

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
5301	5		2	SHARK RIVER HILLS ESTATES W/ J. & TERRY W. 104 LAKESIDE DR NEPTUNE, NJ 07753	104 LAKESIDE DR
5301	5		2	SOUTHERN GRACE MARIE 3 S RIVERSIDE DR NEPTUNE, NJ 07753	3 S RIVERSIDE DR
5301	6		2	CLEARVIEW ESTATES LLC 1 NORTH APT. STREET LAKESIDE, NJ 08701	5 PARK PLACE
5302	7		2	LIZZI, MICHAEL & HANNAH 102 AUDREY PL NEPTUNE, NJ 07753	102 AUDREY PL
5302	8		2	HEIRON, THOMAS P ET AL 261 WEST FIRST STREET 80100, NJ 07753	9 PARK PLACE
5302	9		2	BRADY, MICHAEL KF 21 PARK PL NEPTUNE, NJ 07753	21 PARK PL
5302	10		2	YAN DE SANDO, HERCIE G JR HANCOY 309 VALLEY RD NEPTUNE, NJ 07753	309 VALLEY RD
5303	1		4A	MARTIN, JOHN LLC 1 RIVERSIDE DRIVE NEPTUNE, NJ 07753	1 S RIVERSIDE DR
5303	2		1	SHARK RIVER HILLS ESTATES, C/O W. OLIVER 8 RIVERSIDE DR 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	8 RIVERSIDE DR
5303	3		1	SHARK RIVER HILLS ESTATES, C/O W. OLIVER 11 S RIVERSIDE DR 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	11 S RIVERSIDE DR
5303	4		1	SHARK RIVER HILLS ESTATES, C/O W. OLIVER 11 S RIVERSIDE DR 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	11 S RIVERSIDE DR
5303	5.01		2	HEIRON, THOMAS P ET AL 261 WEST FIRST STREET 80100, NJ 07753	17 S RIVERSIDE DR
5303	7.01		2	STEVEN, LEO H 21 S RIVERSIDE DRIVE NEPTUNE, NJ 07753	21 S RIVERSIDE DR
5303	13		1	OLIVER, CATHERINE C/O HOLLY BROOK 1 107 HOBART PL 2380 HIGHWAY 33 NEPTUNE, NJ 07753	107 HOBART PL
5303	14		1	SHARK RIVER HILLS ESTATES, C/O W. OLIVER 4 VALETTA PL 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	4 VALETTA PL
5303	17		2	LEGOSIA, ANTHONY STONY #122A 301 VALLEY RD WALL, NJ 07719	301 VALLEY RD
5303	18		2	OLIVER, ROGER & SERENA 301 VALLEY RD NEPTUNE, NJ 07753	301 VALLEY RD
5304	1		1	OLIVER, E. & CATHERINE % HOLLY BROOK 108 HOBART PL 2380 HIGHWAY 33 NEPTUNE, NJ 07753	108 HOBART PL
5304	10		15C	TOWNSHIP OF NEPTUNE 108 BEVERLY WAY NEPTUNE, NJ 07753	108 BEVERLY WAY

Below is the list of Public Utilities which provide this service to the Neptune area:

New Jersey American Water Company, Inc.
Attn: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, N.J. 08043

Verizon
Legal Department 17th Floor
C/o Land Use Matters
540 Broad Street
Newark, N.J. 07102

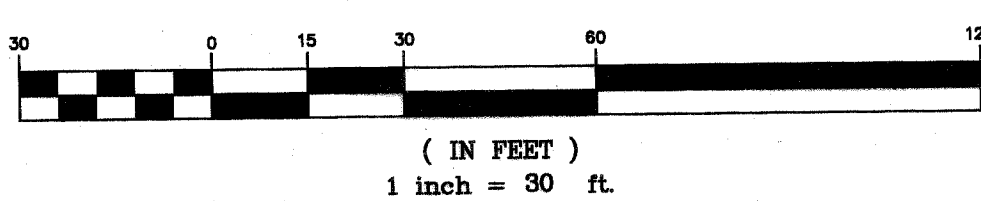
New Jersey Natural Gas Company
Attn: Right of Way Department
1415 Wyckoff Road
Wall Twp, N.J. 07719

Jersey Central Power & Light Company
Attn: Land Use Matters
300 Madison Avenue
Morristown, N.J. 07960

