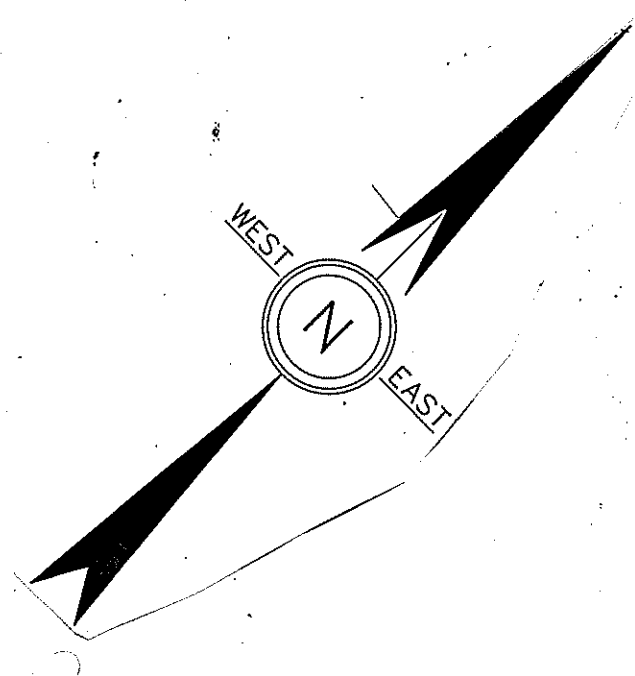
