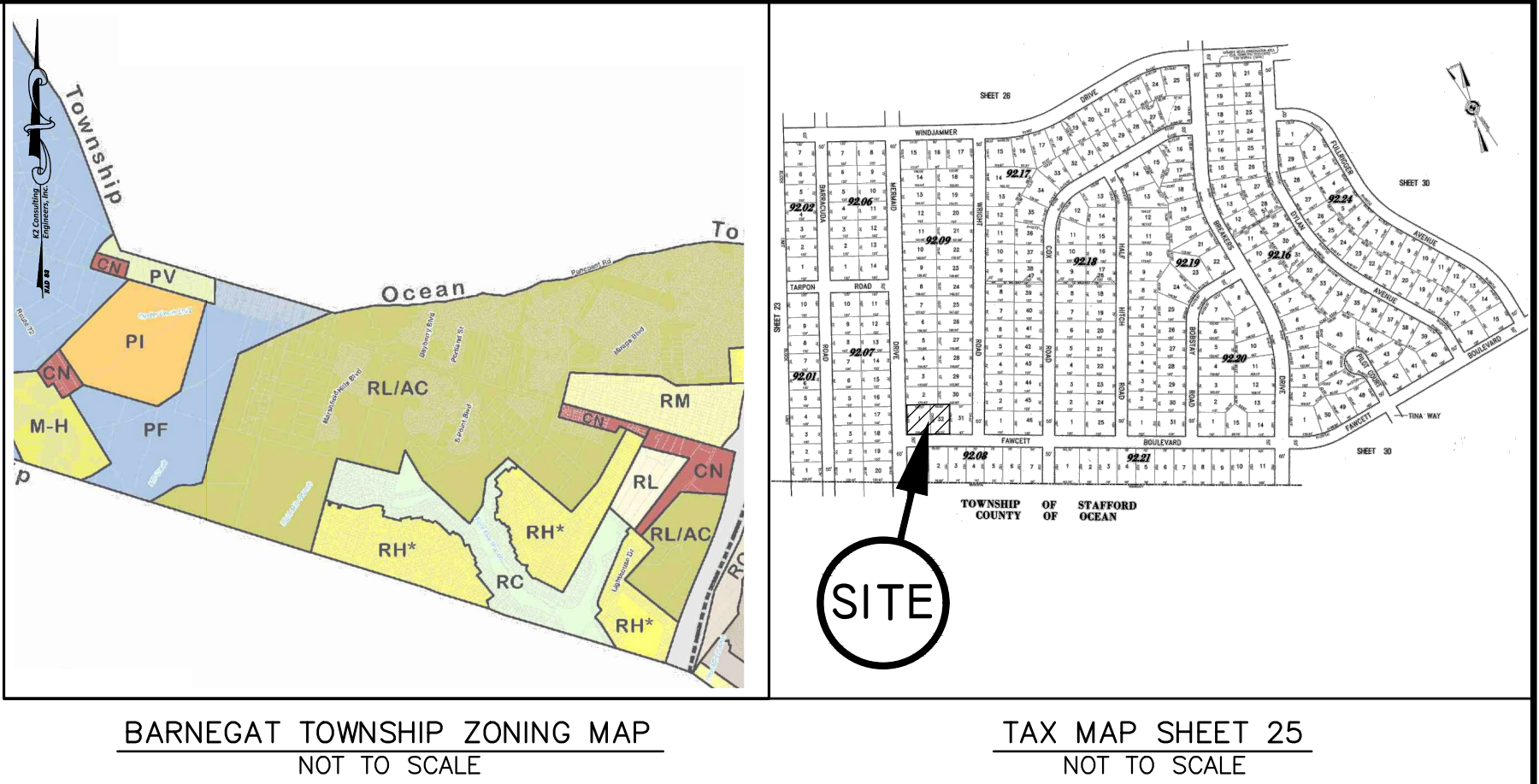


LIST OF UTILITIES	
COMCAST	830 ROUTE 37 WEST TOWNSHIP, NJ 08755 732-286-2971
CONNECTIV (FORMERLY ATLANTIC ELECTRIC)	REAL ESTATE DEPARTMENT 457 US HWY 9 WEST CREEK, NJ 08092 609-296-9114
BARNEGAT WATER & SEWER UTILITY	800 WEST BAY AVE BARNEGAT, NJ 08005 609-699-0080
SOUTH JERSEY GAS	1 SOUTH JERSEY PLAZA FOLSOM, NJ 08037
GPU ENERGY (FORMERLY JCP&L CO)	P.O. BOX 18001 REAL ESTATE DEPT READING, PA 19640-0001 610-921-6201
VERIZON	54 BROAD ST. ROOM 305 NEWARK, NJ 07103
NJ NATURAL GAS CO	1415 WYCKOFF ROAD P.O. BOX 1454 WALL, NJ 07793 732-938-1096
OCEAN COUNTY UTILITY AUTHORITY	501 HICKORY LANE, P.O. BOX P BAYVILLE, NJ 08721 732-269-4500
TOWNSHIP OF OCEAN DEPT OF UTILITIES	50 RAILROAD AVE WARETOWN, NJ 08758 609-693-3668

OWNER & ADDRESS REPORT – LOTS 1 & 32 IN BLOCK 92.09 – BARNEGAT TOWNSHIP CERTIFIED 200 FOOT LIST									
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT
92.07	1	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	201 BARRACUDA ROAD	92.07	18	VERONA, JOHN 5 FOX RD MONTVILLE, NJ 07045	514 MERMAID DRIVE	92.09	4
92.07	2	TROILO, CAMERON C. & JEAN PO BOX 291 YARDLEY, PA 19067	203 BARRACUDA ROAD	92.07	19	VERONA, JOHN 5 FOX RD MONTVILLE, NJ 07045	512 MERMAID DRIVE	92.09	28
92.07	3	TROILO, CAMERON C. & JEAN PO BOX 291 YARDLEY, PA 19067	205 BARRACUDA ROAD	92.07	20	VERONA, JOHN 5 FOX RD MONTVILLE, NJ 07045	510 MERMAID DRIVE	92.09	29
92.07	4	KELLER, STEPHEN J 1309 WEST BAY AVE BARNEGAT, NJ 08005	207 BARRACUDA ROAD	92.08	1	JONAS, DOUGLAS 88 OLD LOWER SHORE RD BARNEGAT, NJ 08005	101 FAWCETT BLVD	92.09	30