Monmouth Cablevision
Attn: Land Use Matters
1501 18th Avenue
Wall Twp, N.J. 07719

FILED
MONMOUTH COUNTY
CLERK'S OFFICE
COUNTY CLERK

GRAPHIC SCALE



REFERENCES:

1. PROPERTY BEING DESIGNATED AS TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20 AS SHOWN ON THE OFFICIAL MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY SHEET No. 53.
2. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED 09-12-2006.
3. DEED REFERENCES:
DB 1264 PG 243, DB 2708 PG 408, DB 2540 PG 259, DB 2695 PG 417, DB 2540 PG 265, DB 2462 PG 378, DB 4298 PG 681, DB 5413 PG 58, DB 4967 PG 95, DB 4375 PG 797, DB 2551 PG 595, DB 3800 PG 357, DB 3786 PG 668, DB 3511 PG 649, DB 5936 PG 636, DB 8012 PG 1098, DB 8189 PG 8128, DB 8279 PG 4903, DB 8126 PG 8864
4. "MAP OF SECTION B SHARK RIVER HILLS, PROPERTY OF THE SHARK RIVER HILLS CO., MONMOUTH COUNTY, NEW JERSEY" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 31, 1928 AS CASE No. 21, SHEET No. 4.
5. "SURVEY OF PROPERTY OWNED BY ELLIOTT ARTHUR REASON SITUATED IN SHARK RIVER HILLS, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED WILLIAM D. AYERS, DATED OCTOBER 25, 1954.

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, WHICH IS THE PROPER AUTHORITY TO APPROVE, AND COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-91.4, KNOWN AS THE "MAP FILING LAW." THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE 20th DAY OF September 2022, WHICH DATE IS 190 DAYS FROM THE FINAL APPROVAL OF THIS MAP.

Paul L. Brown 9/20/2022
CHAIRMAN DATE
Kristie Dickert 9/20/2022
ADMINISTRATIVE OFFICER 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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

Paul L. Brown 9/20/2022
MUNICIPAL ENGINEER DATE

OWNERS / APPLICANTS: SHARK RIVER HILLS ESTATES & HEATHROW EXCHANGE, LLC
C/O WILLIAM OLIVER, ESQ.
2240 HIGHWAY 33, SUITE 112
NEPTUNE, NJ 07753

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDER OF THE LANDS BEING SUBDIVIDED BY THIS MAP AND CONSENT WITH ITS FILING.

William H. Oliver, Jr. 8/10/22
PROPERTY OWNER (SHARK RIVER HILLS ESTATES) DATE

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF August 2022

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDER OF THE LANDS BEING SUBDIVIDED BY THIS MAP AND CONSENT WITH ITS FILING.

