

FOR OFFICE USE ONLY

RA	Required			Proposed			"As Built"
Lot:							
Size							
Width							
Depth							
Setbacks:	Shed + Walkway						
Front							
Rear							
Side							
Side Comb							
Height							
% Cover							
BFE/FF Elev.							

Date Submitted:

9/14/16 (W)

Date Approved:

9/15/16 8B

Date Mailed or Delivered to Applicant:

9/15/16 (W)

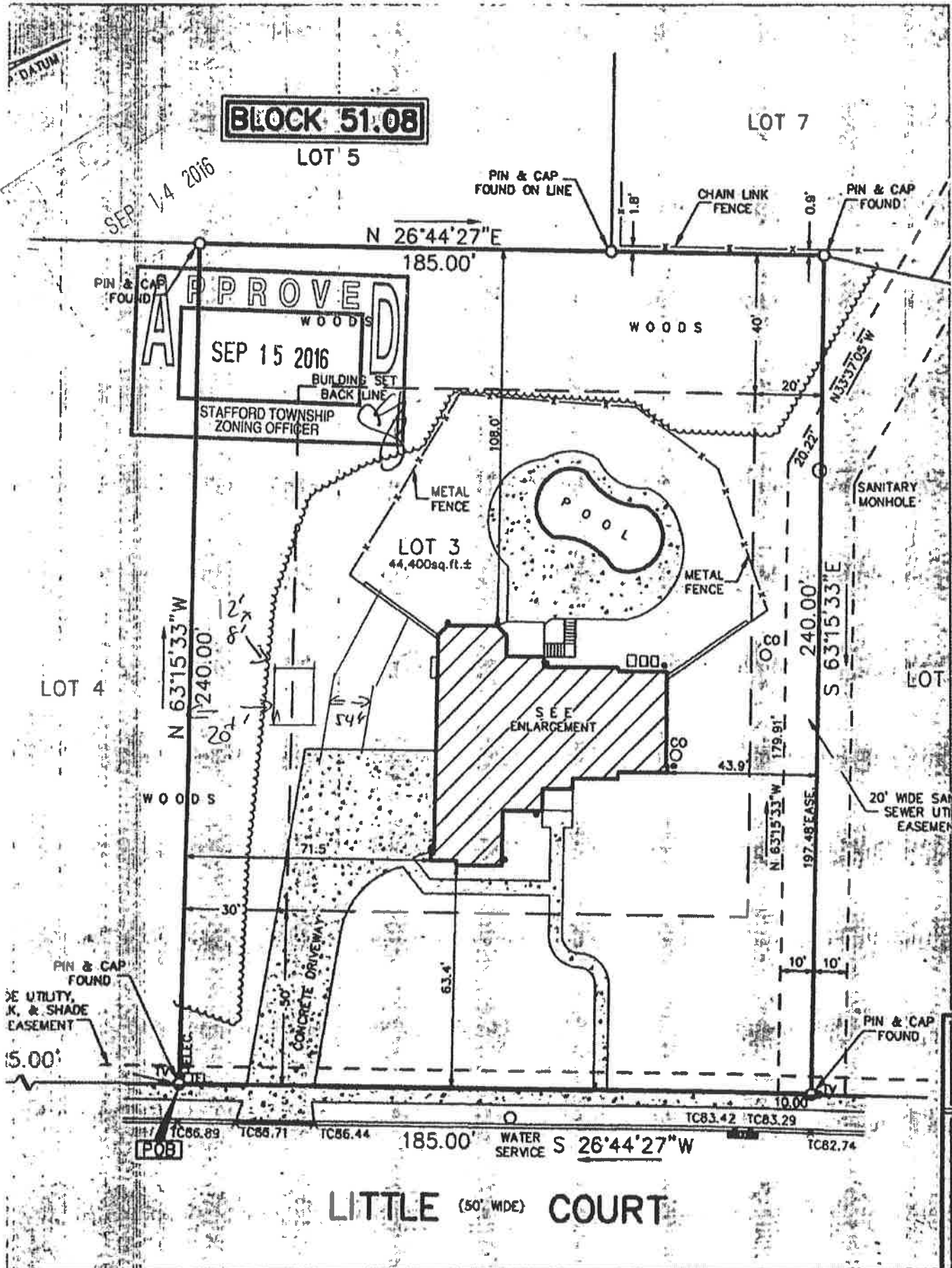
Date Forwarded to Bureau of Construction Inspections:

9/15/16 (W)

APPROVALS CHECKLIST:

	OK for Preliminary	OK for Final	Resolution #
____ Zoning Officer			
____ Planning Board			
____ Zoning Board			
____ Township Engineer.....			
____ Township Planner			
____ Landscape Architect			

Date of Final Approval for Certificate of Occupancy _____



BLOCK 51.08

LOT 5

LOT 7

SEP 14 2016

APPROVED
WOODS
SEP 15 2016
BUILDING SET
BACK LINE
STAFFORD TOWNSHIP
ZONING OFFICER

PIN & CAP
FOUND ON LINE

CHAIN LINK
FENCE

PIN & CAP
FOUND

N 26°44'27"E

185.00'

PIN & CAP
FOUND

WOODS

SANITARY
MONHOLE

LOT 3

44,400sq.ft.±

METAL FENCE

METAL FENCE

LOT 4

N 63°15'33"W

240.00'

WOODS

SEE
ENLARGEMENT

S 63°15'33"E

240.00'

LOT

20' WIDE SAN
SEWER UTI
EASEMEN

PIN & CAP
FOUND

DE UTILITY,
K. & SHADE
EASEMENT

15.00'

PIN & CAP
FOUND

POB

TC86.89

TC86.71

TC86.44

185.00'

WATER
SERVICE

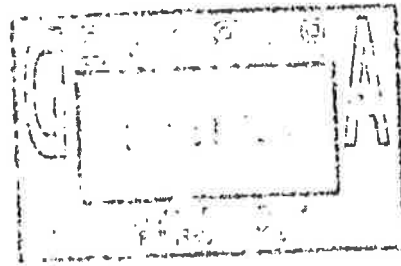
S 26°44'27"W

TC83.42

TC83.29

TC82.74

LITTLE (50' WIDE) COURT



116-890Z

STAFFORD TOWNSHIP ZONING PERMIT

For Office Use Only	DATE RECEIVED: 9/14/16	\$25.00 PAID BY CHECK/MO # 1202
	ZONING PERMIT #: 116 890 Z	\$25.00 PAID BY CHECK/MO #
	FENCE PERMIT #:	\$25.00 PAID BY CHECK/MO #
	GRADING PERMIT #:	\$25.00 PAID BY CHECK/MO #
	GRADING INSPECTION FEE	\$450.00 PAID BY CHECK/MO #
	CURBING PERMIT #:	\$15.00 PAID BY CHECK/MO #
	CURBING INSPECTION FEE	\$75.00 PAID BY CHECK/MO #

PROPERTY OWNER: Robert + Kathleen Cochran

SITE ADDRESS: 5 Little Court

BLOCK: 51.08 LOT(S): 3

ZONE: RA EXISTING USE: S.F.D.

DESCRIPTION OF PROPOSED WORK OR PROPOSED USE:
12' x 8' Shed + Walkway

- ☒ USE PERMITTED BY ORDINANCE AND/OR BOARD RESOLUTION #
- ☒ STRUCTURE PERMITTED BY ORDINANCE AND/OR BOARD RESOLUTION #
- ☐ VALID NONCONFORMING USE AS ESTABLISHED BY:
☐ ZONING BOARD OF ADJUSTMENT
☐ ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED
- ☐ VALID NONCONFORMING EXISTING STRUCTURE, DUE TO:
☐ FRONT YARD ☐ REAR YARD ☐ SIDE YARD ☐ SIDE YARD COMBINED ☐ OTHER
- ☐ OTHER

THE WITHIN PERMIT IS HEREBY ☒ APPROVED ☐ DENIED. THE FOLLOWING CONDITIONS APPLY TO THE APPROVAL:

- ☐ FINAL ZONING APPROVAL REQUIRED, SUBMIT:
☐ AS-BUILT SURVEY
☐ ELEVATION CERTIFICATE

ZONING OFFICER: [Signature] DATE: 9/15/16

FINAL ZONING APPROVAL (IF REQUIRED):	
ZONING OFFICER	DATE

◆ TOWNSHIP OF STAFFORD ◆

Community Development Department / Zoning Department
260 East Bay Avenue

Manahawkin, New Jersey 08050-3329

www.staffordnj.gov

Main #: (609) 597-1000 x 8535

Fax: (609) 978-9612

Date: 9/15/16
Block: 51.08 Lot(s): 3
Address: 5 LITTLE CT.
Zoning Permit #: 16-8907

Dear Sir/Madam:

Enclosed please find your approved zoning permit and/or grading and drainage permit. Depending on the work you are doing, a building permit may also be required before work may proceed.

If the work authorized by this zoning permit is for the construction of a new residential dwelling, an affordable housing development fee is required, unless an exemption is permitted by ordinance. The affordable housing development fee is 1% of the equalized assessed value, with 50% of the fee due before your building permit is issued, and the remaining balance of 50% due before your Certificate of Occupancy is issued.

If the work authorized by this permit is for any other type of residential construction, such as additions, alterations, fences, sheds, etc., no affordable housing development fee is required.

If the work authorized by this zoning permit is for the development of non-residential property, an affordable housing development fee is required, unless an exemption is permitted by ordinance. The affordable housing development fee is 2-2½% of the equalized assessed value (depending on the date of your Board approval and the date of your permit), with 50% due before the building permit is issued and 50% due before the certificate of occupancy is issued.

In order for the affordable housing development fee or exemption to be determined, you must first submit a copy of your building plans (and site plan for non-residential properties) to the Tax Assessor for his determination of the equalized assessed value of the property. Please also submit the *Affordable Housing Development Fee Assessment Application* with your plans. This form is available online, at the Community Development/Zoning/Building Department or the Tax Assessor's office. The Tax Assessor may be reached by telephone at (609) 597-1000 ext. 8546 if you have any questions regarding the equalized assessed value and its determination.

If you have any questions concerning your permit, please feel free to contact our office.

Stafford Township Community Development Department
(609) 597-1000 x 8535

SAINT MEENA (50' WIDE) AVENUE

SEP 14 2016

APPROVED
SEP 15 2016
STAFFORD TOWNSHIP ZONING OFFICER

LOT 4

LOT 5

LOT 7

LOT 1

LOT 2

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Age Group	No opinion	Dislike	Like	Love
18-24	10%	10%	10%	10%
25-34	10%	10%	10%	10%
35-44	10%	10%	10%	10%
45-54	10%	10%	10%	10%
55-64	10%	10%	10%	10%
65-74	10%	10%	10%	10%
75+	10%	10%	10%	10%

LITTLE COURT (50' wide)

APPROVED
SEP 15 2016
STAFFORD TOWNSHIP
ZONING OFFICER

BLOCK 51.08

LOT 5

LOT 7

LOT 1

LOT 4

LOT 2

CERTIFIED TO: ROBERT E. COCHRAN

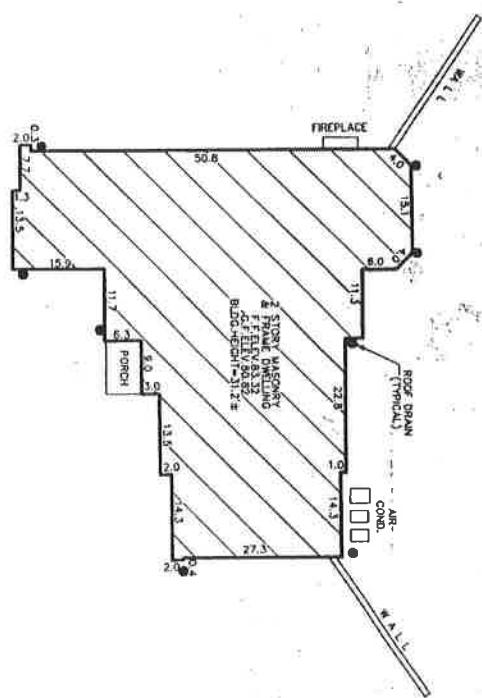
THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS
GOVERNING THE PRACTICE OF PROFESSIONAL LAND SURVEYING IN THE STATE OF
ALABAMA. I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE
AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE
ACTUAL IMPROVEMENTS OR EXISTENCE OF ANY BELOW THE SURFACE AND NOT
OTHERWISE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED AND NOT
FOR ANY OTHER PURPOSE. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY
REGARDING SPREAD HEREON TO THE NEIGHBORING INTEREST. THE INFORMATION SHALL
CLARIFY TO THE SATISFACTION OF ANY CONTRACTOR THE EXACT LAND INTEREST OF
THE PROFESSIONAL. IT IS NOT AN ORIGIN, AND MAY HAVE BEEN ALTERED

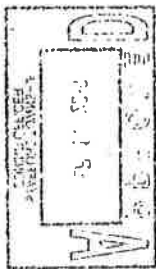
[Signature]

MICHAEL J. GALANTE
 A PROFESSIONAL LAND SURVEYOR LICENSE #27163
 A PROFESSIONAL PLANNER LICENSE #00223

DATE: 12/13/02		1:40		DWG BY: Dam	DWG NO: 02-028
SURVEY OF PROPERTY BLACK 51.08 LOT 3 ISLAND WOODS ESTATES STAFFORD TOWNSHIP OCEAN COUNTY, NJ GALANTE ASSOCIATES, P.C. SURVEYORS AND PLANNERS 48 SOUTH NEW YORK ROAD SMITHVILLE, NEW JERSEY 08201					

DEED DESCRIPTION, BEING KNOWN AS LOT 3 OF BLOCK 31.08 AS SHOWN ON A PLAN ENTITLED "SUBDIVISION OF 100 ACRES OF LAND IN COUNTY NEW JERSEY, BY OPEN TITLE & ASSOCIATE," DATED 09/12/01, REVISED HEREON 01/21/02, FILED IN THE COUNTY CLERK'S OFFICE ON 03/07/02 AS MAP #1-0132. THE BUILDING YES ARE TO THE FOUNDATION. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EXAMINER'S VALIDITY OF CHAIN OF TITLE ETC. THAT A SUBSEQUENT SEARCH MAY DISCLOSE THE ELEVATIONS ARE BASED ON SITE DATA.





