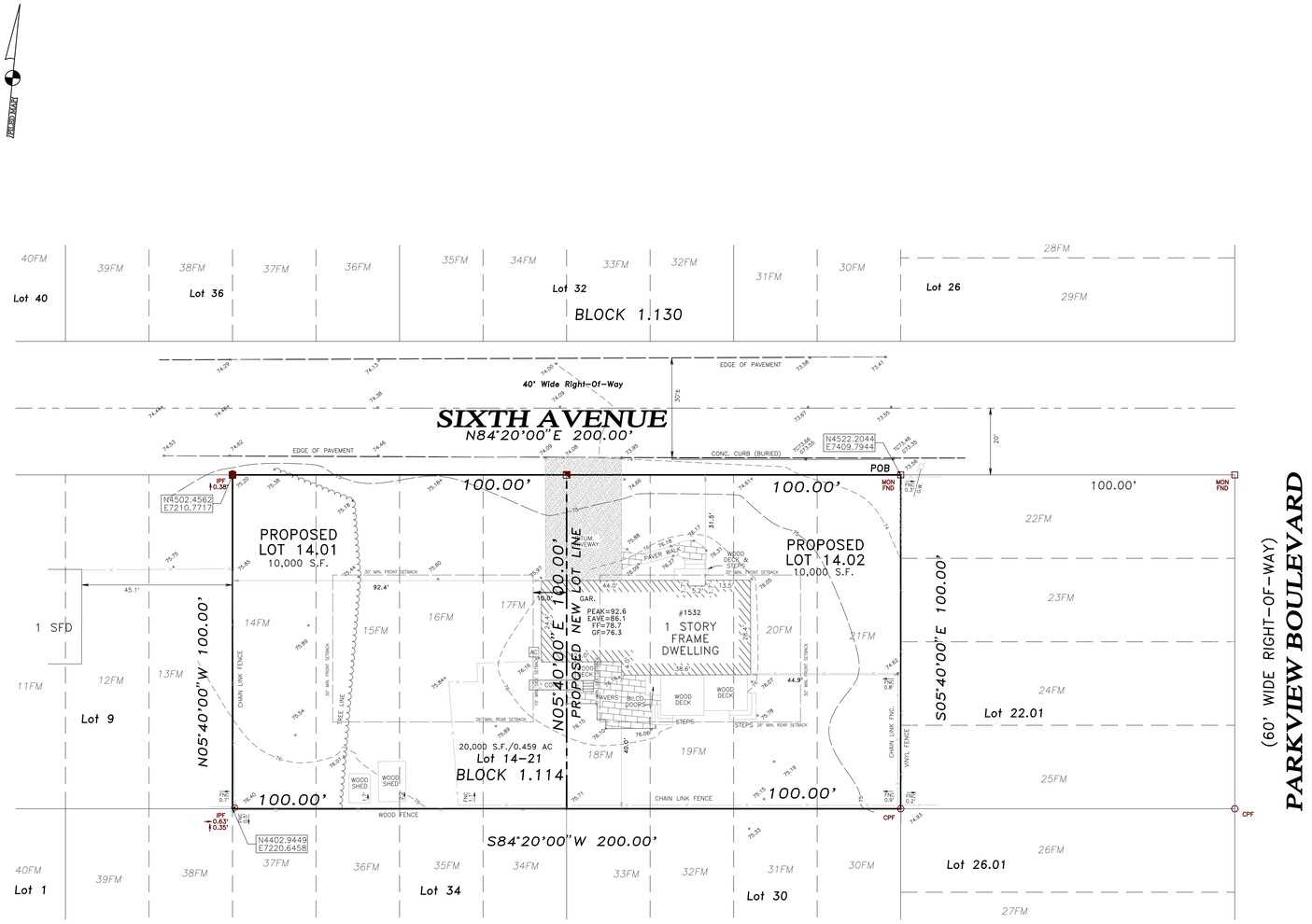


CERTIFIED LIST OF OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER
1.93	7	SUBURBAN AGENCY INC PO BOX 109 LAKEWOOD NJ 08701
1.93	9	NEBENBURGH, K & STEVEN WILLIAMS 1508 FIFTH AVE TOMS RIVER NJ 08757
1.93	16	CLEMENTI, ROBERT 1524 FIFTH AVE TOMS RIVER NJ 08757
1.93	20.01	ACKERMAN, HYMAN 463 PARKVIEW BLVD TOMS RIVER NJ 08757
1.114	1.01	EICHENHOLZ, YECHESKEL S 1509 FIFTH AVE TOMS RIVER NJ 08757
1.114	3	PATINO, ALEXANDER & MOLLICONE, J 504 OAKDALE ST TOMS RIVER NJ 08757
1.114	7	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ 08759
1.114	9	MCCLAIN, VIRGINIA 1508 SIXTH AVE TOMS RIVER NJ 08757
1.114	14	SARAMA BROTHERS LLC 1532 SIXTH AVE TOMS RIVER NJ 08757
1.114	22.01	STALLWORTH, RANDALL & RAY, MICHELLE 513 PARKVIEW BLVD TOMS RIVER NJ 08757
1.114	26.01	KRAMER, KEITH C & MELISSA S 501 PARKVIEW BLVD TOMS RIVER NJ 08757
1.114	30	OCONNELL, MICHAEL J 1533 FIFTH AVE TOMS RIVER NJ 08757
1.114	34	1517 5TH AVE LLC 26 CENTRAL AVE LAKEWOOD NJ
1.115	1	SEWARD, WILLIAM & ROBERTA 1601 FIFTH AVE TOMS RIVER NJ 08757
1.115	5	STASHEK, ALFRED & STARR A 512 PARKVIEW BLVD TOMS RIVER NJ 08757
1.129	1	GEMIGNANI, RICCARDO 600 PARKVIEW BLVD TOMS RIVER NJ 08757
1.130	1	ESCOBAR, OSWALDO & CAMPBELL, S 1501 SIXTH AVE TOMS RIVER NJ 08757
1.130	5	KEMPKER, EDWARD & ANNA & J KEMPKER 722 BROOKSIDE DR TOMS RIVER NJ 08753
1.130	9	ULLMER, SUSAN A 1508 SEVENTH AVE TOMS RIVER NJ 08757
1.130	13	FUENTES, HUGO IVAN GOMEZ 1516 SEVENTH AVE TOMS RIVER NJ 08757
1.130	18	CHAVEZ, CESAR LEON 1532 SEVENTH AVE TOMS RIVER NJ 08757
1.130	22	PENN, MARVIN L & CATHY A 609 PARKVIEW BLVD TOMS RIVER NJ 08757
1.130	26	FRIGGLE, RICHARD R & LINDA M 601 PARKVIEW BLVD TOMS RIVER NJ 08757
1.130	32	MORRIS, DIANE 1525 SIXTH AVE TOMS RIVER NJ 08757
1.130	36	1517 NJ ESTATE LLC 1347 41ST STREET BROOKLYN NY 11218
1.130	40	SHAFTO, SUSAN A/SUSAN ULLMER 1508 SEVENTH AVE TOMS RIVER NJ 08757

