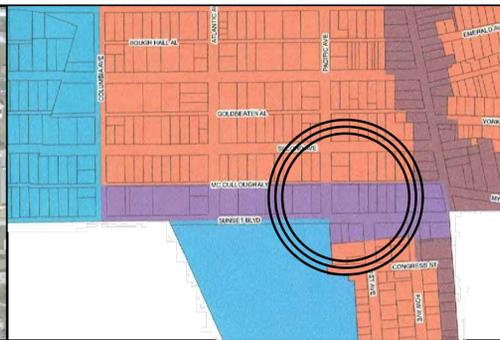
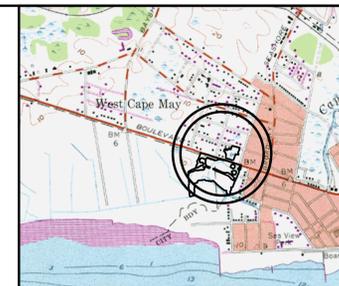


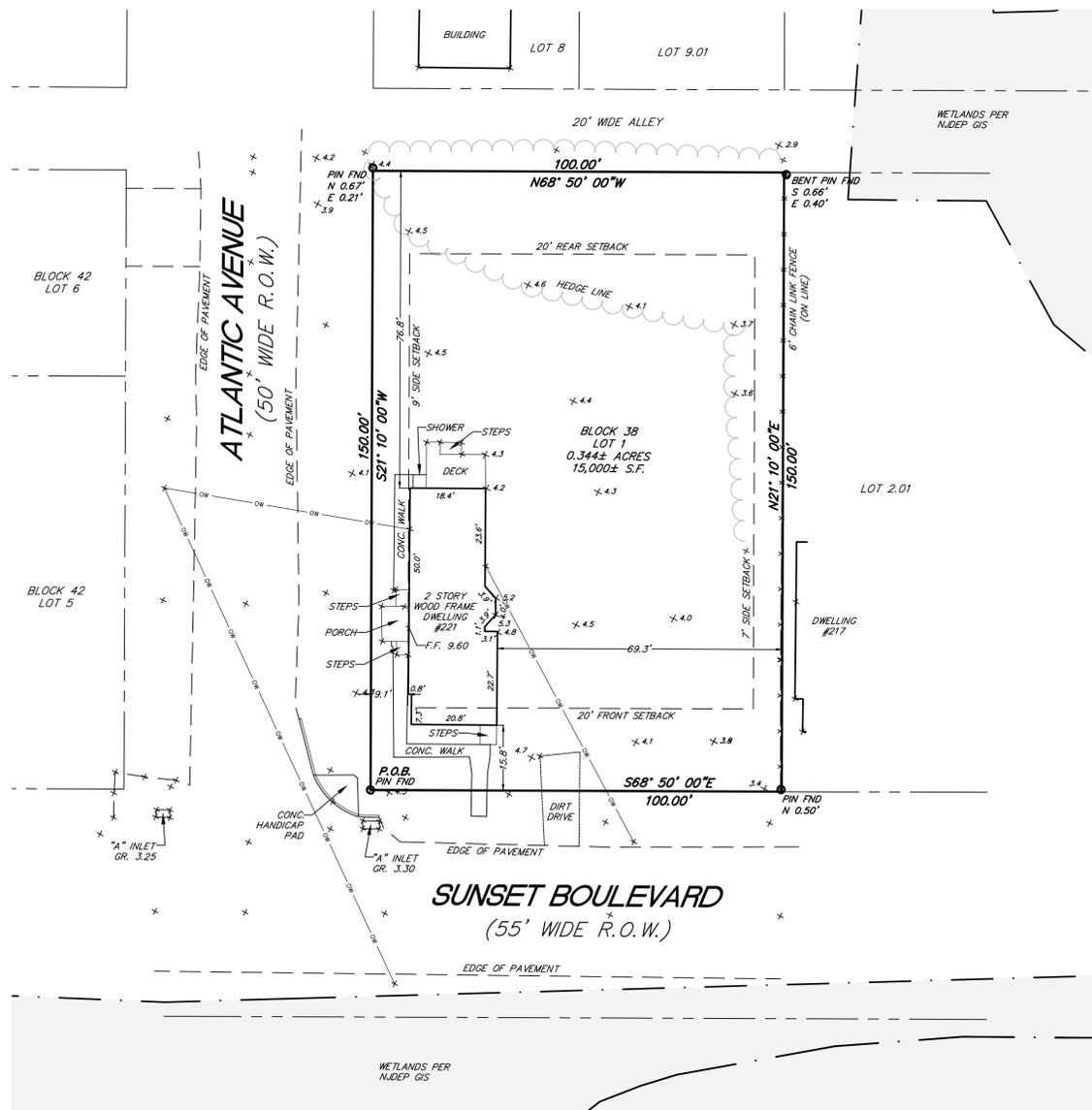
200' RADIUS MAP
1"=250'



ZONING MAP EXCERPT
(NTS)



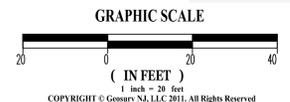
USGS KEYMAP
(1"=2,000')



	Single-Family Dwelling	Two-Family Dwelling
Lot area	5,000 sq. ft.	7,500 sq. ft.
Lot frontage	50'	75'
Lot width	50'	75'
Front yard setback	20'	20'
Each side yard setback	6'	6'
Total side yard setback	16'	16'
Rear yard setback	20'	20'
Lot depth	100'	100'
Maximum lot coverage for	40%	40%
Maximum gross floor area	2,250 sq. ft.	1,688 sq. ft. per unit
Maximum floor area ratio	45%	45%
Building height	35'	35'

TAX MAP REFERENCE:
 31(S) 1 BLOCK (S) 38
 AX MAP NUMBER(S) SHEET NO. 3
 MUNICIPALITY: WEST CAPE MAY BOROUGH
 TOWNSHIP: WEST CAPE MAY BOROUGH
 COUNTY: WEST CAPE MAY COUNTY, NEW JERSEY
 BEARING BASIS:
 Bearings shown hereon are based on N.A.D. 83

VP REFERENCES:
 XXX



DRAWING NOTES
 IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.
 THIS DRAWING HAS BEEN PREPARED AS AN "D" SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.

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 PROFESSIONAL LAND SURVEYORS & PLANNERS
 377 Kings Highway
 Cape May Court House, New Jersey 08210
 Tel. (609) 849-9227
 Email: HAL@NOON8568@LIVE.COM

PROPOSED MINOR SUBDIVISION
 PLAT
 LOT 1
 BLOCK 38
 221 SUNSET BLVD
 WEST CAPE MAY BOROUGH
 CAPE MAY COUNTY, N.J.

DATE: 3/5/21
 AROLD E. NOON, JR.
 PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 246303401400
 PROFESSIONAL PLANNER NEW JERSEY LICENSE NO. 3310642606

CERTIFICATE OF AUTHORIZATION: #24GA28193500
 LOT(S): 1
 BLOCK: 38
 SCALE: (IN FEET)
 1 inch = 20 feet
 ACERAGE: AS SHOWN

PREPARED FOR: XXX
 DATE: 11/17/2021
 FILE NUMBER: SUNSET BOULEVARD
 FIELD BK/PG: SEE FILE
 SHEET NUMBER: 1 of 1

REV.	DATE	DESCRIPTION	OWN BY	CHK BY	APP BY

- These standard symbols and abbreviations can be found hereon:
- ⊕ Bench Mark (BM)
 - Ⓜ Mail Box (MB)
 - Ⓜ Water Meter (WM)
 - Ⓜ Irrigation Control Valve (ICV)
 - Ⓜ Storm Sewer Manhole (SSM)
 - Ⓜ Sanitary Sewer Manhole (SSM)
 - Ⓜ Clean out (CO)
 - Ⓜ Phone comm Box (PCB)
 - Ⓜ Metal sign post (MSP)
 - Ⓜ Electric Service Box (ESB)
 - Ⓜ Phone riser (PR)
 - Ⓜ Broadband riser (BR)
 - Ⓜ Electric Hand-hole (EHH)
 - Ⓜ Well (W)
 - Ⓜ Septic Tank lid (STL)
 - Ⓜ Gas Valve (GV)
 - Ⓜ Gas line Marker (GLM)
 - Ⓜ Electric Meter Pole (EMP)
 - Ⓜ Wood Power Pole (WPP)
 - Ⓜ Wood light pole (WLP)
 - Ⓜ Concrete Power Pole (CPP)
 - Ⓜ Guy Wire Anchor (GWA)
 - Ⓜ Metal light pole (MLP)
 - Ⓜ Fire Hydrant (FH)
 - Ⓜ Water Valve (WV)
 - Ⓜ Concrete (C)
 - Ⓜ Asphalt (A)
 - (R) Radial
 - (NR) Non-Radial
 - (D) Direct Measurement
 - (F) Field Measurement
 - (PLS) Professional Land Surveyor
 - (AC) Air Conditioner
 - (F) Flag
 - (FB) Field Book
 - (DB) Dead Book
 - (WCC) Witness Corner
 - (PCL) Point on-line
 - (CB) Chord Bearing
 - (CD) Chord Distance
 - (A) Area
 - (D) Delta
 - (L) Line
 - (C) Curve
 - (L) Curve
 - (RIM) Flood Insurance Rate Map
 - (BFE) Base Flood Elevation
 - (NGVD) National Geodetic Vertical Datum
 - (NAD83) North American Vertical Datum
 - (E) Existing Spot Elevation
 - (H) Holly Tree
 - (P) Pine Tree
 - (S) Spruce Tree
 - (U) Uniform Tree
 - (T) Tree (Diameter, Typical)
 - (A) AREA TO BE OBTAINED FROM NDEP

a. MINOR SUBDIVISION OF
 LOTS: 1 BLOCK: 38 ZONE G
 DATE: 11/17/21 SCALE: 1"=20'
 OWNER/APPLICANT: OWNER/APPLICANT
 XXX
 221 SUNSET BLVD
 WEST CAPE MAY, NJ

THE UNDERSIGNED HEREBY DECLARES THAT THEY ARE THE OWNER OF THE SUBJECT PARCEL DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP.

OWNER _____ DATE _____
 NOTARY PUBLIC _____ DATE _____
 APPROVED BY MAURICE RIVER TOWNSHIP PLANNING BOARD
 ON _____ BY RESOLUTION # _____
 CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____
 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 MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE HERETO.

MUNICIPAL ENGINEER _____ DATE _____
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS MAP AND LAND SURVEY MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNERS AS SHOWN HAVE BEEN FOUND OR SET.
 HAROLD E. NOON, JR., PLS. PP _____ DATE _____
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 246303401400
 I HAVE CAREFULLY EXAMINED THIS MAP AND HEREBY APPROVE THE LOT NUMBERS ASSIGNED WITHIN THIS SUBDIVISION.
 TOWNSHIP TAX ASSESSOR _____ DATE _____

THIS IS TO CERTIFY THAT THE MAURICE RIVER TOWNSHIP PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 46:23-9.9 KNOWN AS "THE MAP FILING LAW". THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.
 _____ DATE _____ PLANNING BOARD SECRETARY
 VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT
 _____ (TOWNSHIP CLERK) _____ (DATE)