DATE _____

[illegible]

16

$$\frac{51.08}{3}$$

DATE _____

[illegible]

BLOCK 51.08 LOT 3 SITE ADDRESS 5 Little Court PERMIT NO. 03-4897
FENCE PERMIT NO. _____

TOWNSHIP OF STAFFORD ZONING PERMIT APPLICATION

Proposed Work Site: 5 Little Court MAWAHAUKIN NJ 08050

Name of Owner: William & Valerie Hilday

Owner's Mailing Address: 5 Little Court (Above)

Name of Applicant: Above

Applicant's Mailing Address: Above

Contact Person: Above

Existing Use: Residential

Description of Work: PARTIAL FINISH OF BASEMENT AREA - 1-18'x20' DEN

2- 15'x22' PLAY AREA - 3- UNFINISHED STORAGE AREA

Existing First Floor Elevation: _____ (A Zones) Proposed First Floor Elevation: _____ (A Zones)

Existing Lowest Structural Member: _____ (V Zones) Proposed Lowest Structural Member: _____ (V Zones)

Fair Market Value of Principal Structure: _____ Cost of Proposed New Work: _____

SIGNATURE OF APPLICANT William Hilday DATE: 4/29/03

FOR OFFICE USE ONLY

FENCE FEE	\$25.00	CHECK	CASH	ZONING RE-INSPECTION	\$15.00	CHECK	DATE
ZONING FEE	\$25.00	CHECK	CASH	CURB RE-INSPECTION	\$45.00	CHECK	DATE
CURB FEE	\$15.00	CHECK	CASH	PERFORMANCE GUARANTEE - CURB		CHECK	DATE
CURB INSP. FEE	\$75.00	CHECK	CASH	PERFORMANCE GUARANTEE - TREES		CHECK	DATE
CURB INSPECTION NUMBER				TREE RE-INSPECTION FEE		CHECK	DATE



FOR OFFICE USE ONLY

<i>RA</i>	Required			Proposed			"As Built"
Lot:							
Size							
Width							
Depth							
Setbacks:	<i>Finish Basement</i>						
Front							
Rear							
Side							
Side Comb							
Height							
% Cover							
BFE/FF Elev.							

Date Submitted: 4/30/03 Date Approved: 5/1/03 *[Signature]*

Date Mailed or Delivered to Applicant: _____

Date Forwarded to Bureau of Construction Inspections: _____

APPROVALS CHECKLIST:

	OK for Preliminary	OK for Final	Resolution #
____ Zoning Officer			
____ Planning Board			
____ Zoning Board			
____ Township Engineer.....			
____ Township Planner.....			
____ Landscape Architect			

Date of Final Approval for Certificate of Occupancy _____

Telephone
(609)597-1000



♦ TOWNSHIP OF STAFFORD ♦

OCEAN COUNTY

260 EAST BAY AVE • MANAHAWKIN, NEW JERSEY • 08050-3329

Refer To:

Date: 5/1/03

Block: 51.08

Lot: 3

Site Address:

5 Little Ct.

Dear Applicant:

Enclosed is your approved Zoning Permit for the above site. Approval may also be required from the Stafford Township Building Department. If you applied for a Building permit, the Building Department will call when your permit is ready to be picked up.

Yours truly,

Martha E. Kremer
Zoning Officer

MEK:cjj

TOWNSHIP OF STAFFORD
ZONING PERMIT

DATE: 4/30/03 ZONING PERMIT # 03-489 Z
BLOCK: 51-08 LOT: 3 ZONING FEE PAID \$25.00 () CASH CHECK 1791
ZONE: RA CURB FEE PAID \$15.00 () CASH CHECK _____

EXISTING USE: _____ PROPOSED USE: _____

SITE ADDRESS: 5 Little Court

NAME OF OWNER: William & Valerie Midlay

DESCRIPTION: Interior Renovations

WHICH IS A:

- () USE PERMITTED BY ORDINANCE
(X) STRUCTURE PERMITTED BY ORDINANCE
() USE OR STRUCTURE PERMITTED BY VARIANCE APPROVAL, SUBJECT TO ANY SPECIAL CONDITIONS
() VALID NONCONFORMING USE AS ESTABLISHED BY:
 () FINDING OF THE ZONING BOARD OF ADJUSTMENT, OR
 () BY THE UNDERSIGNED ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED
() VALID NONCONFORMING EXISTING STRUCTURE:
 () FRONT YARD () REAR YARD () SIDE YARD () SIDE YARD COMBINED
 () OTHER (SPECIFY) _____

() OTHER:

BASKETBALL HOOP _____ TREE REMOVAL _____ SITE IMPROVEMENTS _____
CURB # _____ FENCE # _____ FORESTRY _____

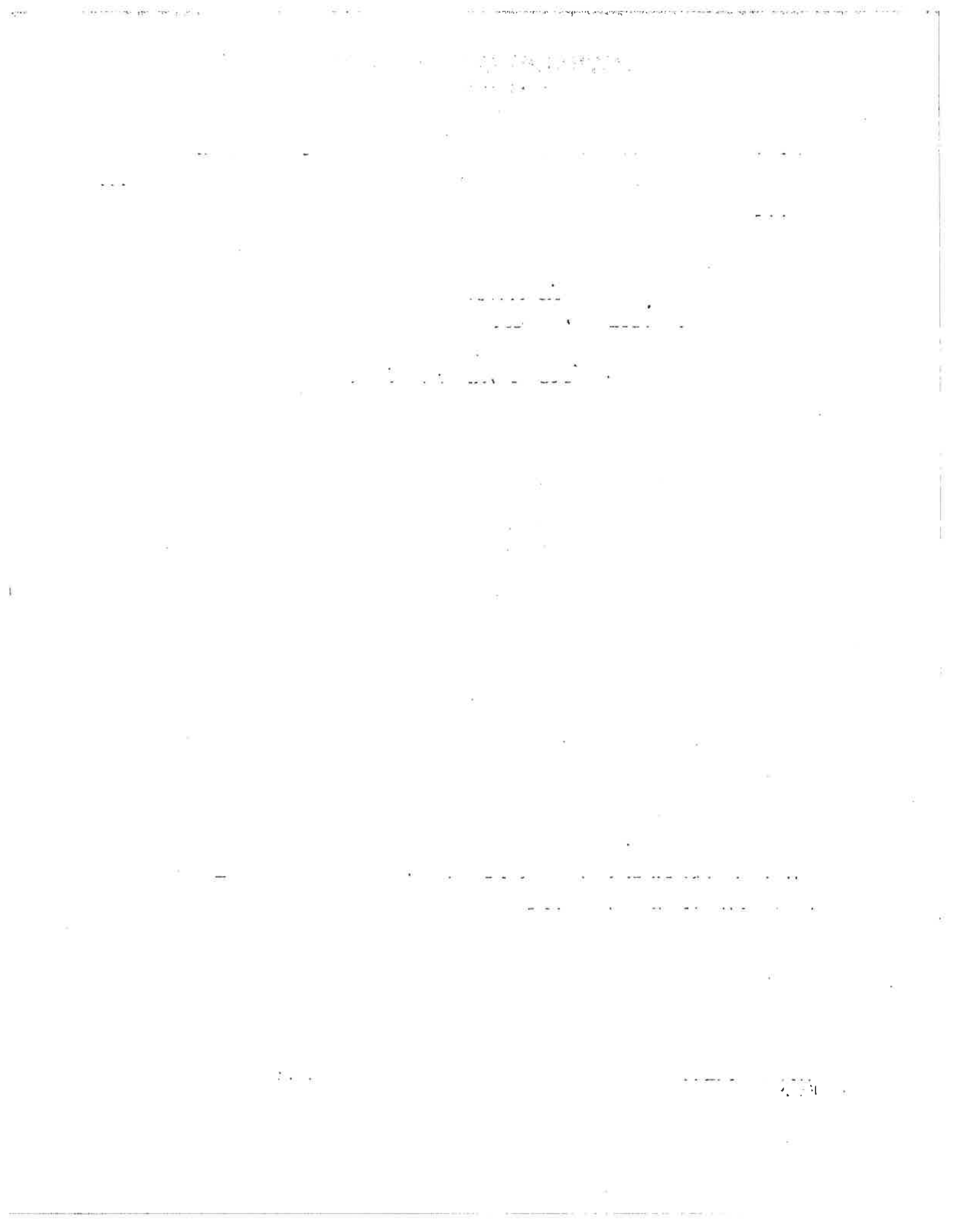
SPECIAL CONDITIONS:

- () AS BUILT SURVEY REQUIRED FOR FINAL ZONING APPROVAL
() ELEVATION CERTIFICATE REQUIRED FOR FINAL ZONING APPROVAL
OTHER: Finish Basement into Den, Play Area & Storage Area
for Single family Use.

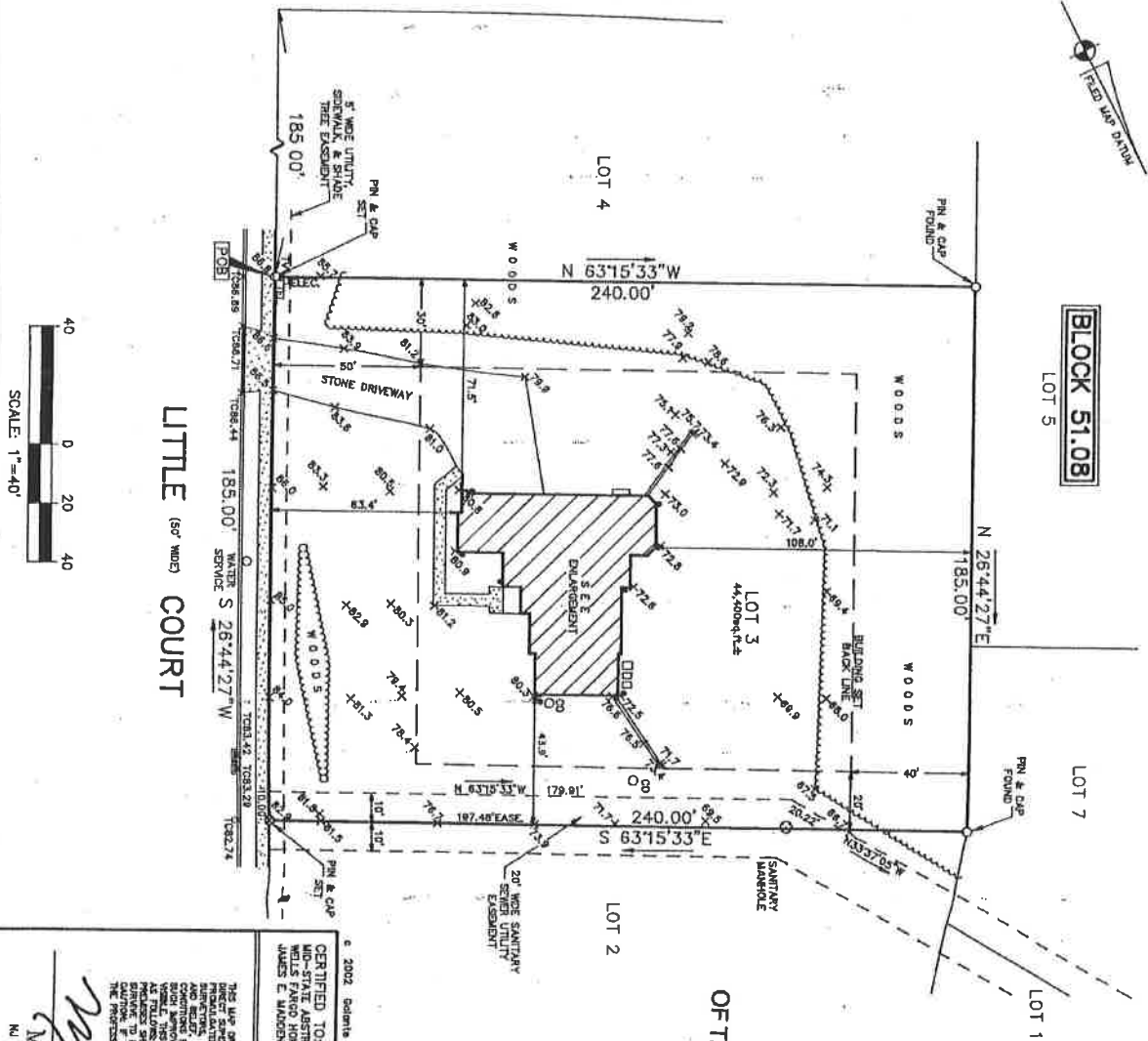
- (X) APPROVED () FINAL ZONING APPROVAL
() DENIED (see attached)

[Signature]
ZONING OFFICER

5/1/03
DATE

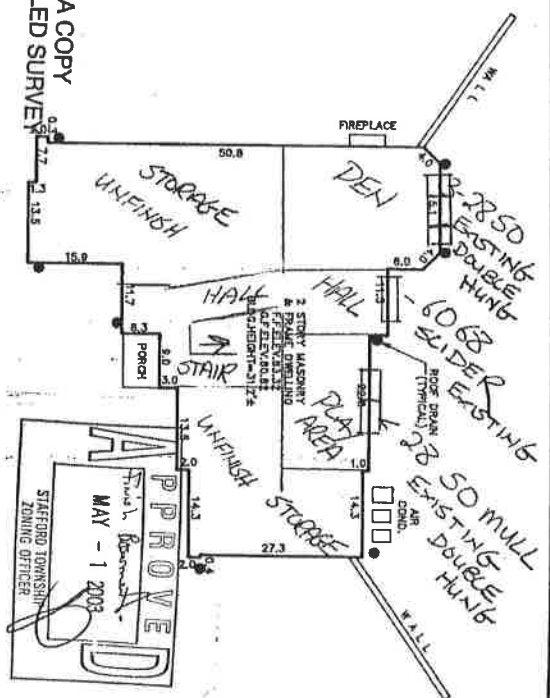


SAINT MEENA (50' WIDE) AVENUE



LITTLE (50' WIDE) COURT

THIS IS A COPY
OF THE SEALED SURVEY



WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES AND WE MAKE NO ATTEMPT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING TIES ARE TO THE FOUNDATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EXISTENT VARIETY OF CHAIN OF TITLE ETC. THAT A SUBSEQUENT SEARCH MAY DISCLOSE.