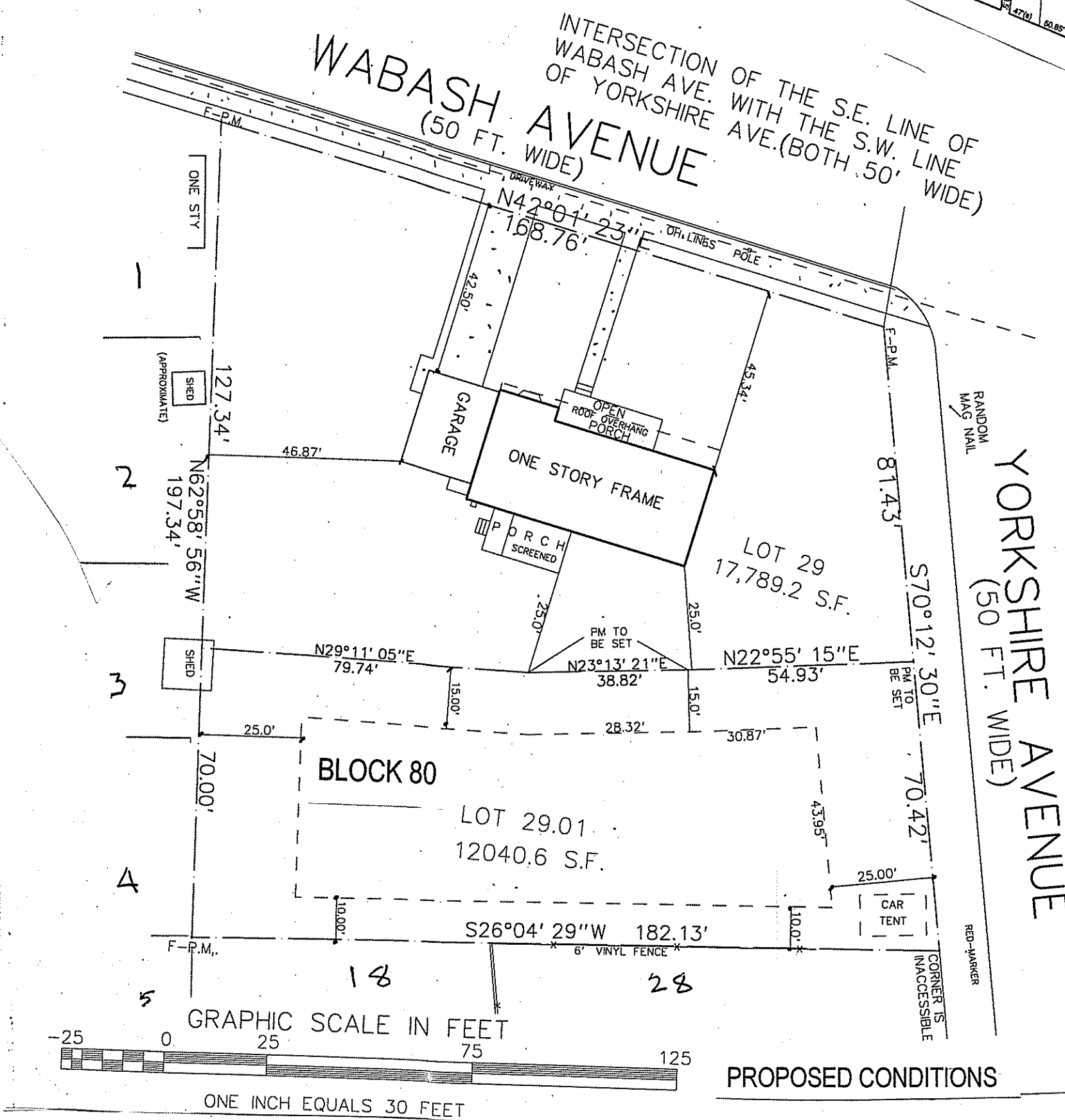
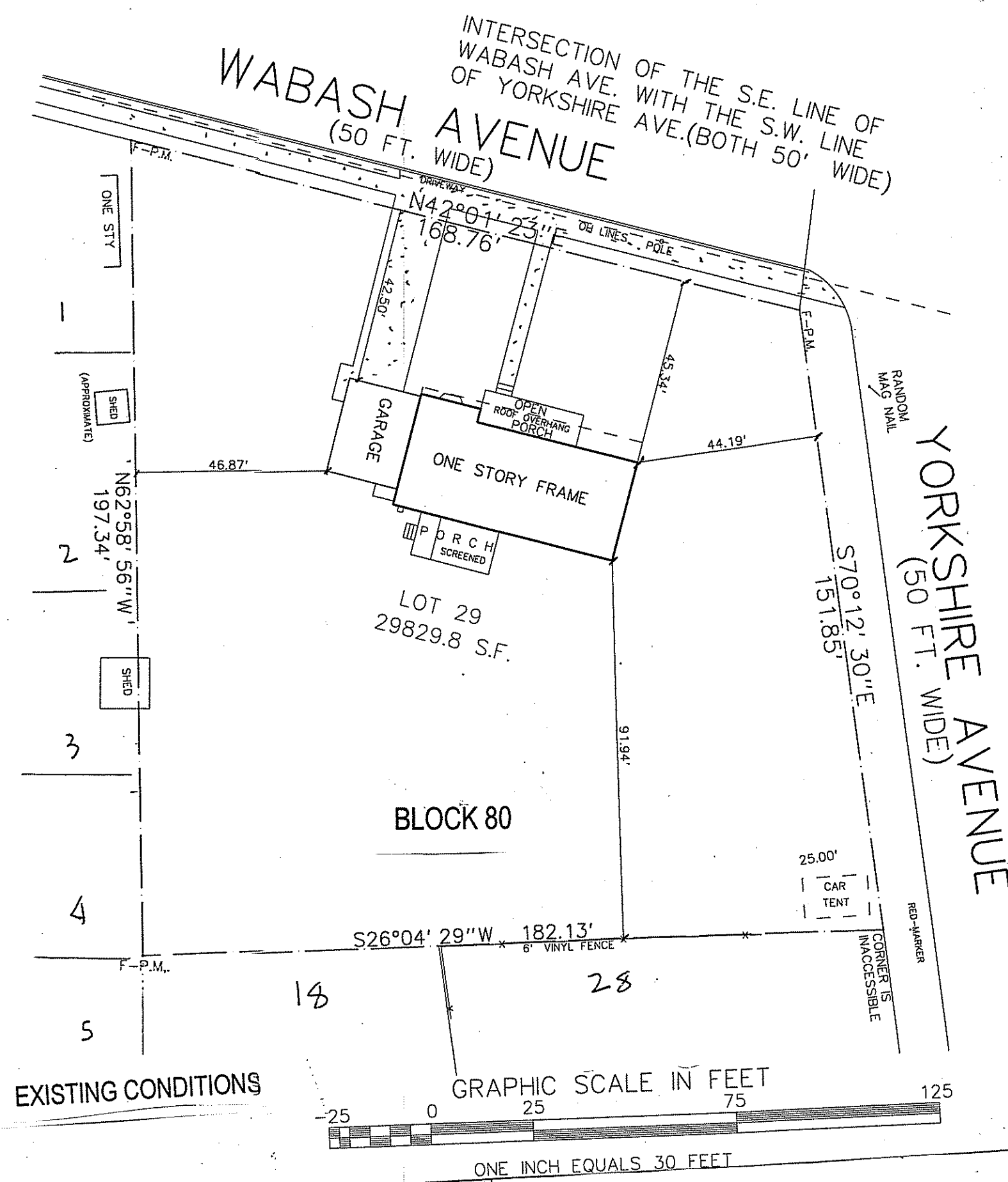
