1