THE ELEVATIONS ARE BASED ON THE DATUM.

DEED DESCRIPTION:
BEING KNOWN AS LOT 3 OF BLOCK 51.08 AS SHOWN ON A PLAN ENTITLED "STAFFORD TOWNSHIP OCEAN COUNTY NEW JERSEY" BY DWG. LITTLE & ASSOCIATES, INC. DATED 02/22/02, AND THE UNDIVIDED INTEREST THEREIN IN THE COUNTY CLERK'S OFFICE ON 03/07/02 AS MAP P-5102.

© 2002, Ederite Associates, P.C.
CERTIFIED TO: WILLIAM C. HOLLY AND VALERIE Z. HOLLY, HIS WIFE, MID-STATE ABSTRACT COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND C. WADSON, ESQUIRE.

THE MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

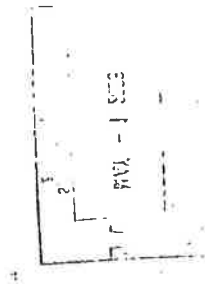
MICHAEL J. GALANTE
NJ PROFESSIONAL LAND SURVEYOR LICENSE #27853
IN PROFESSIONAL PLANNER LICENSE #02823

DATE	REVISION	BY
12/13/02		

DATE:	SCALE:	DWG BY:	DWG NO.:
12/13/02	1"=40'	Dom	02-028

SURVEY OF PROPERTY
BLOCK 51.08 LOT 3
ISLAND WOODS ESTATES
STAFFORD TOWNSHIP
OCEAN COUNTY, NJ

GALANTE ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
48 SOUTH NEW JERSEY ROAD
SMITHVILLE NEW JERSEY 08201



VOB : 0.000

$$\frac{51.08}{3}$$

Sinead
UPC 24250
No. ETX200L
HASTINGS, MN



BLOCK S1.08 LOT X3 SITE ADDRESS S LITTLE CT. MANHATTAN PERMIT NO. 03-2672
FENCE PERMIT NO. 03-46F

TOWNSHIP OF STAFFORD ZONING PERMIT APPLICATION

Proposed Work Site: S LITTLE CT. MANHATTAN

Name of Owner: HEDWAY

Owner's Mailing Address: S/A Phone: -

Name of Applicant: POOL TOWN INC.

Applicant's Mailing Address: 4881 US HIGHWAY 9 NORTH, HONOLULU, HI 96813 Phone: 732-505-9000

Contact Person: KAREN LOAS Phone: 732-505-9000

Existing Use: I/C POOL / FENCE Proposed Use: -

Description of Work: I/C POOL / FENCE

TO BE COMPLETED IF THE PROPOSED WORK SITE IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE

Existing First Floor Elevation: - (A Zones) Proposed First Floor Elevation: - (A Zones)

Existing Lowest Structural Member: - (V Zones) Proposed Lowest Structural Member: - (V Zones)

Fair Market Value of Principal Structure: - Cost of Proposed New Work: -

SIGNATURE OF APPLICANT: [Signature] DATE: 3.19.03

FOR OFFICE USE ONLY

FENCE FEE	<u>\$25.00</u> CHECK <u>24870</u> CASH	ZONING RE-INSPECTION	\$15.00	CHECK	DATE
ZONING FEE	<u>\$25.00</u> CHECK <u>24868</u> CASH	CURB RE-INSPECTION	\$45.00	CHECK	DATE
CURB FEE	\$15.00 CHECK CASH	PERFORMANCE GUARANTEE - CURB	CHECK	CHECK	DATE
CURB INSP. FEE	\$75.00 CHECK CASH	PERFORMANCE GUARANTEE - TREES	CHECK	CHECK	DATE
CURB INSPECTION NUMBER		TREE RE-INSPECTION FEE	CHECK	CHECK	DATE



FOR OFFICE USE ONLY

<i>RA</i>	Required			Proposed			"As Built"
Lot:							
Size							
Width							
Depth							
	<i>1/6 POOL & FENCE</i>						
Setbacks:							
Front							
Rear	<i>15'</i>	<i>————</i>		<i>74'</i>			
Side	<i>15'</i>	<i>————</i>		<i>30' 1/4'</i>			
Side Comb							
Height							
% Cover							
BFE/FF Elev.							

Date Submitted: 3/19/03 Date Approved: 20 MAR 03 *(KTS)*

Date Mailed or Delivered to Applicant: _____

Date Forwarded to Bureau of Construction Inspections: _____

APPROVALS CHECKLIST:

	OK for Preliminary	OK for Final	Resolution #
____ Zoning Officer			
____ Planning Board			
____ Zoning Board			
____ Township Engineer.....			
____ Township Planner.....			
____ Landscape Architect			

Date of Final Approval for Certificate of Occupancy _____

Telephone
(609)597-1000



♦ TOWNSHIP OF STAFFORD ♦

OCEAN COUNTY

260 EAST BAY AVE • MANAHAWKIN, NEW JERSEY • 08050-3329

Refer To:

Date:

3/20/03

Block:

51.08

Lot:

3

Site Address:

5 Little Ct.

Dear Applicant:

Enclosed is your approved Zoning Permit for the above site. Approval may also be required from the Stafford Township Building Department. If you applied for a Building permit, the Building Department will call when your permit is ready to be picked up.

Yours truly,

Martha E. Kremer
Zoning Officer

MEK:cjj

Legend

- ⑤ = Proposed
- Filter location
- Proposed
- 4" Alum. Fence
- Gravel

LOT 5

LOT 7

LITTLE COURT
(30' WIDE)

Figure 1 shows a schematic diagram of a 1D lattice chain. The chain is represented by a horizontal bar with alternating black and white segments. The segments are labeled with '40' at the ends and '0' in the middle. A scale bar below the chain indicates 'SCALE: 1"=40''.

THIS IS A COPY
OF THE SEALED SURVEY

ALL FENCES WILL BE NO HIGHER THAN 6 FEET
GOOD SIDE FACING OUT
/ 6 INCHES IN FROM THE PROPERTY LINE

MAR 19 2003

THE BUILDING TIES ARE TO THE FOUNDATION.
THIS SURVEY WAS PREPARED WHOLLY FOR THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EXAGGERATED VARIETY OF OPINION OR TITLE ETC. THAT A STREET CARRY STRONG MAY DISCLOSE
THE ELEVATIONS ARE BASED ON SET DATUM.

DEED DESCRIPTION
BEGUN KNOWN AS LOT 3 OF BLOCK 5108 AS SHOWN ON A PLAT EN-
TITLED "SUBDIVISION OF LAND IN SECTION 16 LOT 3 OF BLOCK 51
STANDARD TRACTS OF THE CITY OF LOS ANGELES COUNTY CALIFORNIA"
ASSAULT, INC. DATED BY 7/12/70 FILED 11/22/72 FILED
LOS ANGELES COUNTY CLERK'S OFFICE ON 03/07/72 US MAP #4-3132

DATE	REMISSION
------	-----------

SURVEY OF PROPERTY
~~Block 51.08 Lot 3~~

ISLAND WOODS ESTATES
STAFFORD TOWNSHIP
OCEAN COUNTY, NJ

GALANTE ASSOCIATES, P.C.

0 SURVEYORS AND PLANNERS
48 SOUTH NEW YORK ROAD
SMITHVILLE NEW JERSEY 08201

MICHAEL J. GALTANTE

NJ PROFESSIONAL LAND SURVEYOR LICENSE #27893
NJ PROFESSIONAL PLANNER LICENSE #02823

DATE: 12/13/02	SCALE: 1"=40'	DWG BY Dgm	DWG NO. 02-028
-------------------	------------------	---------------	-------------------



12

OF THE SEATTLE TRIBUNE
1900 12 10

12

12

TOWNSHIP OF STAFFORD
ZONING PERMIT

DATE: 3/19/03
BLOCK: 51.08 LOT: 3
ZONE: RA

ZONING PERMIT # 03-267 Z
ZONING FEE PAID \$25.00 () CASH (X) CHECK 24868
CURB FEE PAID \$15.00 () CASH CHECK _____

EXISTING USE: _____ PROPOSED USE: _____

SITE ADDRESS: 5 Little Court

NAME OF OWNER: William & Valerie Hilday

DESCRIPTION: _____

Inground Pool

WHICH IS A:

() USE PERMITTED BY ORDINANCE

☒ STRUCTURE PERMITTED BY ORDINANCE

() USE OR STRUCTURE PERMITTED BY VARIANCE APPROVAL, SUBJECT TO ANY SPECIAL CONDITIONS

() VALID NONCONFORMING USE AS ESTABLISHED BY:

() FINDING OF THE ZONING BOARD OF ADJUSTMENT, OR

() BY THE UNDERSIGNED ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED

() VALID NONCONFORMING EXISTING STRUCTURE:

() FRONT YARD () REAR YARD () SIDE YARD () SIDE YARD COMBINED

() OTHER (SPECIFY) _____

() OTHER:

BASKETBALL HOOP _____ TREE REMOVAL _____ SITE IMPROVEMENTS _____

CURB # _____ FENCE # 03-46 J FORESTRY _____

SPECIAL CONDITIONS:

() AS BUILT SURVEY REQUIRED FOR FINAL ZONING APPROVAL

() ELEVATION CERTIFICATE REQUIRED FOR FINAL ZONING APPROVAL

OTHER: Pool must comply Township Ord # 211-356
& POOL/FENCE BOCA CODES

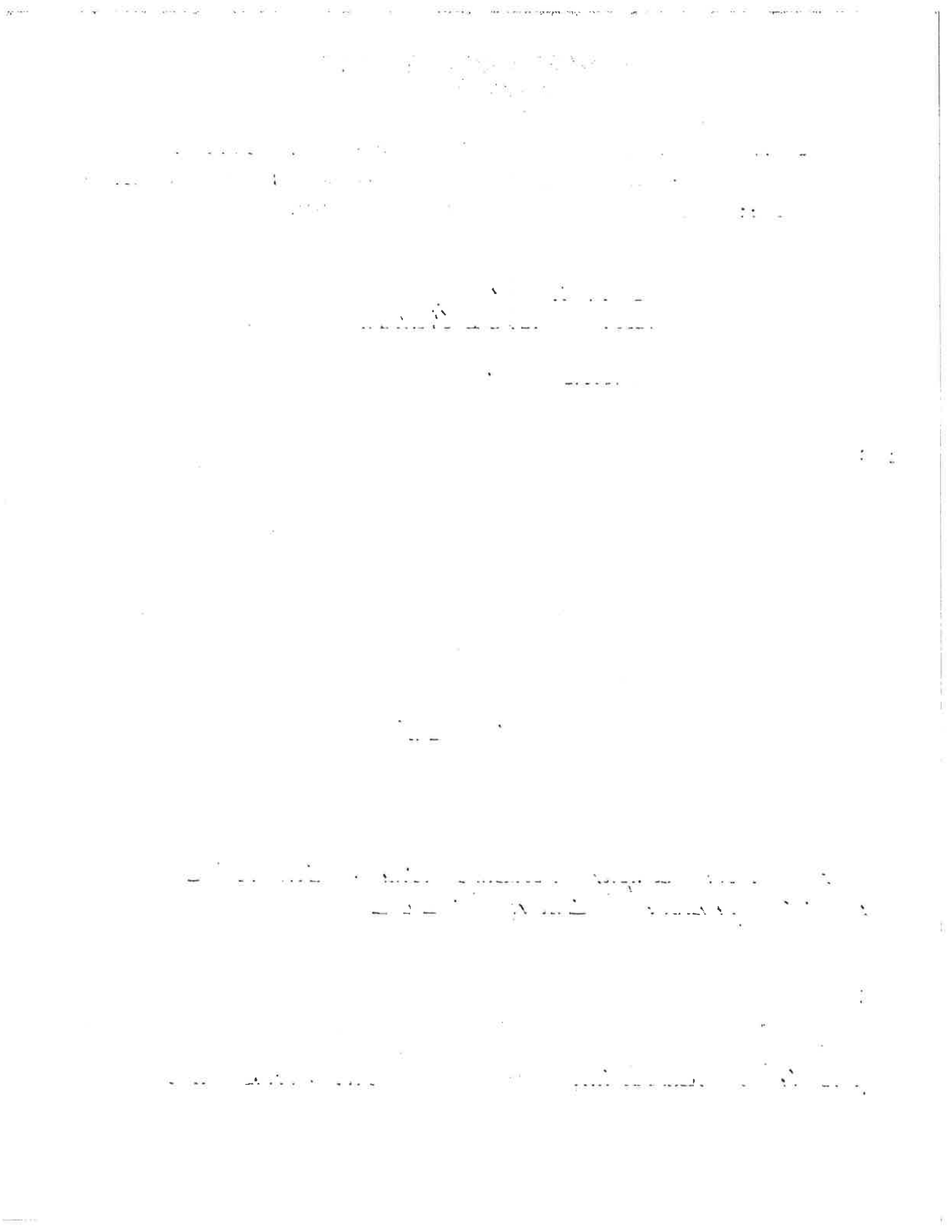
☒ APPROVED

() FINAL ZONING APPROVAL

() DENIED (see attached)

Karl T. Sullivan
ZONING OFFICER

20 MAR 03
DATE



TOWNSHIP OF STAFFORD
ZONING PERMIT

DATE: 3-19-03

ZONING PERMIT # 03-467

BLOCK: 51.08 LOT: 3

ZONING FEE PAID \$25.00 () CASH CHECK 24870

ZONE: RA

CURB FEE PAID \$15.00 () CASH CHECK _____

EXISTING USE: _____ PROPOSED USE: _____

SITE ADDRESS: 5 Little Court

NAME OF OWNER: William & Valerie Hilley

DESCRIPTION: 4' Alum. Fence

WHICH IS A:

() USE PERMITTED BY ORDINANCE

☒ STRUCTURE PERMITTED BY ORDINANCE

() USE OR STRUCTURE PERMITTED BY VARIANCE APPROVAL, SUBJECT TO ANY SPECIAL CONDITIONS

() VALID NONCONFORMING USE AS ESTABLISHED BY:

() FINDING OF THE ZONING BOARD OF ADJUSTMENT, OR

() BY THE UNDERSIGNED ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED

() VALID NONCONFORMING EXISTING STRUCTURE:

() FRONT YARD () REAR YARD () SIDE YARD () SIDE YARD COMBINED
() OTHER (SPECIFY) _____

() OTHER:

BASKETBALL HOOP _____ TREE REMOVAL _____ SITE IMPROVEMENTS _____

CURB # _____ FENCE # _____ FORESTRY _____

SPECIAL CONDITIONS:

() AS BUILT SURVEY REQUIRED FOR FINAL ZONING APPROVAL

() ELEVATION CERTIFICATE REQUIRED FOR FINAL ZONING APPROVAL

OTHER: Fence must comply @ Township Ord # 211-35X

☒ APPROVED

() FINAL ZONING APPROVAL

() DENIED (see attached)

Ron T. [Signature]
ZONING OFFICER

20 MAR 03
DATE

51.08
3

Shred
UPC 24250
No. ETX200L
HASTINGS, MN



BLOCK 51.08 LOT 23

SITE ADDRESS

Little Court

PERMIT NO. 02-1394 Z

FENCE PERMIT NO. _____

TOWNSHIP OF STAFFORD ZONING PERMIT APPLICATION

Proposed Work Site:

Little Court

Name of Owner:

Stanwicks Estates By First Homes

Owner's Mailing Address:

197 Rt 18 S. E Brunswick, NJ Phone: 732 565-0720

Name of Applicant:

Stanwicks Estates

Applicant's Mailing Address:

2 St. Maur Ave. Princeton, NJ

Phone:

609 978-4922

Contact Person:

Vicente Fierro

Phone:

609 713-7568

Existing Use:

Proposed Use:

Description of Work:

10x12 wood deck

TO BE COMPLETED IF THE PROPOSED WORK SITE IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE

Existing First Floor Elevation _____

(A Zones)

Proposed First Floor Elevation: _____

(A Zones)

Existing Lowest Structural Member _____

(V Zones)

Proposed Lowest Structural Member _____

(V Zones)

Fair Market Value of Principal Structure: _____

Cost of Proposed New Work: _____

SIGNATURE OF APPLICANT: _____

DATE: 12/17/02

FOR OFFICE USE ONLY

FENCE FEE

\$25.00

CHECK

32.99

CASH

ZONING FEE

\$25.00

CHECK

32.99

CASH

CURB FEE

\$15.00

CHECK

2.50

CASH

CURB INSP. FEE

\$75.00

CHECK

2.50

CASH

CURB INSPECTION NUMBER _____

ZONING RE-INSPECTION

\$15.00

CHECK

DATE

CURB RE-INSPECTION

\$45.00

CHECK

DATE

PERFORMANCE GUARANTEE - CURB

DATE

CHECK

DATE

PERFORMANCE GUARANTEE - TREES

DATE

CHECK

DATE

TREE RE-INSPECTION FEE

DATE

CHECK

DATE



FOR OFFICE USE ONLY

RA	Required			Proposed			"As Built"
Lot:							
Size							
Width							
Depth							
Setbacks:	Deck						
Front							
Rear	15				104 ⁵		
Side	15				76 ⁷		
Side Comb							
Height							
% Cover							
BFE/FF Elev.							

Date Submitted: 12/18/0 ✓ Date Approved: 12/19/02 8

Date Mailed or Delivered to Applicant: _____

Date Forwarded to Bureau of Construction Inspections: _____

APPROVALS CHECKLIST:

	OK for Preliminary	OK for Final	Resolution #
____ Zoning Officer			
____ Planning Board			
____ Zoning Board			
____ Township Engineer.....			
____ Township Planner.....			
____ Landscape Architect			

Date of Final Approval for Certificate of Occupancy _____

SCHOOR DEPALMA

CURS INSPECTION/PERFORMANCE BOND SUMMARY REPORT

12/26/02
DATE

Bldg	LOT	LOCATION	BUILDER	BOND AMOUNT	BONDED ITEM	DATE REMAINING ITEMS PASSED	REINSPECT FEE
S106	12	25 Anis Court	Kara Homes	7500.00	Driveway, Suede Grading Fine Grading	12/26/02	N/A
S106	13	29 Anis Court	Kara Homes	7000.00	Driveway, Fine Grading Roof Leader Connections	12/26/02	N/A
S106	17	26 Anis Court	Kara Homes	7600.00	Driveway, Suede Grading Fine Grading	12/26/02	N/A
S106	18	22 Anis Court	Kara Homes	6000.00	Driveway, Fine Grading	12/26/02	N/A
S108	3	5 Clark Court	Kara Homes	6300.00	Driveway, Fine Grading	12/26/02	N/A
		All above are located in a subdivision; All full down from an escrow account					
Note: S106 & 14 Mini fixed to July 12/23/02 '1838.00 driveway							

*Indicates parcel requiring escrow letter from Attorney at closing for on-site improvements.

FAX TO (609) 978-9612

Island Woods Anticipated Closing
12/30 - 12/31

<u>Block</u>	<u>Lot</u>	<u>Owner Name</u> <u>Address</u> <u>City/State</u>	<u>Closing</u>	<u>Issue</u>	<u>Bond Amount</u>
51.06	8	Mc Meneman 14 Mimi	12-30-02	Driveway Grading	\$ 1838.00
51.06	12	Apgar 25 Anise Court	12-30-02	* Driveway Grading (Swale & Fine)	\$ 7500.00
51.06	13	Melton 20 Anise Court	12-30-02	Driveway Grading (Fine) Roof leaders rear yard	\$ 7000.00
51.06	17	Cotter 20 Anise Court	12-31-02	Driveway Grading (Swale & Fine)	\$ 7600.00
51.06	18	Lawrence 22 Anise Court	12-31-02	Driveway Grading (Fine)	\$ 6000.00
51.08	3	Hidlay 5 Little Court	12-31-02	Driveway Grading (Fine)	\$ 6300.00

Sieve, would you please provide escrow amounts to Victor Farano, 609-713-7568 as soon as possible, so we can get a check to Town. Thank you

Tom Calandrelli
(732) 735-1163
cell 4

* (Swale & Fine) - indicates swale grading and
fine grading required

cc: M.F.



SCHOOR DEPALMA
Engineers and Consultants

020289001 (02)

December 20, 2002

Building Department
Township of Stafford
260 East Bay Avenue
Manahawkin, NJ 08050

ATT: Bob Gaestel, Construction Official

REF: CERTIFICATE OF OCCUPANCY FINAL INSPECTION
BLOCK: 51.08, LOT 3
SUBDIVISION: ISLAND WOODS III
LOCATION: 5 LITTLE COURT

Dear Mr. Gaestel:

Please be advised that pursuant to a request by the Developer and your Office, we have completed a Certificate of Occupancy Final Inspection for the above referenced lot. Enclosed please find herewith a copy of our report which was completed on December 20, 2002. Based upon our physical observation of the property, we have no objection at this time to the issuance of a Final Certificate of Occupancy for the subject property from an engineering perspective for site related items.

Should you have any questions relative to this matter, please feel free to contact me at your convenience.

Very truly yours,


SCHOOR DEPALMA INC. P.E.
John E. Walsh, P.E.
Township Engineer

JEW/SJS/js

Encl.

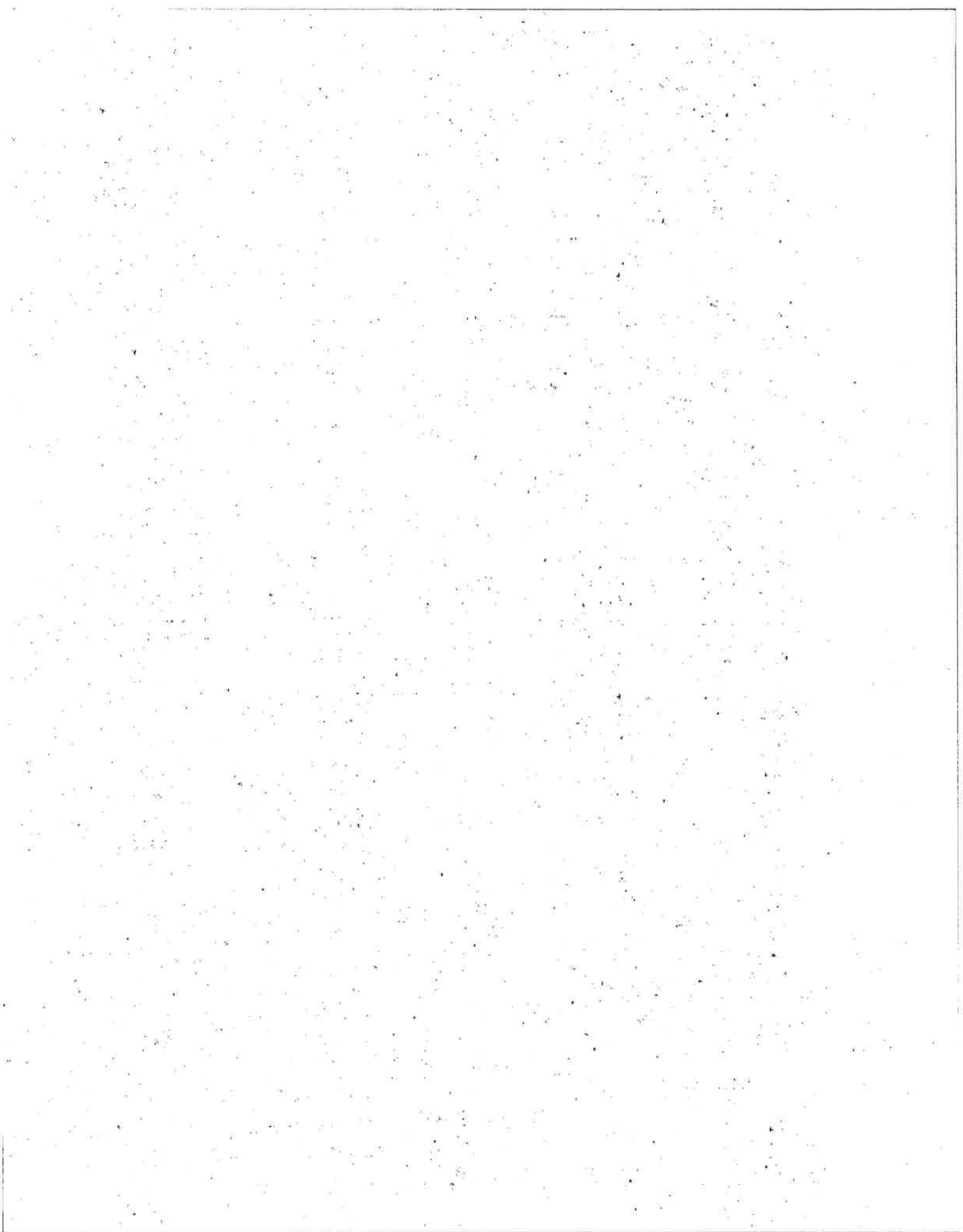
cc: Martha Kremer, Community Development Officer ✓
K. Piasecki, BPE Construction
S. Schreiber, BPE

Your Bottom Line Results Partner™

703 Mill Creek Road, Suite A, Manahawkin, NJ 08050 Tel: 609.597.3123 Fax: 609.597.8978

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Parsippany ■ Philadelphia ■ Phillipsburg ■ Stafford ■ Voorhees

www.schoordepalma.com



TOWNSHIP OF STAFFORD
ZONING PERMIT

DATE: 12/18/02
BLOCK: 51.08 LOT: 3
ZONE: RA

ZONING PERMIT # 02-1394Z
ZONING FEE PAID \$25.00 () CASH CHECK 3299
CURB FEE PAID \$15.00 () CASH CHECK _____

EXISTING USE: _____ PROPOSED USE: _____
SITE ADDRESS: 5 Little Court
NAME OF OWNER: Island Woods/Kara Homes
DESCRIPTION: 10x12 deck

WHICH IS A:

- () USE PERMITTED BY ORDINANCE
(☒) STRUCTURE PERMITTED BY ORDINANCE
() USE OR STRUCTURE PERMITTED BY VARIANCE APPROVAL, SUBJECT TO ANY SPECIAL CONDITIONS
() VALID NONCONFORMING USE AS ESTABLISHED BY:
 () FINDING OF THE ZONING BOARD OF ADJUSTMENT, OR
 () BY THE UNDERSIGNED ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED
() VALID NONCONFORMING EXISTING STRUCTURE:
 () FRONT YARD () REAR YARD () SIDE YARD () SIDE YARD COMBINED
 () OTHER (SPECIFY) _____

() OTHER:
BASKETBALL HOOP _____ TREE REMOVAL _____ SITE IMPROVEMENTS _____
CURB # _____ FENCE # _____ FORESTRY _____

SPECIAL CONDITIONS:

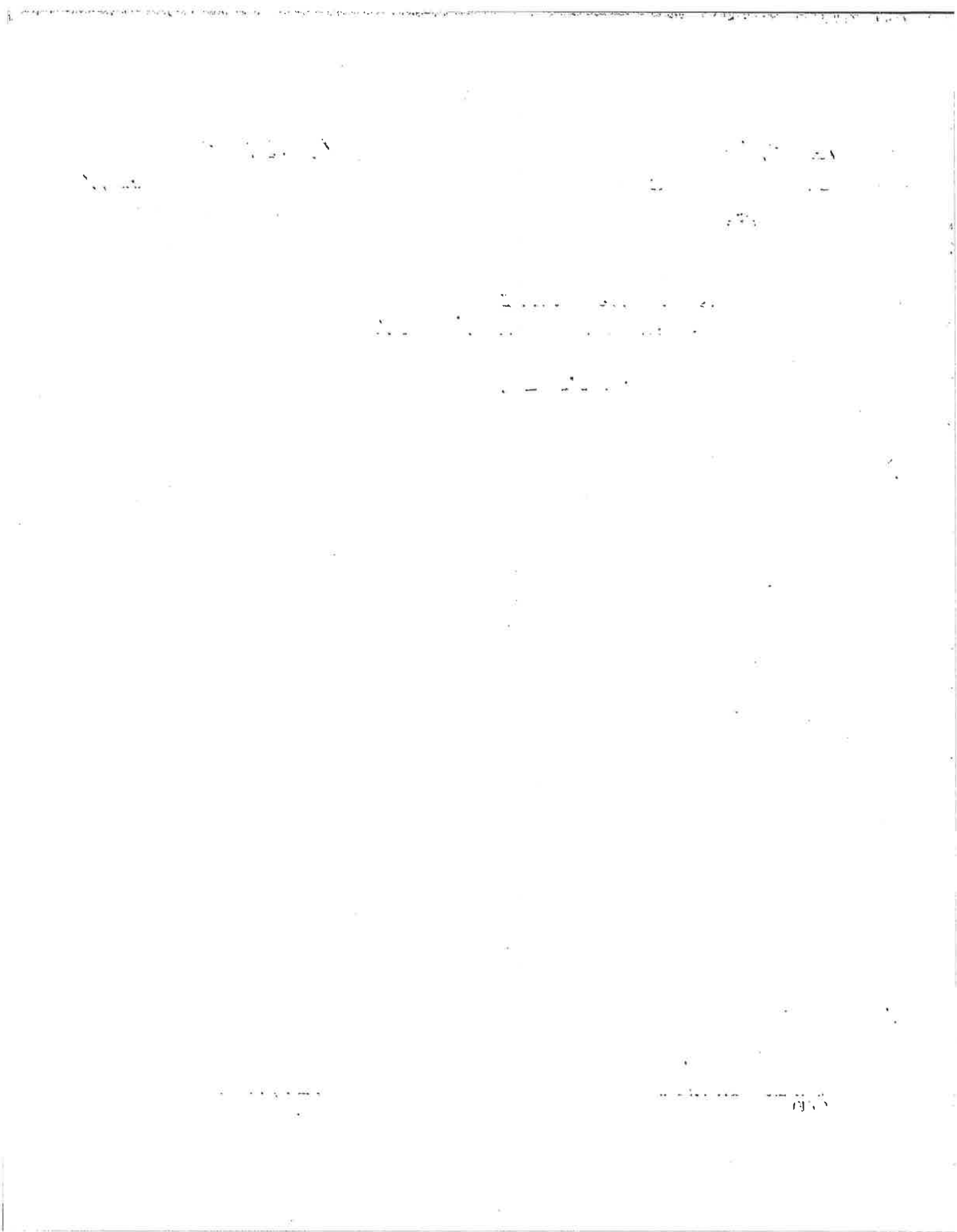
- () AS BUILT SURVEY REQUIRED FOR FINAL ZONING APPROVAL
() ELEVATION CERTIFICATE REQUIRED FOR FINAL ZONING APPROVAL

OTHER: _____

- (☒) APPROVED () FINAL ZONING APPROVAL
() DENIED (see attached)

ZONING OFFICER Jeffrey S. Plam

DATE 12/19/02



Telephone
(609)597-1000



♦ TOWNSHIP OF STAFFORD ♦

OCEAN COUNTY

260 EAST BAY AVE • MANAHAWKIN, NEW JERSEY • 08050-3329

Refer To:

Date: 12/19/02

Block: 51.08 Lot: 3

Site Address: 5 Little Ct.

Dear Applicant:

Enclosed is your approved Zoning Permit for the above site. Approval may also be required from the Stafford Township Building Department. If you applied for a Building permit, the Building Department will call when your permit is ready to be picked up.

Yours truly,

Martha E. Kremer
Zoning Officer

MEK:cjj



SCHOOR DEPALMA
Engineers and Consultants

December 30, 2002

FAX AND MAIL TO:

Township of Stafford
260 East Bay Avenue
Manahawkin, NJ 08050-3329

Att: Martha Kremer, Community Development Officer

RE: Island Woods Estates Phase III
Block 51.08 Lot 3
Address: 5 LITTLE COURT
Our Project Number 020289001 (06)

Dear Martha:

This office has performed a Certificate of Occupancy inspection at the above referenced property and determined the following items remain incomplete:

1. Pave Driveway.
2. Final Fine Grading.

Please be advised this office has no objection to the issuance of Certificate of Occupancy provided the developer Kara Homes, post a Performance Guarantee in the amount of \$6,300.00 with the Township of Stafford.

As a condition of the posting of the above mentioned Performance Guarantee this office recommends all work required by the guarantee be completed and accepted by this office no later than April 15, 2003.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SCHOOR DEPALMA INC.


John E. Walsh, P.E.,
Township Engineer

c: Mayor Carl Block
Paul J. Shives, Township Administrator
Bob Gaestel, Township Building Construction Official
Jeff Pharo, Building and Zoning
Bill Rao, Building and Zoning
Mike Fastnacht, Schoor DePalma
Kara Homes

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Parsippany ■ Philadelphia ■ Phillipsburg ■ Stafford ■ Voorhees
www.schoordepalma.com

Smead
UPC 24250
No. ETX200L
HASTINGS, MN



5/08
3

BLOCK 5108 LOT 3 SITE ADDRESS 5 Little Court PERMIT NO. 02-2132

FENCE PERMIT NO. _____

TOWNSHIP OF STAFFORD ZONING PERMIT APPLICATION

Proposed Work Site: 5 Little Court Middletown, NJ 08050

Name of Owner: Shawneek Estates By Kara Homes

Owner's Mailing Address: 197 Rt 18's East Brunswick, NJ Phone: 732-565-0720

Name of Applicant: Kara Homes

Applicant's Mailing Address: 287 Meena Ave Middletown, NJ Phone: 609-978-4922

Contact Person: Victor FERRANO Phone: 609-713-7568

Existing Use: _____ Proposed Use: _____

Description of Work: New SEB

TO BE COMPLETED IF THE PROPOSED WORK SITE IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE

Existing First Floor Elevation _____ (A Zones) Proposed First Floor Elevation: _____ (A Zones)

Existing Lowest Structural Member _____ (V Zones) Proposed Lowest Structural Member _____ (V Zones)

Fair Market Value of Principal Structure: _____ Cost of Proposed New Work: _____

SIGNATURE OF APPLICANT: [Signature] DATE: 6/18/2

FOR OFFICE USE ONLY

FENCE FEE	\$25.00	CHECK	CASH	ZONING RE-INSPECTION	\$15.00	CHECK	DATE
ZONING FEE	\$25.00	CHECK	CASH	CURB RE-INSPECTION	\$45.00	CHECK	DATE
CURB FEE	\$15.00	CHECK	CASH	PERFORMANCE GUARANTEE - CURB		CHECK	DATE
CURB INSP. FEE	\$75.00	CHECK	CASH	PERFORMANCE GUARANTEE - TREES		CHECK	DATE
CURB INSPECTION NUMBER				TREE RE-INSPECTION FEE		CHECK	DATE



FOR OFFICE USE ONLY

RA	Required			Proposed			"As Built"
Lot:	150	175		185	240		
Size							
Width							
Depth							
Setbacks:							
Front	50			63	67		63
Rear	40			10	83		10
Side	20			44	30		71
Side Comb	50			114	17		
Height	35			35			31
% Cover							2
BFE/FF Elev.							

Date Submitted: 7/3/02 Date Approved: 7/22/02

Date Mailed or Delivered to Applicant: 7/22/02

Date Forwarded to Bureau of Construction Inspections: 7/22/02

APPROVALS CHECKLIST:

	OK for Preliminary	OK for Final	Resolution #
Zoning Officer			
Planning Board			
Zoning Board			
Township Engineer.....			
Township Planner.....			
Landscape Architect			

Date of Final Approval for Certificate of Occupancy



SCHOOR DEPALMA
Engineers and Consultants

December 3, 2003

FAX AND MAIL TO:

Township of Stafford
260 East Bay Avenue
Manahawkin, NJ 08050-3329

Att: Martha Kremer, Community Development Officer

**RE: Island Woods Estates Phase III
Block 51.08 Lot 3
5 Little Court
STAFFORD TOWNSHIP, OCEAN COUNTY, NJ
Our Project Number 020289001 (05)**

Dear Martha:

On December 1, 2003 this office performed a site inspection at Block 51.08 Lot 3, 5 Little Court to ascertain the status of the on site improvements which were bonded by the developer during the winter months.

Please be advised our inspection determined all bonded items are completed.

The developer Kara Homes posted a bond in the amount of \$6,300.00. We have no objection to release of this bond.

Very truly yours,

SCHOOR DEPALMA INC.


John E. Walsh, P.E.,
Township Engineer

Enclosure

SJS/JS

c: Mayor Carl Block
Paul J. Shives, Township Administrator
Bernadette Park, Township Clerk
Bob Gaestel, Township Building Construction Official
Jeff Pharo, Building and Zoning
Bill Rao, Building and Zoning
Melanie Donohue, Gilmore & Monahan
Mike Fastnacht, Schoor DePalma
Kara Homes

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Parsippany ■ Philadelphia ■ Phillipsburg ■ Stafford ■ Voorhees
www.schoordepalma.com

CERTIFICATE OF OCCUPANCY

INSPECTION REPORT

020289001 (02)
BPE INDEX NUMBER

12/1/03
DATE

BLOCK 51.08 LOT 3 ADDRESS 5 Little Ct

SUBDIVISION Island Woods SECTION III

ORIGINAL INSPECTION RE-INSPECTION ☒

CURB REQUIRED ☒ YES ☐ NO INCOMP. GOOD STABILIZATION

CURB ☒ YES ☐ NO TYPE Belgian Block COMPLETE ACCEPTABLE

CRACKED	CHIPPED	FRONT	☒ YES	☐ NO	☒ YES	☐ NO
REPLACE	REPAIR	LEFT	☒ YES	☐ NO	☒ YES	☐ NO
		RIGHT	☒ YES	☐ NO	☒ YES	☐ NO
		REAR	☒ YES	☐ NO	☒ YES	☐ NO

SIDEWALK REQUIRED ☒ YES ☐ NO TYPE Concr. REMARKS

CRACKED CHIPPED METER PIT COVER

REPLACE REPAIR ☒ AT GRADE HIGH LOW BURIED

DRIVEWAY ☒ YES ☐ NO INCOMP. GOOD

TYPE Asphalt SEWER CLEANOUT

ACCEPTABLE ☒ YES ☐ NO PUBLIC SEPTIC TANK

AT GRADE HIGH LOW BURIED

YARD SLOPE AND GRADING

	COMPLETE	ACCEPTABLE	
FRONT	☒ YES ☐ NO	☒ YES ☐ NO	BRASS PLUG ☒ YES ☐ NO
LEFT	☒ YES ☐ NO	☒ YES ☐ NO	
RIGHT	☒ YES ☐ NO	☒ YES ☐ NO	
REAR	☒ YES ☐ NO	☒ YES ☐ NO	SPLASH BLOCK ALL NONE PARTIAL

REMARKS: OK to release bond. Bond attached.