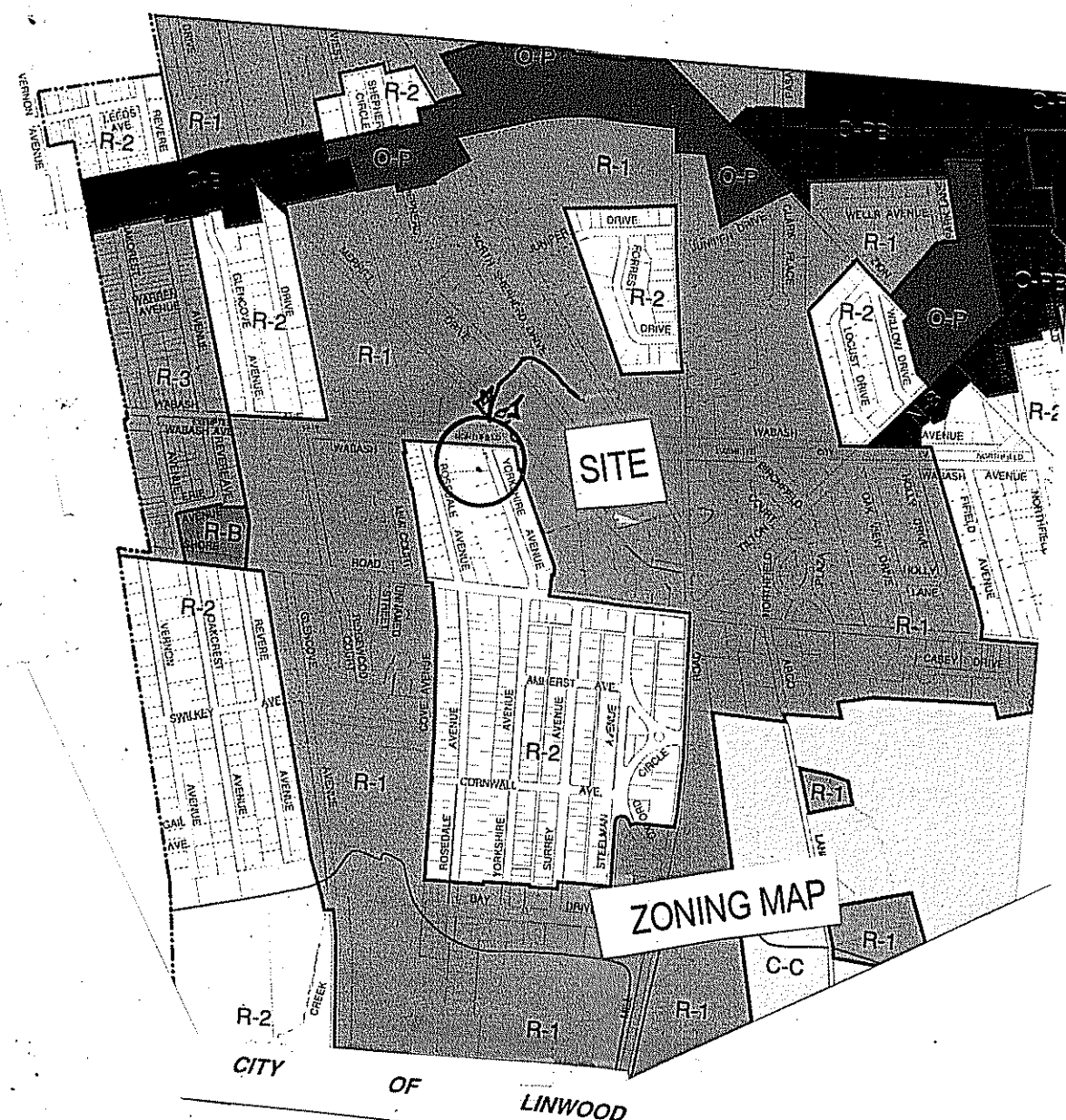