UTILITIES SERVICING MANCHESTER TOWNSHIP

COMCAST
830 ROUTE 37 WEST
TOMS RIVER, NJ 08755

MANCHESTER TOWNSHIP
1 COLONIAL DRIVE
MANCHESTER, NJ 08759

NJ NATURAL GAS
PO BOX 1464
WALL, N.J. 07719

VERIZON, ENG. DEPT.
PO BOX 152206
IRVING, TX 75015

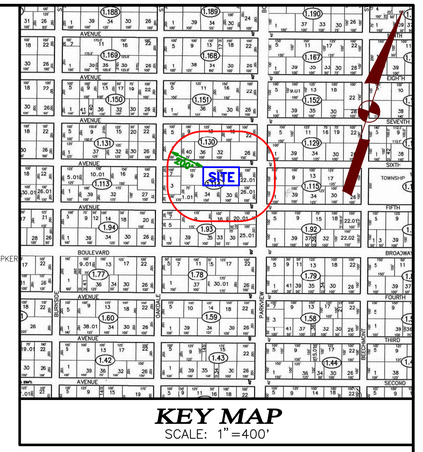
NJ DEP
CN 401
TRENTON, N.J. 08625

OCEAN COUNTY MUA
PO BOX P
BAYVILLE, N.J. 08721

GPU
400 LINCOLN ST.
PHILLIPSBURG, N.J. 08865

NJ DOT
ROUTE 79 & DANIELS WAY
FREEHOLD, N.J. 07728

OCEAN COUNTY ROAD DEPT.
119 HOOPER AVE.
TOMS RIVER, N.J. 08753



I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

LOT 1.01 & 7
SARAMA BROTHERS, LLC
1634 MINK COURT
TOMS RIVER, NJ 08753

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, _____

NOTARY PUBLIC OF NEW JERSEY DATE

MY COMMISION EXPIRES_____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 03-06-2022 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.

JOSEPH L. LAZOK, P.L.S
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR #37200

GENERAL NOTES:

1) APPLICANT PROPOSES TO CONSOLIDATE EXISTING LOTS 14-21 THEN SUBDIVIDE TO CREATE 2 CONFORMING LOTS. ALL EXISTING IMPROVEMENT WILL BE REMOVED PRIOR TO FILING THE MAP.
2) FIELD SURVEY PERFORMED BY EAST COAST ENGINEERING, INC. ON 05/20/2026.
3) ACCURACY OF SURVEY > 1:10,000
4) TOTAL AREA: 20,000 SQ FT (0.46 ACRES).
5) PROPOSED NUMBER OF LOTS: TWO
6) LOTS TO BE SERVICED BY MUNICIPAL WATER & INDIVIDUAL SEPTIC.
7) PROPERTY LOCATED IN FLOOD ZONE X, COMMUNITY # 340382, PANEL #0282, EFFECTIVE DATE SEPTEMBER 29, 2006.
8) THIS MINOR SUBDIVISION MAP WILL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE.
9) NEW LOT NUMBERS WILL BE APPROVED BY TAX ASSESSOR.
10) COORDINATES BASED ON ASSUMED DATUM. VERTICAL DATUM BASED ON NAVD OF 1988.
11) PARKING TO CONFORM TO R.S.I.S. STANDARDS.
12) THERE IS NO EXISTING CURB OR SIDEWALKS ON SIXTH AVENUE.
13) THERE ARE NO DEED RESTRICTIONS ON THIS PROPERTY.
14) WAIVER REQUESTED FOR CURB & SIDEWALK

REFERENCES:

1) LOT 22, DB13439 PG0959
2) LOT 24, DB10429 PG1353,
3) BEING KNOWN AS LOTS 22-31 IN BLOCK 126 AS SHOWN ON A MAP ENTITLED, "PINE LAKE PARK ESTATES, OCEAN COUNTY, NEW JERSEY" FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON NOVEMBER 30, 1910 AS FILED MAP NO. A-7.