92.07	5	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	209 BARRACUDA ROAD	92.08	2	HALL, LYNETTE P 9447 NW 40TH PL #10A SUNRISE, FL 33351	99 FAWCETT BLVD	92.09	31
92.07	6	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	211 BARRACUDA ROAD	92.08	3	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	97 FAWCETT BLVD	92.17	1
92.07	14	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	22 MERMAID DRIVE	92.08	4	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	95 FAWCETT BLVD	92.17	2
92.07	15	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	250 MERMAID DRIVE	92.08	5	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	93 FAWCETT BLVD	92.17	3
92.07	16	VERONA, JOHN 5 FOX RD MONTVILLE, NJ 07045	518 MERMAID DRIVE	92.09	2	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	517 MERMAID DRIVE	92.17	4
92.07	17	VERONA, JOHN 5 FOX RD MONTVILLE, NJ 07045	516 MERMAID DRIVE	92.09	3	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	519 MERMAID DRIVE		

ZONING SCHEDULE			
ZONING DISTRICT: "RH" DISTRICT			
CATEGORY	REQUIRED	LOT 1	LOT 32
MINIMUM LOT AREA	10,000 SQ. FT.	11,795 SQ. FT.	10,032 SQ. FT.
MINIMUM LOT WIDTH	75 FT.	95.31 FT.	80.81 FT.
MINIMUM LOT FRONTAGE	2/3 OF LOT WIDTH	207.28 FT.	80.81 FT.
MINIMUM LOT DEPTH	120 FT.	124.08 FT./97.86 FT.*	124.03 FT.
PRINCIPAL BUILDING			
MINIMUM FRONT YARD	30 FT.	30 FT.	30 FT.
MINIMUM REAR YARD	30 FT.	30 FT.	30 FT.
MINIMUM SIDE YARD	10 FT.	10 FT.	10 FT.
MINIMUM SIDE YARD (TOTAL)	20 FT.	20 FT.	20 FT.
ACCESSORY BUILDING			
MINIMUM REAR YARD	5 FT.	5 FT.	5 FT.
MINIMUM SIDE YARD	5 FT.	5 FT.	5 FT.
MAXIMUM BUILDING HEIGHT	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES
MAXIMUM BUILDING COVER	30 %	30 %	30 %
* VARIANCE REQUIRED			



