



NOTES:

- BEING KNOWN AS LOT 3.02 IN BLOCK 84.02 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDE-LANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, ARE NOT LOCATED BY THIS SURVEY.
- UNDERGROUND UTILITIES NOT LOCATED.
- PROPERTY CORNERS NOT SET PER AGREEMENT.

SURVEY NOTES

1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEPTIONS:

A. DEED OF RECORD	YES	NO
B. FILED MAP	X	X
C. FIELD SURVEY	X	X
D. TITLE SEARCH	X	X
E. TAX MAP	X	X
F. OTHER (SEE REFERENCES)	X	X

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

5. AS PER WRITTEN AGREEMENT WITH THE "ULTIMATE USER" PROPERTY CORNER MARKERS HAVE NOT BEEN SET.

6. THIS OUTBOUND SURVEY IS ACCURATE TO 1:15,000.

RECORD DEED Book 9280 Pg. 1476 TAX MAP ---

REFERENCES

ALTA/NSPS LAND TITLE SURVEY 270 MONMOUTH ROAD & 45 SMITHBURG ROAD LOTS 3.02 & 3.04 BLOCK 84.02, TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY NJ, PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 02-16-18

GENERAL NOTES

- THE SUBJECT PROPERTY IS KNOWN AS LOT 3.02 IN BLOCK 84.02 AS SHOWN ON SHEET 44 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY.
- THE PROPERTY IS LOCATED IN THE R-R RURAL RESIDENTIAL ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 19.4 ACRES OF LAND.
- PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 3.02 BLOCK 84.02 MANALAPAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY WM. DIMARZO & SON, ASSOC., INC, WILLIAM P. SWIFT, NJ PLS NO. 20788, DATED JANUARY 30, 2019.
- OWNER : PRC DEVELOPMENT CO., INC. 40 MONMOUTH PARK HIGHWAY PO BOX 70 WEST LONG BRANCH, NJ 07764
- APPLICANT: GALLOPING HILLS @ MANALAPAN LLC 40 MONMOUTH PARK HIGHWAY PO BOX 70 WEST LONG BRANCH, NJ 07764
- THIS PLAN DEPICTS A MAJOR SUBDIVISION TO CREATE 5 NEW LOTS.
- R-R RURAL RESIDENTIAL ZONE REQUIREMENTS FOR THE DEVELOPMENT:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	80,000 SF	80,000 SF
MINIMUM LOT FRONTAGE & WIDTH	200 FT	200 FT
MINIMUM LOT DEPTH	250 FT	250 FT
MINIMUM FRONT YARD SETBACK	100 FT	100 FT
MINIMUM SIDE YARD SETBACK	35 FT	35 FT
MINIMUM REAR YARD SETBACK	90 FT	90 FT
MINIMUM BUILDING COVERAGE	75 %	75 %
MAXIMUM BUILDING HEIGHT	35 FT	35 FT
MAXIMUM STOREYS	2.5	2.5
MAXIMUM HABITABLE FAR	0.75	0.75
MINIMUM IMPROVABLE AREA	20,000 SF	20,000 SF
MINIMUM IMPROVABLE DIAMETER	100 FT	100 FT

I HEREBY CERTIFY THAT I AM THE OWNER NAMED HEREON OF LOT 3.02 IN BLOCK 84.02 AND THE SUBDIVISION APPLICATION IS MADE WITH MY AUTHORIZATION AND CONSENT AND IS IN FULL ACCORDANCE WITH MY DESIRES.

PRC DEVELOPMENT CO., INC. _____ DATE _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF "THE MAP FLING LAW", AND THE LAND SURVEY DATED, JANUARY 30, 2019 HAS BEEN MADE UNDER MY SUPERVISION AND 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.

WILLIAM P. SWIFT
NEW JERSEY PROFESSIONAL
LAND SURVEYOR LIC. NO. 20788

THE 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:40:55- let.seq.) OR LOCAL ORDINANCE

I 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 _____ DATE _____

APPROVED AS A MAJOR SUBDIVISION PLAN BY THE PLANNING BOARD OF THE TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY.

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF MANALAPAN IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 46: 23-9.8 TO 9.17 KNOWN AS THE "MAP FLING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ 2019.