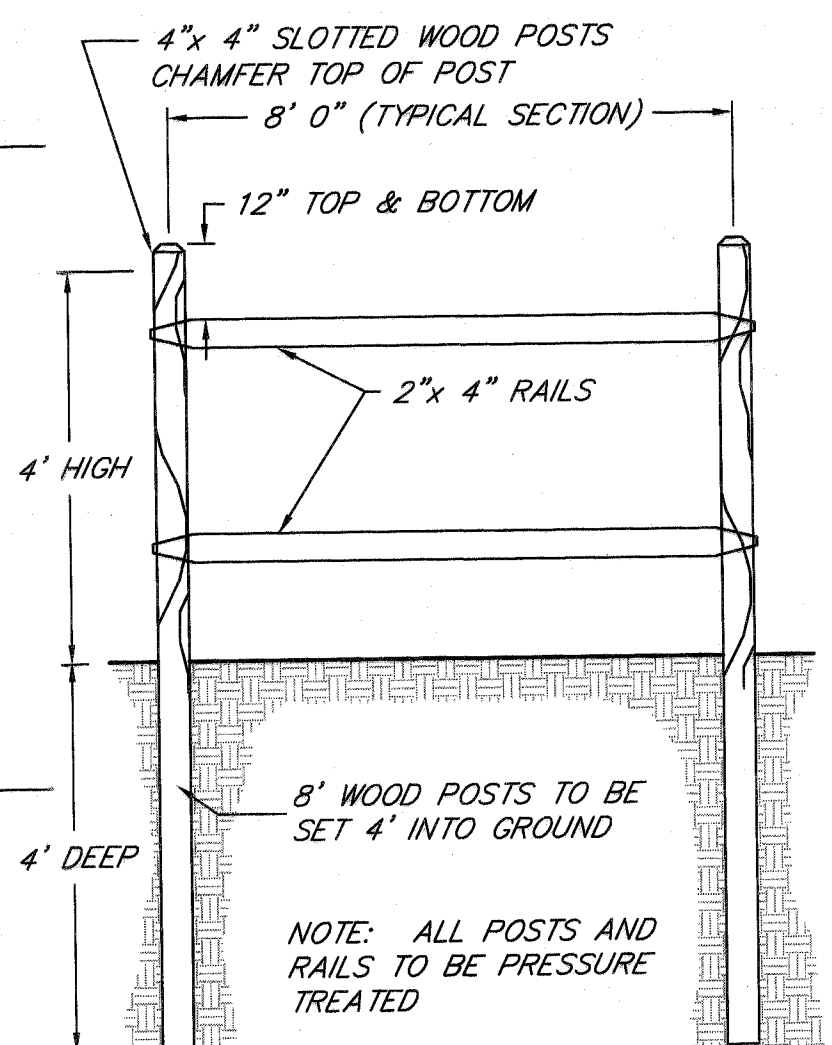
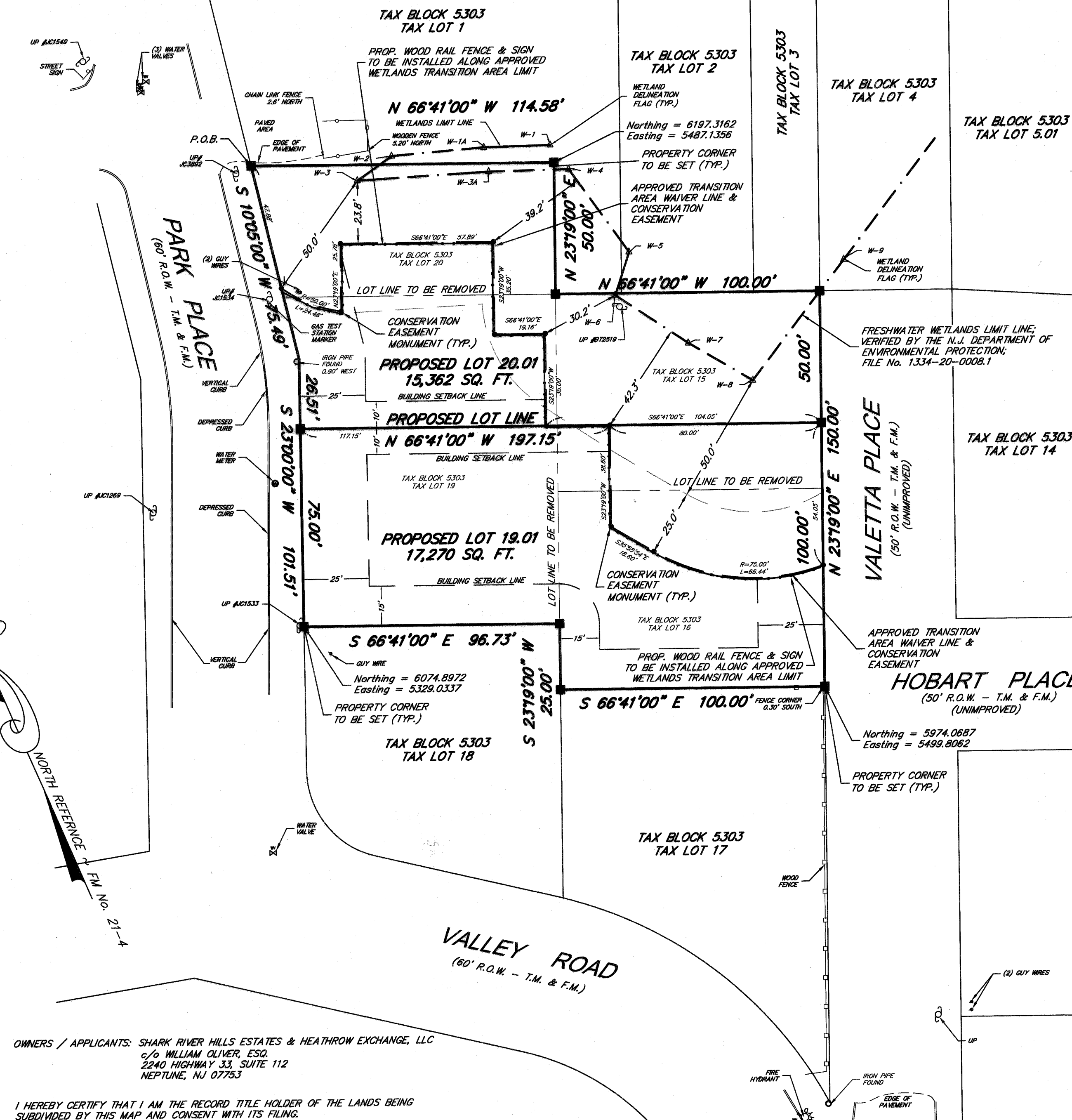
William H. Oliver, Jr. 8/10/22
PROPERTY OWNER (HEATHROW EXCHANGE, LLC) DATE