- NOTES
- OWNER/APPLICANT: THE WALTERS GROUP
21 E. EUCLID AVENUE, SUITE 200
HADDONFIELD, NJ 08033
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. SHOULD ADDITIONAL TITLE/BOUNDARY INFORMATION BECOME AVAILABLE, K2 CONSULTING ENGINEERS, INC. RESERVES THE RIGHT TO AMEND AND/OR REVISE THIS PLAN.
 - BASE INFORMATION TAKEN FROM A PLAN OF LOTS, OCEAN ACRES, SECTION NO. 26, UNION TOWNSHIP, OCEAN COUNTY, NEW JERSEY, DATED MAY 5, 1972, DULY FILED.
 - BEING KNOWN AS LOT 1 AND LOT 32 IN BLOCK 92.09 ON TAX MAP SHEET 25 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY.
 - WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
 - FRESHWATER WETLANDS, IF ANY, ARE NOT LOCATED BY THIS PLAN.
 - THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.
 - EXCEPT AS STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE EVIDENT AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - PROPERTIES ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - HORIZONTAL INFORMATION BASED ON AN ASSUMED DATUM.
 - VERTICAL INFORMATION BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - EXISTING LOT LINES WITHIN THE SUBDIVISION ARE TO BE ELIMINATED WITH THE FILING OF THIS PLAN.

LOT AREA TABLE			
LOT	EXISTING LOT AREA	PROPOSED LOT AREA	
1	12,504 SF 0.287 ACRES	11,795 SF 0.270 ACRES	
32	9,456 SF 0.217 ACRES	10,032 SF 0.230 ACRES	

CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	10.60'	3,036.94'	N73° 59' 10"W	10.60'
C2	71.71'	3,036.94'	N73° 12' 35"W	71.71'
C3	39.27'	25.00'	N29° 05' 10"W	35.36'
C4	4.49'	3,036.94'	N74° 04' 25"W	4.49'
C5	77.81'	3,036.94'	N73° 16' 02"W	77.81'

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.

LOT 1 – GET PARTNERS LLC
500 BARNEGAT BLVD N #100
BARNEGAT, NJ 08005

LOT 32 – WALTERS DEVELOPMENT CO LLC
500 BARNEGAT BLVD N #100
BARNEGAT, NJ 08005

SWORN TO AND SUBSCRIBED BEFORE ME.

NOTARY

APPROVED AS A MINOR SUBDIVISION BY THE BARNEGAT TOWNSHIP PLANNING BOARD.

CHAIRMAN

SECRETARY

TOWNSHIP ENGINEER

I CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" P.L. 2011, CHAPTER 217, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF OCEAN COUNTY BY THE PLANNING BOARD OF BARNEGAT TOWNSHIP.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE ____ DAY OF ____

SECRETARY

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.

TOWNSHIP ENGINEER

LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	SETBACK LINE
1	LOT NUMBER PER TAX MAP
92.09	BLOCK NUMBER PER TAX MAP
○	CORNER TO BE SET



REVISIONS		DATE:	12/09/2019
		DRAWN BY:	TLM
		CHECKED BY:	JRG
		SCALE:	1"=30'
		JOB NO.:	PD19-050
		SHEET	1 OF 1

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED DECEMBER 9, 2019 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH THE OUTBOUND CORNERS MARKED, AS PROMULGATED 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 CORNER MARKERS, AS SHOWN, HAVE BEEN FOUND OR SET.

Jeffrey R. Gellenthin
JEFFREY R. GELLENTHIN, P.L.S.
Professional Land Surveyor, NJ License No. GS-36730

K2
Consulting Engineers, Inc.
Professional Civil Engineers
& Land Surveyors
Certificate of Authorization
#K000000000
36 Tanner Street, Suite 100
Haddonfield, New Jersey 08033
Phone - 856.310.5202
Fax - 856.616.2441
www.K2CE.com

MINOR SUBDIVISION PLAN
OF
WALTERS HOMES
LOT 1 AND LOT 32 IN BLOCK 92.09
ON TAX MAP SHEET 25
SITUATE IN THE
TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY