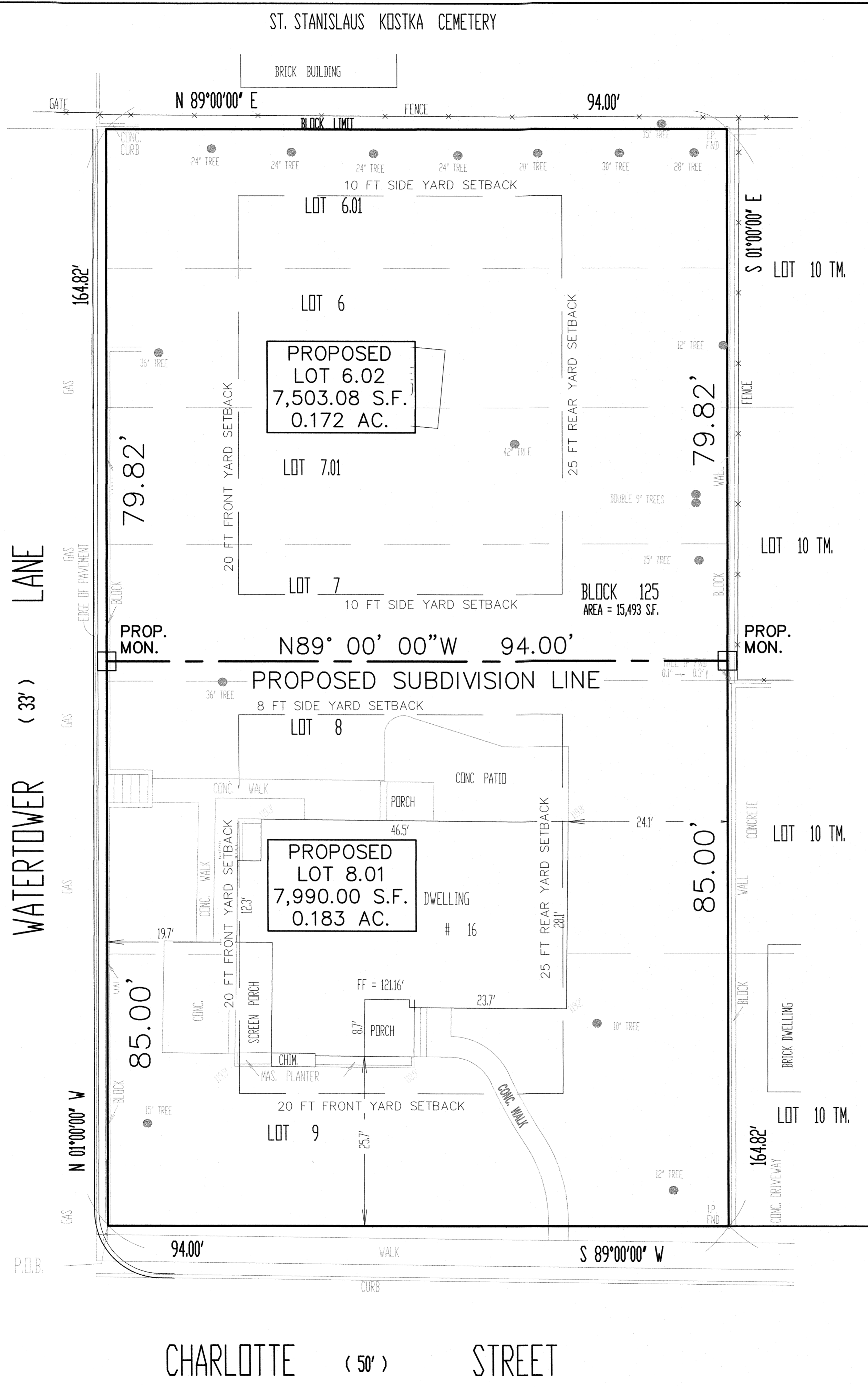
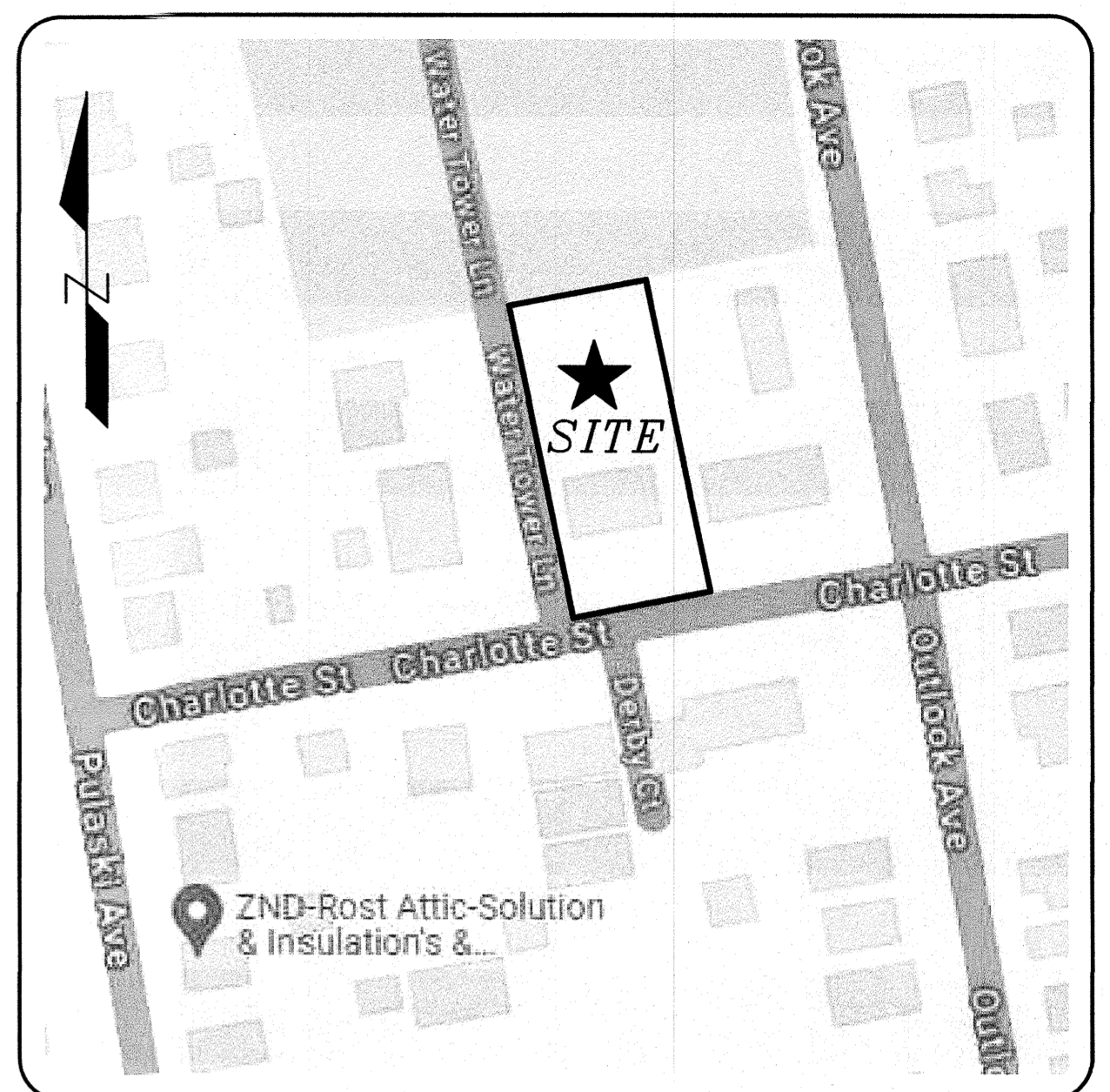


FILED MAP

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- GENERAL NOTES**
- SITE IS KNOWN AS BLOCK 125, LOTS 6, 6.01, 7, 7.01, 8 & 9 AS DEPICTED ON SHEET 44 OF THE BOROUGH OF SAYREVILLE TAX MAPS. TOTAL LOT AREA IS 15,493.08 S.F. (0.356 ACRES).
  - OWNER/APPLICANT: THOMAS J. FALLON, 86 GIBIAN STREET, EDISON, NJ 08837
  - OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "SURVEY OF PROPERTY FOR RELIABLE ASSET MANAGEMENT, SITUATED IN BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ, TAX LOT 6.01, 7.01, 8 & 9 - BLOCK 125, PREPARED BY THOMAS M. ERNST & ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC., DATED MARCH 11, 2024.
  - HORIZONTAL CONTROL BASED ON N.J. STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM BASED ON NAVD 1988.
  - THE SITE IS NOT LOCATED WITHIN A REGULATED F.E.M.A. FLOOD HAZARD AREA.
  - THE PROPERTY IS LOCATED WITHIN THE R-7 "RESIDENTIAL 7,500 S.F. LOTS" ZONE DISTRICT.
  - APPLICANT PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO (2) LOTS. THE NEW LOT IS PROPOSED FOR A SINGLE-FAMILY DWELLING.
  - DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.



**KEY MAP**  
SCALE: 1" = 200' ±

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L.1975, C.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK \_\_\_\_\_ 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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MARCH 11, 2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

*Michael S. Lynch*  
MICHAEL S. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE No.: 24G503538200

I/WE CERTIFY THAT I/WE AM/ARE THE RECORD HOLDER OF THE TITLE OF LOTS 6, 6.01, 7, 7.01, 8 & 9 IN BLOCK 125 AS WELL AS THE APPLICANT OF RECORD AND THAT I/WE APPROVED THE FILING THEREOF THIS MAP.

THOMAS J. FALLON \_\_\_\_\_ DATE \_\_\_\_\_  
86 GIBIAN STREET  
EDISON, NJ 08837

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

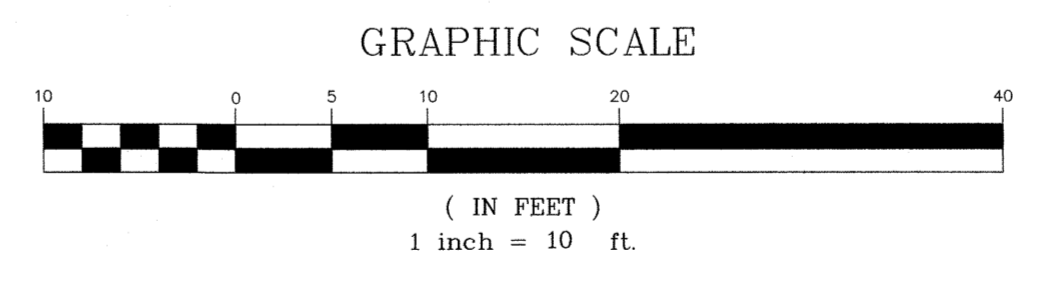
NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

**R-7 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS**

	REQUIRED	PROPOSED		VARIANCE REQ.
		LOT 6.02	LOT 8.01	
MINIMUM LOT AREA	7,500 S.F.	7,503.08 S.F.	-	NO
INTERIOR LOT CORNER LOT	8,500 S.F.	-	7,990.00 S.F.	YES
MINIMUM LOT WIDTH	75 FT	79.82 FT	-	NO
INTERIOR LOT CORNER LOT	85 FT	-	85 FT	NO
MINIMUM LOT DEPTH	100 FT	94.00 FT	85.00 FT	YES (2)
MINIMUM BUILDING SETBACKS				
FRONT YARD	20 FT	20 FT	19.7 FT	YES (1) *
SIDE YARD / TOTAL	8 / 20 FT	8 / 20 FT	18.13 / NA	NO
REAR YARD	25 FT	25 FT	24.1 FT	YES (1) *
HEIGHT LIMITATIONS				
MAX. BLDG. HEIGHT	35 FT (2.5 ST.)	< 35 FT (2 ST.)	< 35 FT (1 ST.)	NO
MAXIMUM LOT COVERAGE				
BUILDINGS	20%	26.67% (2,000 S.F.)	20.1% (1,606 S.F.)	YES (2)
BUILDINGS & PAVEMENT	45%	45% (3,376 S.F.)	40.39% (3,227 S.F.)	NO

\* EXISTING NON-COMFORMITY



**CERTIFIED TO:**

*Michael S. Lynch*  
MICHAEL S. LYNCH  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LIC. # 35382

**MINOR SUBDIVISION**  
**BLOCK 125, LOTS 6, 6.01, 7, 7.01, 8 & 9**

SITUATED IN: BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY

PREPARED BY:  
THOMAS M. ERNST & ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC.  
457 SPOTSWOOD - ENGLISH TOWN ROAD P.O. BOX 221  
JAMESBURG, NEW JERSEY 08831 (732) 251 - 1001  
CERTIFICATE OF AUTHORIZATION NUMBER 24GA27967000

DATED: 10-25-24 REVIEWED BY: MSL

SCALE: 1" = 10' SHEET NUMBER: 1 OF 1