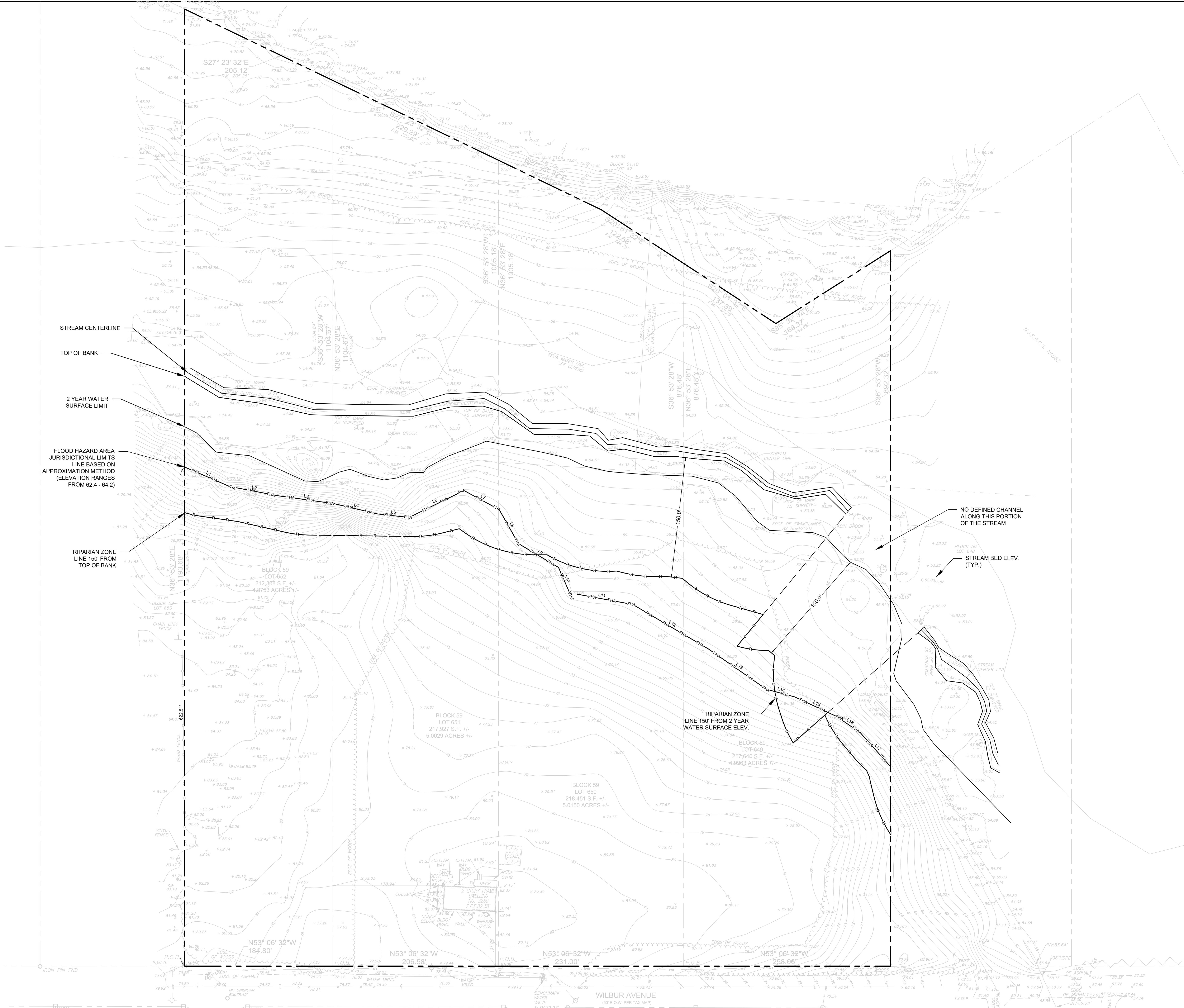




NOTES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 59 - LOTS 649, 650, 651, 652, 3240, 3250, 3260, 3270, WILBUR AVENUE" PREPARED BY NEWLINES LAND CONSULTANTS LLC DATED 5/23/2022. LAST REVISED 01/09/2025.
2. SURVEYOR'S SIGNATURE IS TO CERTIFY METES AND BOUNDS ON FLOOD HAZARD AREA LINE ONLY. LOCATION OF SAID LINE ESTABLISHED BY FORWARD ENGINEERING PLLC.

APPLICANT/OWNER: LOTS 649-651:
3250 WILBUR LLC
418 CLIFTON AVENUE, SUITE 200
LAKEWOOD, N.J. 08701

LOTS 652:
CHANDLER FAMILY TRUST
471 GLENWOOD AVENUE
BRICK, N.J. 08723

3. VERTICAL DATUM NAVD 88. ADD 1.175 TO CONVERT TO NGVD 29.
4. THE SITE IS SHOWN ON THE EFFECTIVE FEMA FLOOD INSURANCE RATE MAP FOR OCEAN COUNTY, NEW JERSEY (ALL JURISDICTIONS), MAP NUMBER 34029C0167F, EFFECTIVE DATE SEPTEMBER 29, 2006 AND PRELIMINARY FLOOD INSURANCE MAP NUMBER 34029C0167G, PRELIMINARY DATE MARCH 28, 2014. PORTIONS OF THE SITE ARE IN A MAPPED FLOOD HAZARD AREA (ZONE A).
5. THE NJDEP FLOOD HAZARD AREA IS BEING VERIFIED USING METHOD 5 (APPROXIMATION METHOD) IN ACCORDANCE WITH 7-13-3.5. THE ON SITE FLOOD HAZARD AREA RANGES FROM ELEVATION 62.4 - 64.2 ALONG THE SITE.
6. THE FLOODWAY IS NOT DETERMINED OR VERIFIED AS A PART OF THIS APPLICATION.
7. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0080 OR <https://www.nj.gov/deplanduse> FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

Parcel Line and Curve Table		
Line #	Length	Bearing
L1	61.01	S29° 41' 55.44"E
L2	61.41	S42° 13' 34.76"E
L3	70.69	S45° 07' 14.87"E
L4	55.59	S39° 47' 28.98"E
L5	39.84	S46° 42' 28.08"E
L6	76.24	S79° 14' 43.85"E
L7	50.04	S24° 35' 16.95"E
L8	48.56	S7° 24' 51.86"W
L9	58.21	S22° 23' 55.13"E
L10	34.50	S13° 21' 06.14"W
L11	80.19	S42° 37' 22.83"E
L12	109.58	S22° 38' 35.16"E
L13	87.78	S18° 15' 21.64"E
L14	36.58	S38° 02' 09.97"E
L15	57.32	S28° 07' 00.32"E
L16	36.30	S18° 49' 45.00"E
L17	56.71	S4° 49' 05.91"E

0 50 100 Feet
SCALE: 1" = 50'

CHRISTOPHER J. BOUFFARD, P.L.S.

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 07976

DATE

PROJECT: FLOOD HAZARD AREA VERIFICATION PLAN FOR WILBUR AVENUE
LOCATION: BLOCK 59, LOT 649, 650, 651, 652 MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY

DRAWING TITLE: FHA VERIFICATION PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
23172	07/01/24	HH	YP

SCALE
AS NOTED
SHEET NO.
1 OF 1

YUSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. 0E53593