R-10 — RESIDENTIAL ZONE

ZONE REQUIREMENTS	REQUIRED	EXISTING LOT 14		NEW LOT 14.01	NEW LOT 14.02
MINIMUM LOT AREA	10,000 S.F.	20,000 S.F.		10,000 S.F.	10,000 S.F.
MINIMUM LOT FRONTAGE	100 FT.	200 FT.		100.00 FT.	100.00 FT.
MINIMUM LOT WIDTH	100 FT.	200 FT.		100.00 FT.	100.00 FT.
MINIMUM IMPROVABLE LOT AREA	5,800 S.F.	S.F.		5800 SF	5800 SF
MINIMUM FRONT YARD SETBACK	30 FT.	31.5 FT.		---	---
MINIMUM REAR YARD SETBACK	26 FT.	40.0 FT.		---	---
MINIMUM SIDE YARD SETBACK	10 FT.	44.9 FT.		---	---
MINIMUM ACCESSORY SIDE SETBACK	5 FT.	1.7 FT.		---	---
MINIMUM ACCESSORY REAR SETBACK	5 FT.	>5 FT.		---	---
MAXIMUM BUILDING COVERAGE	25 %	10.7 %		---	---
MAXIMUM LOT COVERAGE	35%	17.4 %		---	---
MAXIMUM BUILDING HEIGHT/STY	35 FT./2.5 STY	16.5 FT./1 STY		NEW STRUCTURE SHALL CONFORM TO ZONE REQUIREMENTS	NEW STRUCTURE SHALL CONFORM TO ZONE REQUIREMENTS

DEED DESCRIPTION:

BEING KNOWN AS LOTS 14 THRU 21 IN BLOCK 114 AS SHOWN ON A CERTAIN MAP ENTITLED; "PINE LAKE PARK ESTATES, OCEAN COUNTY, N.J." FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON NOVEMBER 30, 1910 AS MAP NO. A-7.

META DATA
UNITS: USFT
HORIZONTAL DATUM: FILED MAP
VERTICAL DATUM: NAVD88(GEOID12B)

LEGEND
- □ = MONUMENT FOUND
- ■ = MONUMENT SET
- ○ = CAPPED PIN FOUND
- ● = CAPPED PIN SET
- ○ = IRON PIPE FOUND
- ✲ = STONE FOUND
- ⌑ = NAIL FOUND
- ✕ = NAIL SET
- -OH- = OVERHEAD WIRES
- ⌒ = UTILITY POLE
- ⌒ = FIRE HYDRANT
- POB = POINT OF BEGINNING
- 22 = FILED MAP LOT No.
- ◪ = MONUMENT TO BE SET

MANCHESTER TOWNSHIP PLANNING BOARD

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

CHAIRMAN DATE

ATTEST SECRETARY DATE

PLANNING BOARD ENGINEER DATE

GRAPHIC SCALE 1"=20'

0 20 40 60

THE PROPER AUTHORITY HAS APPROVED THIS MAP AND SAID MAP COMPLIES WITH THE PROVISIONS OF THE RECORDATION ACT (MAP FILING LAW). THIS PLAT DESCRIBING THIS SUBDIVISION MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE WHICH IS ONE HUNDRED AND NINETY (190) DAYS AFTER THE DATE OF APPROVAL OF THE TOWNSHIP OF MANCHESTER TOWNSHIP PLANNING BOARD.

SECRETARY DATE

REV. No.	DATE:	DESCRIPTION

MINOR SUBDIVISION

SITE ADDRESS: 1532 SIXTH AVENUE
BLOCK 1.114 LOT 14-21
MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

JOB No.:	2026-0215	TAX MAP SHEET No.:	7.02
DRAWN BY:	DR	UNITS:	USFT
CHECKED BY:	JLL	VERTICAL DATUM:	NAVD 1988
SCALE:	1"=20'	HORIZONTAL DATUM:	FILED MAP
CONDITIONS AS OF:	05/20/2026	DEED BOOK / PAGE:	13675 / 1454

JOSEPH L. LAZOK, P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 37200

JAY F. PIERSON, PLS, PP
ROBERT J. HARRINGTON, PE
JASON M. MARCIANO, PE, PP
JOSEPH L. LAZOK, PLS

East Coast Engineering, Inc.
ENGINEERING LAND SURVEYING PLANNING GIS
(732) 244-3030 VOICE 508 MAIN STREET
(609) 693-2800 VOICE TOMS RIVER, NJ 08753
(732) 244-3044 FAX www.ecelnc.net
CERTIFICATE OF AUTHORIZATION No. 24GA27935600