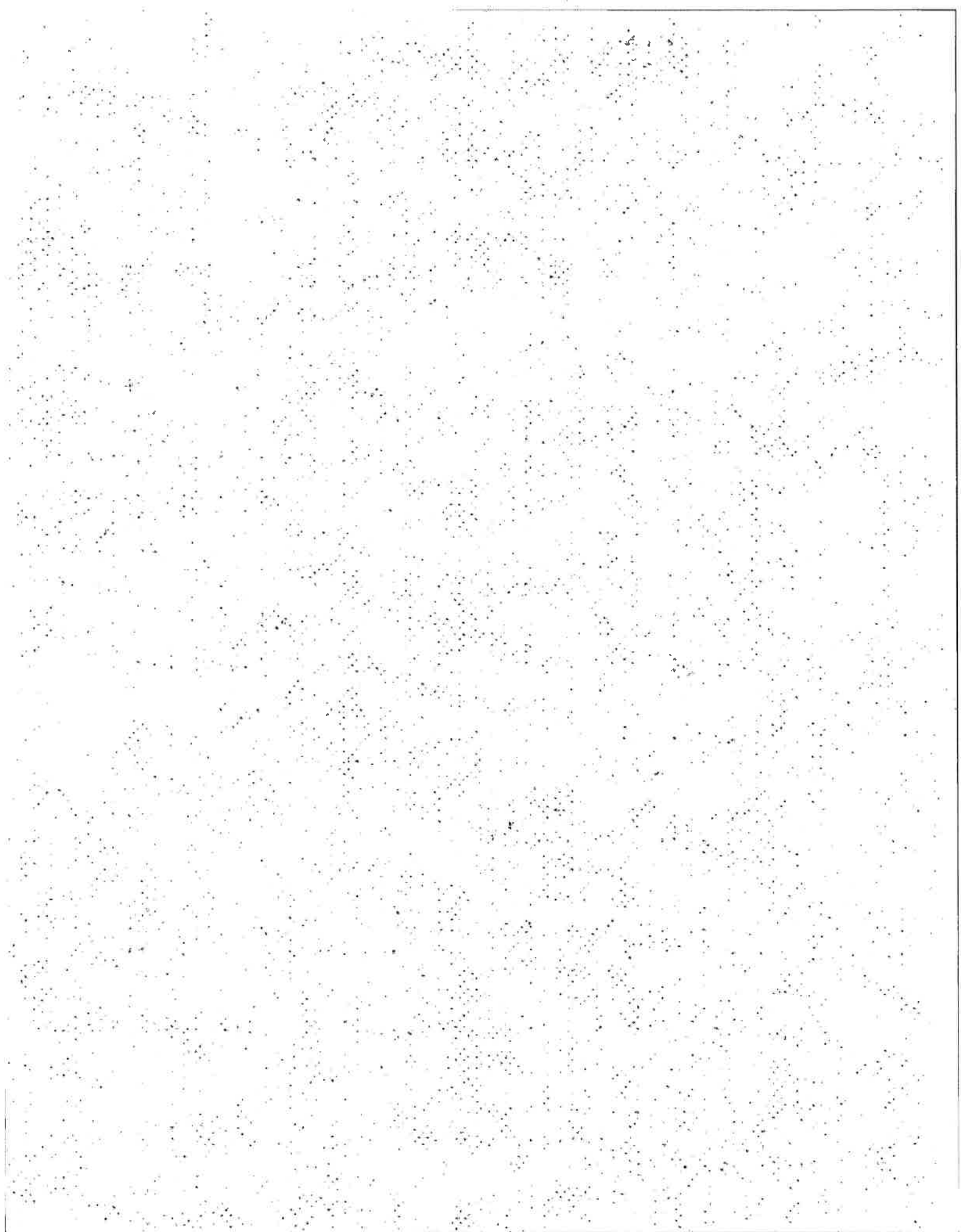
NACCEPTABLE ITEMS COVERED BY BOND

RECOMMEND APPROVED REJECTED CONDITIONAL FINAL

INSPECTOR Michael Fasthach

HAVE REVIEWED THIS REPORT AND I BELIEVE THAT IT ACCURATELY DESCRIBED THE CONDITIONS FOUND ON THE PROPERTY ON THE DATE INDICATED.

JOHN E. WALSH, P.E., TOWNSHIP ENGINEER



PDI-26 **STAFFORD TOWNSHIP** *Phase III* **174148**
 MANAHAWKIN, NEW JERSEY 08050
 (609) 597-1000

DATE 12/26/02

RECEIVED FROM Bridgepointe Harbor Heights \$ 6300.00
Six Thousand Three Hundred 00/100 DOLLARS
 FOR curb bond 51.08 / 13

AMOUNT OF ACCOUNT

THIS PAYMENT	1597
BALANCE DUE	

☐ CASH
☒ CHECK
☐ M.O.

BY Maria Rodriguez *Thank You*

BRIDGEPOINTE •065, HARBOR HEIGHTS
 CONSTRUCTION ACCOUNT
 1 ALEXANDRIA PARKWAY
 LAURENCE HARBOR, NJ 08879

1597

DATE 12-23-02

PAY TO THE ORDER OF Stafford Township \$ 6300.00
Six Thousand Three Hundred 00/100 DOLLARS

AMBOY
 Amboy National Bank
 LAURENCE HARBOR OFFICE-08
 Laurence Harbor, NJ 08879

FOR 51.08 / 13



SCHOOR DEPALMA
Engineers and Consultants

July 31, 2003

FAX AND MAIL TO:

Township of Stafford
260 East Bay Avenue
Manahawkin, NJ 08050-3329

Att: Martha Kremer, Community Development Officer

**RE: Island Woods Estates Phase III
Block 51.08 Lot 3
5 Little Court
STAFFORD TOWNSHIP, OCEAN COUNTY, NJ
Our Project Number 020289001 (05)**

Dear Martha:

On July 29, 2003 this office performed a site inspection at Block 51.08 Lot 3, 5 Little Court to ascertain the status of the on site improvements which were bonded by the developer during the winter months.

Please be advised our inspection determined all bonded items are completed.

The developer Kara Homes posted a bond in the amount of \$6,300.00. We have no objection to release of this bond.

Very truly yours,

SCHOOR DEPALMA INC.


John E. Walsh, P.E.,
Township Engineer

Enclosure

SJS/JS

c: Mayor Carl Block
Paul J. Shives, Township Administrator
Bob Gaestel, Township Building Construction Official
Jeff Pharo, Building and Zoning
Bill Rao, Building and Zoning
Mike Fastnacht, Schoor DePalma
Kara Homes

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www.schoordepalma.com

BLOCK 51.08 LOT 3

PERMIT NUMBER 02-7132

ADDRESS 5 Little Ct.

OWNER Island Woods.

RECEIVED 12/17/02.

Ready for Inspection

AS BUILT:

APPROVED _____ REJECT 12/18/02.

Letter by Galante Associates PC
Dated 12/16/02 subdivision compliance

Need side yard setback for combined

SITE INSPECTION:

APPROVED 12/18/02 REJECT _____

RE-INSPECTION FEE _____

NOT APPROVED:

() Trees _____

() Dry Wells _____

(x) Curb Is Schorr Depalma satisfied re 12/18/02.

(x) Other Is P/B satisfied - P/B OK MAR/AB 12/19/02

Needs to post performance Bond for Asphalt Driveway was stores at time of Inspection

ok
BPE
12/20/02
mek

FINAL APPROVAL _____

ZONING OFFICER

DATE: 12/22/02

Letter from P/B
12/20/02
ad
mek

APPROVALS FOR FINAL ZONING

1. _____ As Built Survey/Site Inspection

Site Re-Inspection Fee _____ Date Paid _____

2. _____ Bay Pointe Approval – R-75 & R-90

FAX _____ TAG _____

3. _____ Bay Pointe Performance Guarantee – Curbs – R-75 & R-90

Amount _____ Date Paid _____

Reinspection Fee _____ Date Paid _____

4. _____ Planning/Zoning Board Approval – Site Plan/Sub-Division

A. Treasurer's Letter Sent _____

B. Performance Guarantee _____ Date Paid _____

C. Maintenance Guarantee _____ Date Paid _____

D. Outstanding Fees _____ Date Paid _____

TOWNSHIP OF STAFFORD
ZONING PERMIT

DATE: 7/3/02 ZONING PERMIT # 02-713 E
BLOCK: 51.08 LOT: 3 ZONING FEE PAID \$25.00 () CASH CHECK 2079
ZONE: RA CURB FEE PAID \$15.00 () CASH CHECK _____
Phase III
EXISTING USE: _____ PROPOSED USE: _____
SITE ADDRESS: 5 Little Court
NAME OF OWNER: Island Woods - Kara Homes
DESCRIPTION: 7185h

WHICH IS A:

- ☒ USE PERMITTED BY ORDINANCE
☒ STRUCTURE PERMITTED BY ORDINANCE
() USE OR STRUCTURE PERMITTED BY VARIANCE APPROVAL, SUBJECT TO ANY SPECIAL CONDITIONS
() VALID NONCONFORMING USE AS ESTABLISHED BY:
 () FINDING OF THE ZONING BOARD OF ADJUSTMENT, OR
 () BY THE UNDERSIGNED ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED
() VALID NONCONFORMING EXISTING STRUCTURE:
 () FRONT YARD () REAR YARD () SIDE YARD () SIDE YARD COMBINED
 () OTHER (SPECIFY) _____
() OTHER:
 BASKETBALL HOOP _____ TREE REMOVAL _____ SITE IMPROVEMENTS _____
 CURB # _____ FENCE # _____ FORESTRY _____

SPECIAL CONDITIONS:

- ☒ AS BUILT SURVEY REQUIRED FOR FINAL ZONING APPROVAL
() ELEVATION CERTIFICATE REQUIRED FOR FINAL ZONING APPROVAL
OTHER: Single Family Dwelling Only
P/B. Res 2001-51. No final zoning to be issued until all
site improvements are installed & approved by township engineers
(X) APPROVED
() DENIED (see attached)

ZONING OFFICER: [Signature] DATE: 7/22/02
115 FINAL ZONING APPROVAL
mck 12/20/02

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The $\mathcal{H}^1$ -norm of ρ is defined as $\|\rho\|_{\mathcal{H}^1} = \int_{\mathbb{R}^d} |\nabla \rho| dx$. The $\mathcal{H}^1$ -norm of ρ is defined as $\|\rho\|_{\mathcal{H}^1} = \int_{\mathbb{R}^d} |\nabla \rho| dx$. The $\mathcal{H}^1$ -norm of ρ is defined as $\|\rho\|_{\mathcal{H}^1} = \int_{\mathbb{R}^d} |\nabla \rho| dx$.

MEMORANDUM

DATE: 12/19/02

TO: Suzanne Babcock, CFO

FROM: Planning Board / Zoning Board

APPLICANT: KARA HOMES

APPLICATION #: PD-26

BLOCK: 51.08 LOT: 3

We are in the process of getting ready to:

☐ Sign a Mylar ☐ Zoning Permit ☒ Final Zoning

☐ Release Bond ☐ Other

Can you please inform our office of any outstanding bills as soon as possible so we may collect the money before doing any of the above.

Thank you for your cooperation.

☒ No Bills ☐ Yes, our office has outstanding bills.

ESCROW REVIEW:

Vendor: Amt. Account Bal:

☐ 30% of original escrow.

INSPECTION ESCROW:

Vendor: Amt. Account Bal:

☐ 30% of Original Escrow

Initial: CR Date: 12/19/02

ALSO:
51.07/5
51.06/20

GALANTE ASSOCIATES, PC

Michael J. Galante, LS, PP
Surveying / Planning
375 North Main Street A-2
Williamstown, NJ 08094

Telephone 856-728-0022
Fax 856-728-0244

December 16, 2002
02-028

Mr. Jeff Pharo, Zoning Officer
Stafford Township Zoning Office
260 East Bay Avenue
Manahawkin, NJ 08050

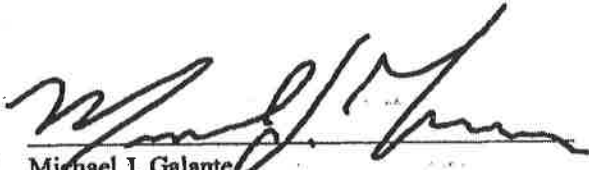
Re: Final Survey
Block 51.08, Lot 3
Stafford Township, Ocean County

Dear Mr. Pharo:

Pursuant to your request, and in accordance with the Stafford Township Ordinance, the above referenced site is basically in conformance with the intent of all previously approved Preliminary and Final Major Subdivision Plans and approvals.

If you have any questions, please do not hesitate to call.

Sincerely,


Michael J. Galante
NJ Licensed Land Surveyor No. 27893

DEC 17 2002

GALANTE ASSOCIATES, PC

Michael J. Galante, LS, PP
Surveying / Planning
375 North Main Street A-2
Williamstown, NJ 08094

Telephone 856-728-0022
Fax 856-728-0244

December 16, 2002
02-028

"DEED DESCRIPTION" BLOCK 51.08, LOT 3

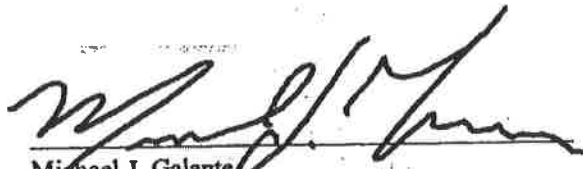
ALL THAT CERTAIN lot, tract or parcel of land situate in the Township of Stafford, County of Ocean and the State of New Jersey being more particularly described as follows:

BEGINNING AT A pin and cap in the Northwestern line of Little Court, 50 feet wide, being 185.00 feet Northeastwardly from the Northeasterly line of Saint Meena Avenue, 50 feet wide, as shown and set forth on the following plans: "Survey of Property, Block 51.08, Lot 3, Island Wood Estates, Stafford Township, Ocean County, NJ", prepared by Galante Associates, dated Dec. 13, 2002 and also "File Map Island Wood Estates - Section 3, Lot 52.03 in Block 51, Stafford Township, Ocean County, NJ", prepared by Owen, Little & Assoc., Inc. dated Sept. 12, 2001 and revised through Jan. 22, 2002 and filed in the County Clerk's Office on March 7, 2002 as Map # J-3132 and extending; thence

1. North 63° 15' 33" West, along the Northeasterly line of Block 51.08, Lot 4, 240.00 feet to a pin and cap in the Southeasterly line of Block 51.08, Lot 5; thence
2. North 26° 44' 27" East, along the Southeasterly line of Block 51.08, Lots 5 & 7, 185.00 feet to a pin and cap in the Southwesterly line of Block 51.08, Lot 2; thence
3. South 63° 15' 33" East, along the Southwesterly line of Lot 2, 240.00 feet to a pin and cap in the Northwestern line of Little Court; thence
4. South 26° 44' 27" West, along the Northwestern line of Little Court, 185.00 feet to the point and place of beginning.

SAID ABOVE described parcel of land containing within said bounds 44,400 square feet more or less.

SUBJECT TO A 20 foot wide Sanitary Sewer Utility Easement and a 5 foot wide Utility, Sidewalk and Shade Tree Easement as illustrated on the above mentioned plans.



Michael J. Galante
NJ Licensed Land Surveyor No. 27893

TOWNSHIP OF STAFFORD



Telephone
(609) 597-1000
Fax
(609) 978-9612

Date: 7/22/02

Block: 51.08 Lot: 3

Site Address: 5 Little Court

Dear Applicant:

Enclosed is your approved Zoning Permit for the above site. Approval may also be required from the Stafford Township Building Department. If you applied for a building permit, the Building Department will call when your permit is ready to be picked up.

Yours truly,


Martha E. Kremer,
Zoning Officer

MEK:kt



Phase (3)

ZONING OFFICE 5 Little Court			
Date	Name	Block	Lot
	KARA HOMES	51.08	3
1.	IS P/B satisfied - final letter sent - 7/8/02 AB -		
	NOT APPROVE JUL 15 2002 STAFFORD TOWNSHIP ZONING OFFICER		
	Final zoning cannot be issued until we receive OK from J. Hess that we received letter from NJDEP - AB 7/8/02		
7/19/02	PB OK MCR/AB		
	APPROVE JUL 22 2002		

11

MEMORANDUM

DATE: 7/8/09

TO: Suzanne Babcock, CFO

FROM: Planning Board / Zoning Board

APPLICANT: Kara Holmes

APPLICATION #: P01-26

BLOCK: 51.08 **LOT:** 3

We are in the process of getting ready to:

☐ Sign a Mylar ☒ Zoning Permit ☐ Final Zoning

☐ Release Bond ☐ Other

Can you please inform our office of any outstanding bills as soon as possible so we may collect the money before doing any of the above.

Thank you for your cooperation.

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ESCROW REVIEW:

Vendor: Amt. Account Bal:

_____ 30% of original escrow.

INSPECTION ESCROW:

Vendor: Amt. Account Bal:

_____ 30% of Original Escrow

Initial: _____ Date: _____

RESOLUTION 2001-51

**RESOLUTION OF THE STAFFORD TOWNSHIP PLANNING BOARD
GRANTING FINAL MAJOR SUBDIVISION APPROVAL FOR
PREMISES KNOWN AS ISLAND WOODS ESTATES-PHASE III, ALSO
KNOWN AS BLOCK 51, LOT 52.03 AS REFLECTED ON THE OFFICIAL
TAX MAP OF THE TOWNSHIP OF STAFFORD**

Application P01-26

WHEREAS, application having been made by Kara Homes LLC to the Stafford Township Planning Board seeking Final Major Subdivision approval for Phase III for the premises known as Block 51, Lot 52.03, as reflected on the Official Tax Map of the Township of Stafford, and

WHEREAS, the applicants submitted the following materials along with the application, (A-1), all of which are incorporated herein and made a part hereof:

1. A set of preliminary & final major subdivision plans (11 sheets) entitled "Island Woods Estates - Phase III" prepared by Frank J. Little, Jr., P.E., P.P. and William J. Berg, P.L.S. with Owen, Little & Associates, Inc. of Beachwood, New Jersey and bearing a latest revision date of October 10, 2001.
2. A plan (1 sheet) entitled "Final Map - Island Wood Estates - Section 3" prepared by William J. Berg, P.L.S. with Owen, Little & Associates, Inc. dated September 12, 2001.

AND, WHEREAS, the subject property is located northwest of the intersection of Prospect and Silo Avenues approximately 5000+ feet south of the municipal boundary with Barnegat Township. It lies within the RA Rural - Residential Zone and is presently vacant and wooded. The tract has an overall area of 113.47 acres and is currently predominantly vacant and wooded. The property is part of an eighty-six (86) lot major subdivision which received Preliminary Major Subdivision approval from the Planning Board in August, 1987 by Resolution 1987-50 and Final Major Subdivision approval from the Planning Board in August, 1989 by Resolution 1989-51. As part of the application presently before the Planning Board, the applicant is seeking Final Major Subdivision approval for Phase III of the development to create twenty-eight (28) new single family residential lots and two (2) lots reserved for future development.

WHEREAS, in October and November 1989, the Planning Board amended Resolution 1989-51 to modify various conditions of the final approval. In addition, in April 1991 the Planning Board adopted Resolution 1991-25 which approved amendments to the proposed phasing of the project. Resolution 1991-25 also allowed the tot lot to be completed prior to the issuance of Phase V building permits, permitted the assessments incurred from the



commencement of Phase I to be deferred until the completion of Phase III (at which time future assessments would be doubled), required the applicant to comply with the current ordinance requirements for trees and landscaping, and permitted the applicant to construct a natural swale in lieu of a pipe behind lots 5 & 6 in block 51.10, and

WHEREAS, in September 1991, the Planning Board adopted Resolution 1991-35 which extended the preliminary approval for a period of "six years from the statutory expiration". Also, Resolution 1991-35 allowed that the sidewalks for Phase I could be completed prior to the granting of any Certificates of Occupancy for Phase II homes. In addition, in September 1991 the Planning Board also adopted Resolution 1991-36 which granted Final Major Subdivision approval to Phase I of the project, and

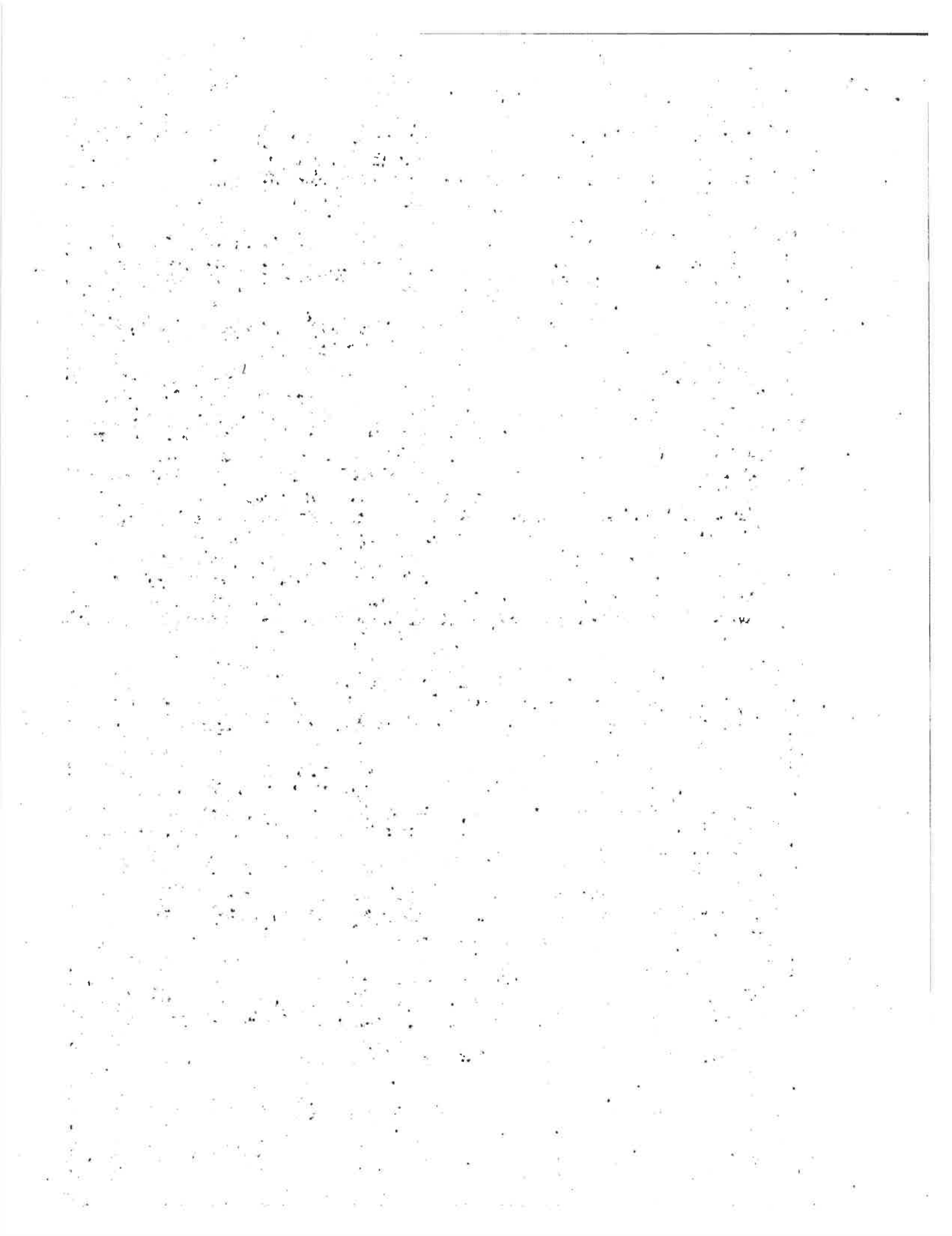
WHEREAS, in May 1996, Resolution 1991-25 was amended by the Planning Board by Resolution 1996-37 to adjust the timing of the payment of the various assessments. This resolution stipulated that the Phase I and Phase II assessments would be included in the bond posted prior to signing the plat for Phase II. It further stipulated that prior to signing the plat for Phase III, all assessments for Phases I, II & III would be included in the bond. Finally, Resolution 1996-37 further stipulated that all assessments must be paid in full prior to signing the plat for Phase IV. The resolution also stipulated that there would be no deferment of the assessment for revisions to the tax maps. In January 1997, Resolution 1991-25 was again amended by the Planning Board by Resolution 1997-13 to allow the posting of the traffic assessment prior to the issuance of the first building permit. This Resolution also extended all previous approvals through December 31, 1998. Finally, in August 2000, the Planning Board adopted Resolution 2000-32 which granted Final Major Subdivision approval to Phase II of the project.

WHEREAS, the Stafford Township Planning Board Engineer, John J. Hess, P.E., P.P., having reviewed the application and plans submitted, issued a report to the Board dated October 26, 2001, marked into evidence as B-1, same of which is incorporated herein and made a part hereof, and

WHEREAS, the Stafford Township Planning Board Architect, Melillo and Bauer Associates, having reviewed the application and plans submitted, issued a report to the Board dated October 30, 2001, marked into evidence as B-2, same of which is incorporated herein and made a part hereof, and

WHEREAS, the Stafford Township Volunteer Fire Company #1, the Stafford Township Environmental Commission and the Stafford Township Historic Preservation Commission issued letters of "no comment"; and

WHEREAS, the Board, after reviewing the application and plans submitted, and all of the reports and exhibits marked into evidence, hereby adopts all of the factual recommendations, requirements and conclusions set forth in Board Exhibits B-1 & B-2, and



WHEREAS, the application was considered by the Stafford Township Planning Board at a public hearing, and

WHEREAS, the applicant requested relief as set forth in exhibit B-1 including lot width, lot depth and lot area variances for new lot 23, block 51.05, as well as design waivers previously granted and a design waiver for providing revised drainage calculations for the revision of Dimian Street.

WHEREAS, the applicant has requested a field change for a proposed cul-de-sac on Dimian Street in lieu of a through road as shown on the previously approved plans.