LEGEND	
MUNICIPAL BOUNDARY	
R-1	R-1 SINGLE FAMILY 3-4 DU/AC
R-1A	R-1A SINGLE FAMILY 3-4 DU/AC-VARIABLE LOT SIZE
R-2	R-2 SINGLE FAMILY 4-5 DU/AC
R-3	R-3 SINGLE FAMILY 6-7 DU/AC
R-4	R-4 SINGLE FAMILY
AH	AH ADULT HOUSING 15 DU/AC
N-B	N-B NEIGHBORHOOD BUSINESS
C-B	C-B COMMUNITY BUSINESS
R-C	R-C REGIONAL COMMERCIAL
O-P	O-P OFFICE PROFESSIONAL
O-PB	O-PB OFFICE PROF. BUSINESS
C-C	C-C COUNTRY CLUB
R-B	R-B RESIDENTIAL BUSINESS
C-MF	C-MF COMMERCIAL MULTI-FAMILY



I hereby certify that the plan shown hereon is a true and accurate representation of the conditions, located by actual field survey made by me on JANUARY 12, 2020.

On or around May 2020, we made another survey, recovering our permanent markers, and noting all changes. I do further attest that to the best of my knowledge and belief this map and LAND TITLE SURVEY, dated SEPTEMBER 24, 2020 meets the minimum survey detail requirements, with outboard corners as 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", as amended and that the outboard markers have been found or set as shown and noted on this plan.

LS18612
ROBERT J. CATALANO LICENSED LAND SURVEYOR NO. 18612
LS18612
ROBERT J. CATALANO LICENSED LAND SURVEYOR NO. 18612

The interior monuments shown on this map shall be set within an appropriate time limit as provided for in the "Municipal Land Use Law", P.L. 1975 c. 291 (C. 40:530-1 et seq) or local ordinance.

I hereby certify that a bond has been given to the municipality guaranteeing the future setting of the monuments shown on this map and so designated.

MUNICIPAL CLERK

I do further attest that Wabash and Yorkshire Avenues are Improved Municipal Streets and that all the interior lot lines are properly shown, and have been approved by the Municipality.

MUNICIPAL CLERK

I have carefully examined this map and to the best of my knowledge and belief find it conforms to the provisions of "the map filing law", resolution of approval, and the municipal ordinances and requirements applicable thereto.

MUNICIPAL ENGINEER

REVISED OCTOBER 27, 2020 BOARD COMMENTS

The purpose of this plan is to subdivide Block 80 Lot 29 creating a new building lot meeting all setback and coverages in the R-2 Zone.

All utilities are in place.

No improvements are planned at this time. At the time lot 29.01 is developed for a single family dwelling, improvements may be required as per ordinance.

MINOR SUBDIVISION PLAN

AT 2200 WABASH AVENUE BLOCK 80 LOT 29
NORTHFIELD CITY, ATLANTIC COUNTY, NEW JERSEY
ROBERT J. CATALANO AND ASSOCIATES P.A.
SURVEYORS AND PLANNERS
12 SOUTH VIRGINIA AVENUE ATLANTIC CITY, N.J. 08401
PHONE (609) 345-1887 FAX (609) 345-3511
Emails: catsr@comcast.net crystal.catsurveys@comcast.net

LS18612
Robert J. Catalano Professional Land Surveyor No 18612
Professional Planner NJ 1600 DATE 10/25/2020 WO 19199-4

SURVEYORS CERTIFICATION
I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey, made under my immediate supervision as of the latest date shown, unless noted otherwise.

Robert J. Catalano Professional Land Surveyor No 18612

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

- ☐ SUBDIVISION REVIEW
☐ SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES <input type="checkbox"/> NO <input type="checkbox"/>	FILE NO.
COUNTY PLANNING BOARD	FINDINGS <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	DATE OF ACTION SIGNATURE

ATLANTIC COUNTY APPROVALS

ZONING LEGEND		ZONE R-2			
REQUIREMENT		EXISTING CONDITIONS	PROPOSED CONDITIONS NEW LOT 29 NEW LOT 29.01		
FRONTAGE	70 FT.	320 FT.	250 FT.	70.42'	
DEPTH	N.A.				
AREA	7500 SF	29,829.8 SF	17,789.2 SF	12,040.6 SF	
FRONT YARD	25 FT.	42.50'	42.50'	25 FT.	
SIDE YARD	10 FT.	46.87'	46.87'	10 FT.	
SIDE YARD	15 FT.	44.19'	44.19'	15 FT.	
REAR YARD	25 FT.	91.94'	25 FT.	25 FT.	
HEIGHT	N.A.				
COVERAGE (MAIN)	30 %	6.1%	10.2%	30%	
COVERAGE (TOTAL)	45 %	10.04%	16.8%	45%	

I HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND APPROVE OF THE LAYOUT HEREON

DATE