SECRETARY OF PLANNING BOARD _____ 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 FLING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO:

TOWNSHIP ENGINEER _____ DATE _____

REV	DATE	DRAWN BY	DESCRIPTION
2	5/11/20	JV	REV TO ADD DETENTION BASIN LOT 3.10
1	10/15/19	JV	REV PER TWP COMPLETENESS & COUNTY REVIEWS

Wm. DIMARZO & SON, ASSOC., INC.
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William P. Swift
WILLIAM P. SWIFT, N.J.P.S. 20788
PROFESSIONAL LAND SURVEYOR AND PROFESSIONAL PLANNER
CERTIFICATE OF AUTHORIZATION NUMBER 24642791700
DATE: FEB 25, 2019

JV Engineering
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FINAL MAJOR SUBDIVISION FINAL PLAT

FOR
GALLOPING HILLS & MANALAPAN
LOT 3.02 BLOCK 84.02 TM SH 44
45 SMITHBURG ROAD
TOWNSHIP OF MANALAPAN MONMOUTH COUNTY NEW JERSEY

DATE: FEB 25, 2019

SCALE: 1" = 50'
LATEST REVISION: MAY 11, 2020
INDEX NUMBER: 18-0827A
DESIGN BY: WPS
SHEET NUMBER: 1 of 1

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	39.27'	90°00'00"	S 22°50'10" W 35.36'
C2	25.00'	20.47'	46°48'11"	N 88°46'44" W 19.85'
C3	48.00'	229.81'	273°32'22"	N 22°09'50" W 65.75'
C4	48.00'	37.38'	44°22'54"	S 87°35'06" E 36.26'
C5	48.00'	154.80'	184°48'34"	N 22°09'50" W 95.92'
C6	48.00'	37.38'	44°22'54"	S 43°15'26" W 36.26'
C7	25.00'	20.47'	46°48'11"	N 44°27'04" E 19.85'
C8	25.00'	39.27'	90°00'00"	S 67°09'50" E 35.36'

LINE DATA

SEGMENT	DIRECTION	LENGTH	SEGMENT	DIRECTION	LENGTH	SEGMENT	DIRECTION	LENGTH
L1	N 78°02'52" E	25.60'	L21	S 86°24'26" E	29.57'	L39	N 70°27'38" E	36.39'
L2	N 86°04'22" E	12.52'	L22	N 80°24'02" E	33.89'	L40	N 87°26'29" E	18.44'
L3	S 77°49'02" E	31.27'	L23	S 80°21'57" E	41.89'	L41	N 48°58'36" E	30.38'
L4	S 83°39'02" E	47.24'	L24	S 88°00'03" E	27.53'	L42	N 34°15'24" E	43.74'
L5	N 87°57'07" E	41.90'	L25	N 89°45'48" E	57.63'	L43	N 58°03'29" E	22.86'
L6	N 82°15'42" E	21.60'	L26	S 34°02'39" E	63.90'	L44	N 88°24'16" E	16.97'
L7	N 89°48'59" E	22.38'	L27	S 10°27'47" E	100.00'	L45	S 77°55'59" E	15.14'
L8	N 58°07'10" E	16.80'	L28	S 3°29'21" E	25.19'	L46	S 67°27'56" E	42.79'
L9	N 46°43'27" E	24.94'	L29	S 71°03'45" W	167.66'	L47	N 82°42'36" E	15.19'
L10	N 66°07'52" E	7.53'				L48	S 77°55'59" E	15.14'
L11	N 86°09'38" E	23.59'				L49	S 64°47'16" E	12.54'
L12	N 72°32'24" E	19.83'				L50	N 82°42'36" E	15.19'
L13	N 83°39'48" E	19.38'				L51	S 77°55'59" E	15.14'
L14	N 72°25'24" E	18.98'				L52	S 64°47'16" E	12.54'
L15	N 67°32'44" E	31.38'				L53	S 54°59'19" E	38.59'
L16	N 78°25'42" E	35.83'				L54	S 65°10'36" E	19.35'
L17	S 87°10'04" E	19.30'				L55	S 57°38'17" E	16.16'
L18	S 67°49'43" E	18.85'				L56	N 35°15'41" E	29.85'
L19	S 78°58'48" E	27.83'						
L20	N 78°49'32" E	47.53'						

LEGEND

- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT FOUND
- IRON BAR OR CAP FOUND

0 50 100 Feet

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