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF August 2022

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES

THIS IS A
PROTECTED NJDEP
FRESHWATER
WETLAND
TRANSITION AREA
PER N.J.A.C.
7:27A
DISTURBANCE TO
THIS AREA IS
PROHIBITED
NJDEP TRANSITION
AREA SIGN
SCALE N.T.S.

NOTES:
1. SIGN TO BE PLACED ON POST
FOR SPLIT RAIL FENCE @ W/ A
MAXIMUM SPACING OF 50 FT



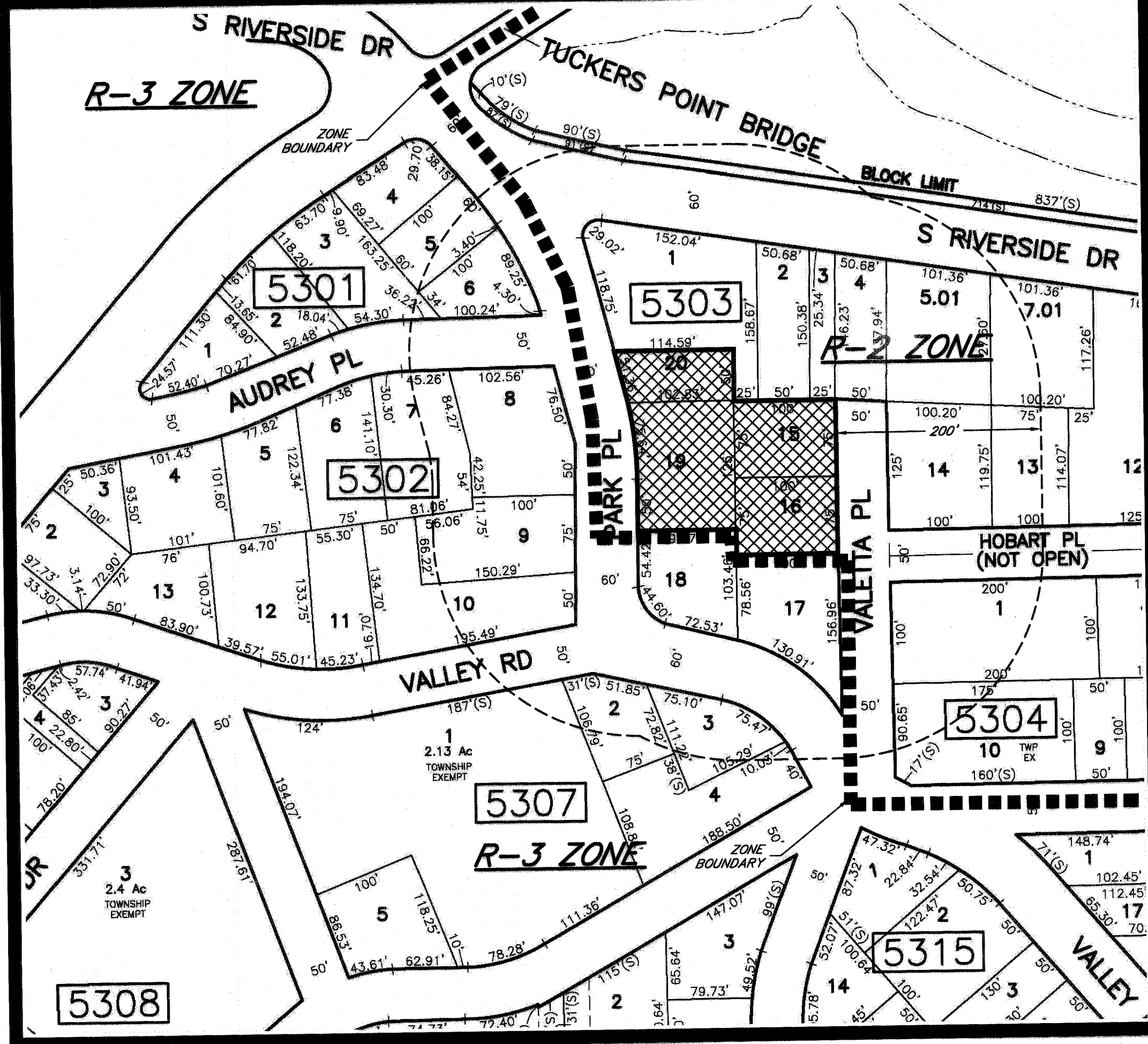
I CERTIFY THAT A BOND HAS BEEN MADE TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

Paul L. Brown 9/20/2022
BOARD CHAIRMAN DATE

Kristie Dickert 9/20/2022
BOARD SECRETARY DATE

Robert H. Morris, P.L.S. 9/2/22
BOARD ENGINEER DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS FINAL SUBDIVISION PLAT DATED SEPTEMBER 10, 2018 HAS BEEN MADE UNDER MY SUPERVISION AND AS MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.



TAX MAP

SCALE: 1"=100'

ZONING INFORMATION: R-2 RESIDENTIAL ZONE

ZONING CRITERIA:	REQUIRED	LOT 19.01	LOT 20.01
LOT AREA	10,000 SQ. FT.	17,270 SQ. FT.	15,362 SQ. FT.
LOT WIDTH	100 FT.	75 FT. **	50 FT. **
LOT FRONTAGE	100 FT.	75 FT. **	50 FT. **
LOT DEPTH	100 FT.	197 FT.	197 FT.
FRONT SETBACK	25 FT.	25 FT.	25 FT.
SIDE SETBACK (ONE/BOTH)	10 FT. / 25 FT.	10 FT. / 25 FT.	10 FT. / 25 FT.
REAR SETBACK	30 FT.	30 FT.	30 FT.
BUILDING COVERAGE	30 %	30 %	30 %
LOT COVERAGE	40 %	40 %	40 %
BUILDING HEIGHT (FT.)	35 FT.	35 FT.	35 FT.
BUILDING HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES
MINIMUM IMPROVABLE AREA	2,400 SQ. FT.	8,896 SQ. FT.	6,958 SQ. FT.
DIAMETER OF M.I.A.	32 FT.	70 FT.	62 FT.
MAXIMUM DENSITY ##	4.3 DU/AC.	2.67 DU/AC.	2.67 DU/AC.

** BOTH PROPOSED LOTS HAVE TWO FRONTAGES OPPOSITE EACH OTHER. BOTH LOTS HAVE ONE CONFORMING LOT WIDTH/FRONTAGE OF 100 FEET. THE NON-CONFORMING WIDTH/FRONTAGE HAS BEEN NOTED ABOVE.

ALL OF THE SUBJECT LOTS ARE WITHIN FLOOD ZONE AE, WITH A FLOOD ELEVATION OF 9.

Case 324-1 Filed 10-5-2022

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
2	REVISED FOR RESOLUTION COMPLIANCE	7-29-22	DHB	RHM
1	UPDATED OWNER / APPLICANT NAMES	6-19-20	DHB	RHM

MINOR SUBDIVISION PLAT
PARK PLACE, MINOR FOR SUBDIVISION
SHARK RIVER HILLS ESTATES & EVERETT OLIVER
TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SEET No. 53 ~ DATED NOVEMBER 2014)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
NEPTUNE, NEW JERSEY 07753
TEL. (732)-918-2180
WWW.NELSONENG.NET
CERTIFICATE OF AUTHORIZATION # 24GA28014900

Robert H. Morris, P.L.S.
FOR THE FIRM

ROBERT H. MORRIS, P.L.S.
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. GS30090

SCALE: 1"=30'	DRAWN BY: DHB	CHKD BY: RHM
FILE: 171101	DATE: 06-11-2020	SHEET 1 OF 1

CASE 324-1