WHEREAS, the applicant provided testimony during the public hearing that the proposed final Major Subdivision would be consistent with the intent and purpose of the Stafford Township Master Plan and Zoning Ordinances, and

WHEREAS, the applicant presented testimony and submitted evidence that the proposed final Major Subdivision, along with all relief requested and required, would not cause substantial detriment to the public good and would not impair the intent and purpose of the Master Plan and Zoning Ordinances of the Township of Stafford, and

WHEREAS, the public portion of the meeting was lawfully concluded, and

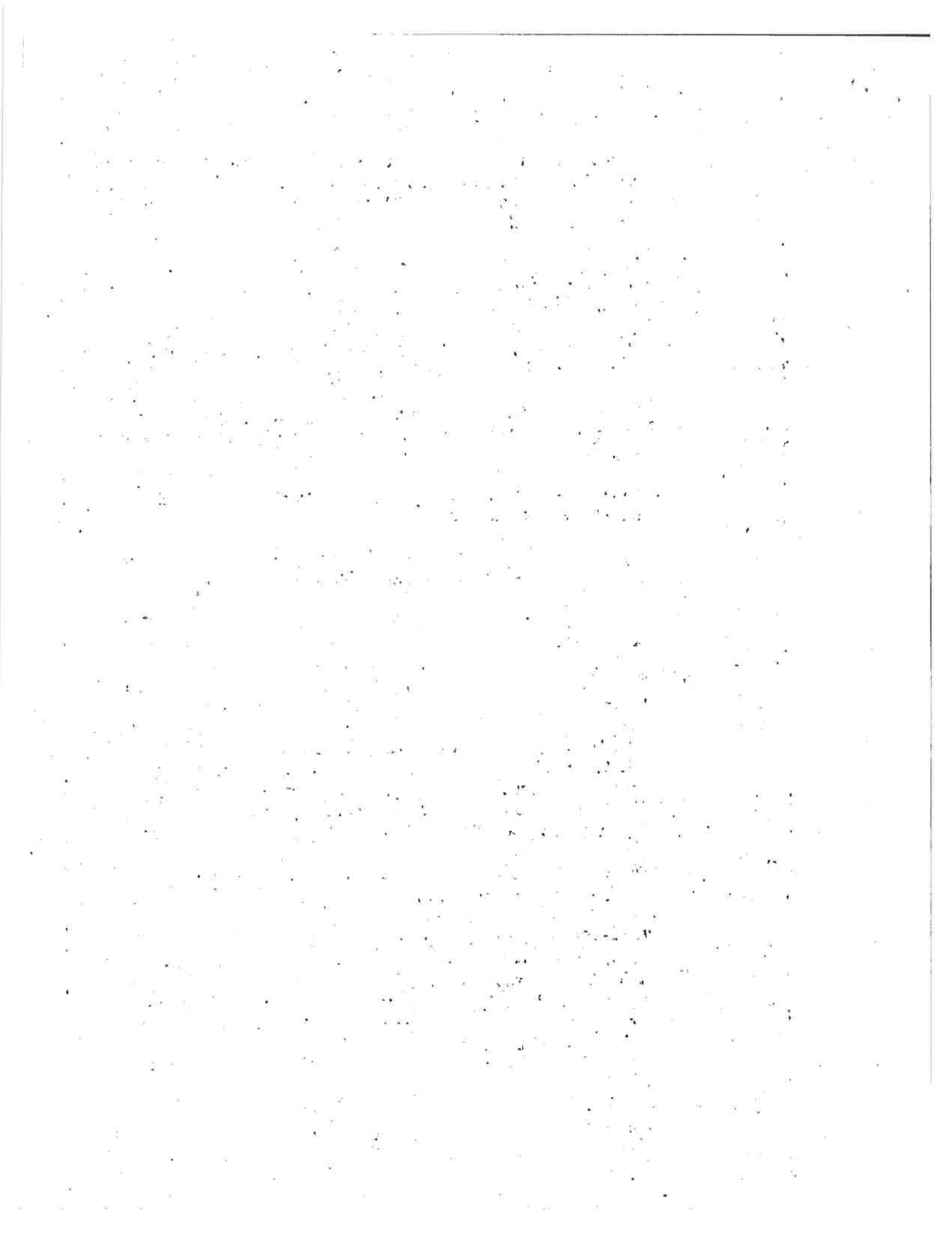
WHEREAS, the Board, after considering and weighing all of the evidence in support of the application, along with all of the comments and testimony presented to the applicable standards set forth in Municipal Land Use Law N.J.S.A. 40:55D-1, et seq., and the Code of the Township of Stafford, found that the applicants' proposal for final Major Subdivision approval along with all relief requested and required, would not cause a substantial detriment to the public good, and that the approval of the application would not impair the intent and purpose of the Zoning Ordinances of the Township of Stafford, and

WHEREAS, the Stafford Township Planning Board hereby adopts all of the evidence and testimony in favor of the application and finds that the applicants have met the burden of proof as set forth in Municipal Land Use Law N.J.S.A. 40:55D-1, et seq., and the Stafford Township Code, now,

THEREFORE, BE IT RESOLVED by the Stafford Township Planning Board that the application of Kara Homes LLC for Final Major Subdivision for Phase III only, for the premises known as Block 51, Lot 52.03, is hereby approved, subject to the following conditions:

1. Subject to the review and or recommendation of the Board Attorney, Engineer and Landscape Architect with respect to compliance with any and all conditions of approval set forth herein or stipulated to on the record during the public hearing, or contained in any of the reports marked into evidence or referred to in any of the documents referenced herein.

2. Compliance with the Board Engineer's report and recommendations therein dated October 26, 2001, except Final Plat Detail item 7 which was granted a waiver, marked into evidence as B-1, same of which is incorporated herein and made a part hereof.
3. Compliance with the Board Landscape Architect's report and recommendations therein dated October 30, 2001, marked into evidence as B-2, same of which is incorporated herein and made a part hereof.
4. The applicant's engineer will submit a field change plan including grading plans for the review and approval of the Planning Board Engineer.
5. The total amount of all assessments imposed against the applicant will be credited toward the applicant's construction of the Ridge Road extension to the South.
6. Water and sewer utilities in Ridge Road to the North will be installed and operational by May 30, 2002.
7. A developers agreement for the Ridge Road South extension shall be submitted and approved before the final approval of Phase V.
8. Phase V of the major subdivision will be the subject of a separate CAFRA permit application.
9. The applicant will submit a formal phasing plan with its next submission to the Planning Board.
10. Compliance with all previous resolutions of the board and all reports, to the extent not modified hereby, of the Planning Board Engineer and Landscape Architect, The Volunteer Fire Company, The Environmental Commission, The Stafford Township Historic Preservation Commission and the Stafford Township Municipal Utilities Authority and/or Water and Sewer Department.
11. The applicants, agents, owners or assigns shall comply with all federal, state, county and local requirements as provided by law.
12. The applicants, agents, owners or assigns shall be responsible for reimbursement of all "Developmental Review Fees" pursuant to Chapter 130, Article XI, Section 130-95, et seq. If the applicants fail to comply with this section within sixty (60) days of Notice of Amount Due, this Resolution shall become null and void as if never granted. This shall occur without further notice to the applicants.



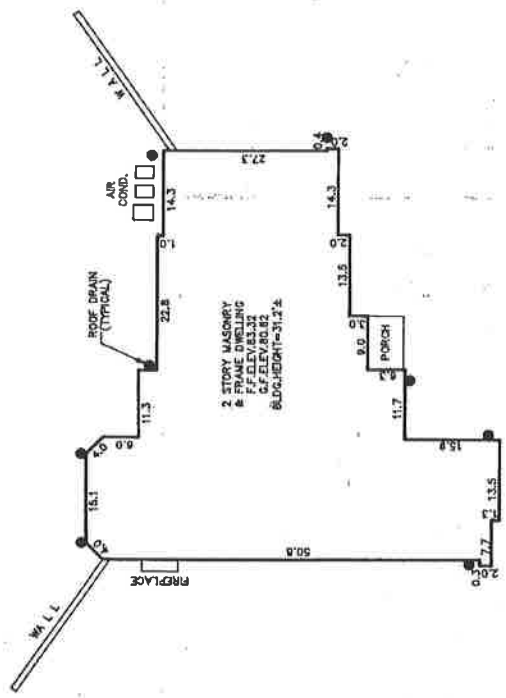
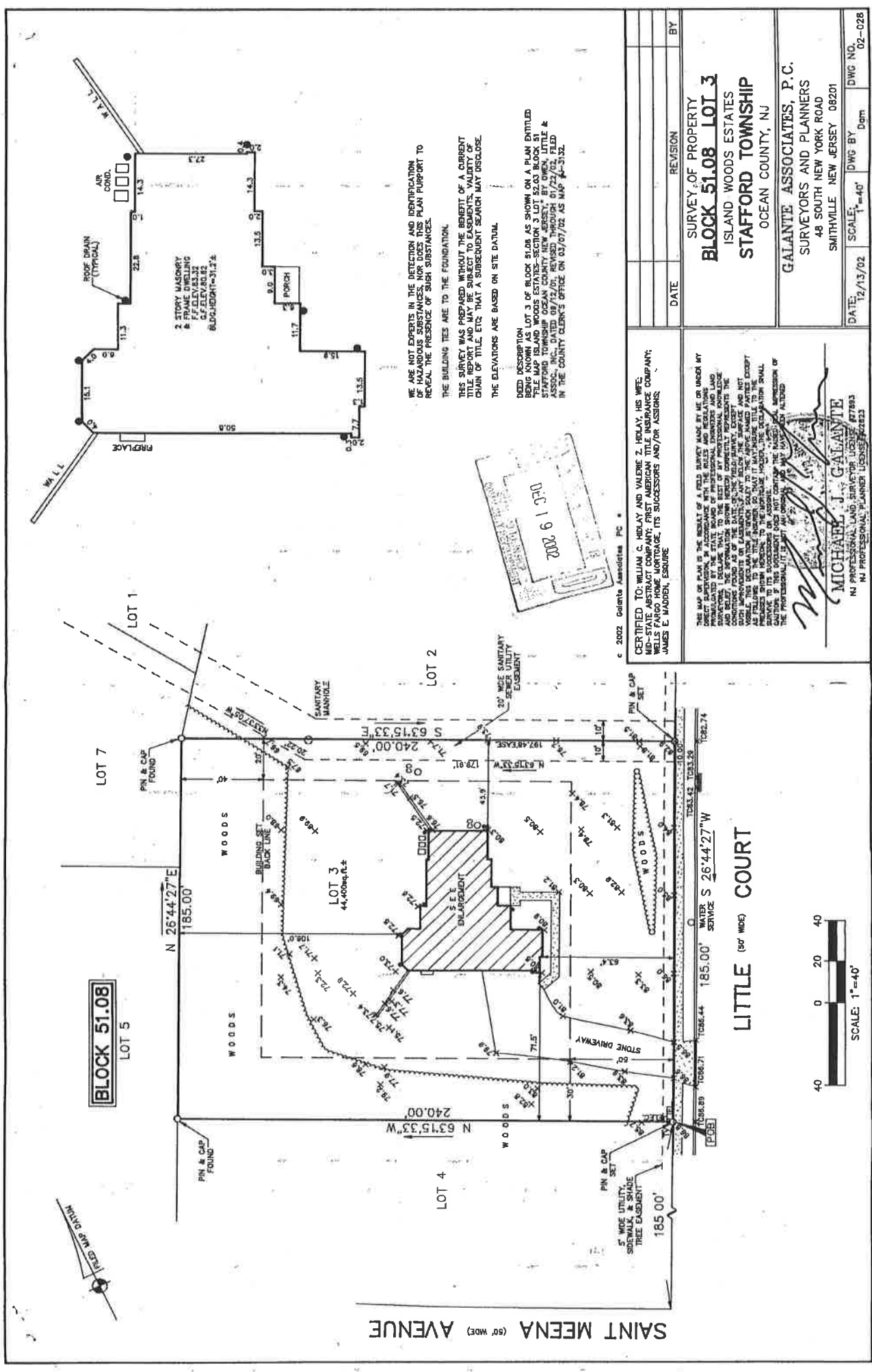
CERTIFICATION

The undersigned Chairman and Secretary of the Stafford Township Planning Board hereby certify that the above is a true copy of a resolution voted on for approval and memorialized by the said Board at a public meeting held on the 7th day of November 2001, a quorum being present and voting in the majority.


Chairman


Secretary

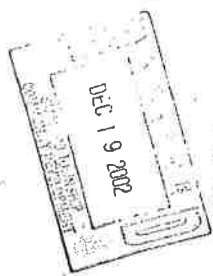




WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING TIES ARE TO THE FOUNDATION.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT CHAIN OF TITLE, ETC. THAT A SUBSEQUENT SEARCH MAY DISCLOSE.
THE ELEVATIONS ARE BASED ON SITE DATUM.

DEED DESCRIPTION
BEING KNOWN AS LOT 3 OF BLOCK 51.08 AS SHOWN ON A PLAN ENTITLED "ISLAND WOODS ESTATES" LOT 3 OF BLOCK 51.08, STAFFORD TOWNSHIP, OCEAN COUNTY, NEW JERSEY, RECORDED IN THE COUNTY CLERK'S OFFICE ON 03/07/02 AS MAP # 4-3132.



c 2002 Galante Associates, P.C.

CERTIFIED TO: WILLIAM C. HEDAY AND VALERIE Z. HEDAY, HIS WIFE,
MID-STATE ABSTRACT COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;
WELLS FARGO HOME MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS;
JAMES E. MADSEN, ESQUIRE

THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PRESCRIBED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON, INCLUDING THE LOCATION AND BOUNDARIES OF THE LAND, IS THE RESULT OF MY FIELD SURVEY AND NOT A REPRODUCTION OF A PREVIOUS SURVEY. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW JERSEY, LICENSE NO. 177893. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE INFORMATION SHOWN HEREON IS FOR YOUR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GALANTE ASSOCIATES, P.C.

MICHAEL J. GALANTE
NJ PROFESSIONAL LAND SURVEYOR LICENSE #177893
NJ PROFESSIONAL PLANNER LICENSE #66823

SURVEY OF PROPERTY
BLOCK 51.08 LOT 3
ISLAND WOODS ESTATES
STAFFORD TOWNSHIP
OCEAN COUNTY, NJ

GALANTE ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
48 SOUTH NEW YORK ROAD
SMITHVILLE NEW JERSEY 08201

DATE: 12/13/02 SCALE: 1"=40' DWG BY: Dgm DWG NO: 02-028

DATE	REVISION	BY

SAINT MEENA AVENUE (50' WIDE)

LITTLE COURT (50' WIDE)





1883

Shield
UPC 24250
No. ETX200L
MASTINGS, NH



5/1/88
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02

