

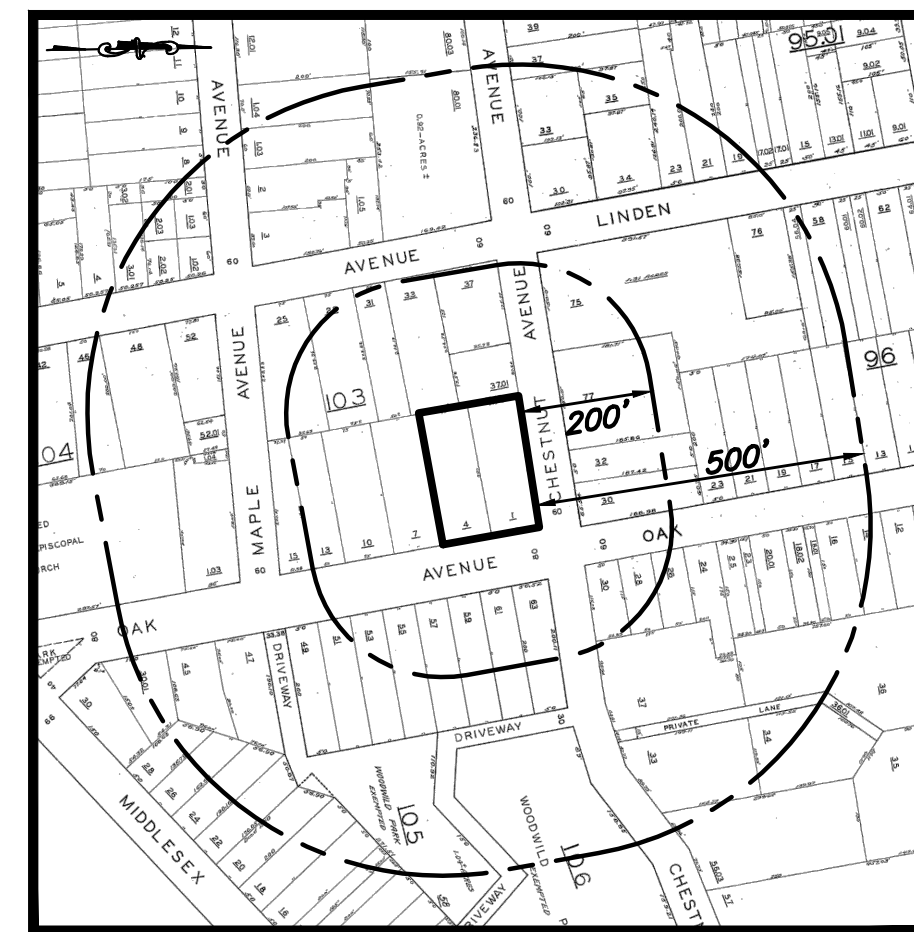
SYMBOL LEGEND			
□	CONC. MONUMENT FND	⊕	CLEAN OUT
○	I.P. / LB. FND	⊗	GAS
▲	TACK / STAKE FND	⊗	WATER
▲	WETLAND FLAG	⊗	ELECTRIC
▲	SPOT ELEVATIONS	⊗	TELEPHONE
▲	TRAFFIC SIGNAL POLE	⊗	CABLE TV
▲	UTILITY POLE	⊗	TREE
▲	GUY WIRE	⊗	SHRUB
▲	LIGHT POLE	⊗	BOLLARD
▲	UTILITY POLE W/LIGHT SIGN	⊗	MONITORING WELL
▲		⊗	WELL
⊕	FIRE HYDRANT	⊕	MAIL BOX
⊕	DEPRESSED CURB	⊕	CABLE TV BOX
⊕	LANDSCAPED AREA	⊕	TELEPHONE BOX
⊕	DETECTABLE WARNING PAD	⊕	A/C UNIT
⊕	MANHOLE	⊕	TRANSFORMER
⊕	"A"-INLET	⊕	ELECTRIC METER
⊕	"B"-INLET	⊕	GAS METER
⊕	"C"-INLET	⊕	WATER METER
⊕	YARD INLET	⊕	WATER VALVE
⊕	FLARED END SECTION	⊕	GAS VALVE

ZONE : RESIDENTIAL ~ R-1A

MINIMUMS:	REQUIRED:	NEW LOT 1.01:	NEW LOT 4.01:
LOT AREA	20,000 S.F.	22,303 S.F.	* 8,250 S.F.
LOT WIDTH	100 FT.	** 75.00 FT.	** 75.00 FT.
LOT DEPTH	100 FT.	200.00 FT.	110.00 FT.
PRINCIPAL BUILDING			
FRONT SETBACK	40 FT.	** 27.0 FT.	** 25.5 FT.
REAR SETBACK	35 FT.	102.9 FT.	51.4 FT.
SIDE SETBACK (EACH)	15 FT.	** 9.7 FT.	** 9.9 FT.
SIDE SETBACK (COMBINED)	30 FT.	38.0 FT.	34.9 FT.

MAXIMUMS:	NEW LOT 1.01:	NEW LOT 4.01:
BUILDING HEIGHT	3 STORIES	2 1/2 STORIES

- * VARIANCE REQUIRED
- ** EXISTING NON-CONFORMANCE



LOCATION MAP
SCALE: 1"=140'±

BLOCK	LOT	QUALIFIER	ADDITIONAL LOTS	OWNER NAME / ADDRESS
103	10			FALKS, JEFFREY 51 OAK AVE. METUCHEN, NJ 08840
103	28	L31		BLOM, THOMAS & BLOM, ELIZABETH 68 LINDEN AVE. METUCHEN, NJ 08840
103	33			GOLDMAN, SUSAN 70 LINDEN AVE. METUCHEN, NJ 08840
103	37			NOLAN, KEVIN PATRICK & CAROLINE ANN 76 LINDEN AVE. METUCHEN, NJ 08840
103	37.01			BENNETT, STEPHEN J & TERRI STARR 230 EAST CHESTNUT AVENUE METUCHEN, NJ 08840
103	4			GROSSMAN, MITCHELL 57 OAK AVE. METUCHEN, NJ 08840
103	7			LEWICKI, SOPHIA ZOE & ACHARYA A, TRILOK 55 OAK AVE. METUCHEN, NJ 08840
105	53	55		WALKER, TICE R & COLLEEN O 52 OAK AVE. METUCHEN, NJ 08840
105	57	L59		DUDDY, TERENCE & JACQUELINE 56 OAK AVE. METUCHEN, NJ 08840
105	61	L63		PLECHNER, RICHARD F & MARY LOU 62 OAK AVE. METUCHEN, NJ 08840
96	30	L32		ANDREWS, SUZANNE E 241 E CHESTNUT AVE. METUCHEN, NJ 08840
96	75.01			LEBIDA, EDWARD Z & DIANE B 82 LINDEN AVE. METUCHEN, NJ 08840
96	77			CAPLAN, JOEL & SONDRRA 231 E CHESTNUT AVE. METUCHEN, NJ 08840
98	24	L26,28,30		ROSAMILIA, DANA MARIE 245 E CHESTNUT AVE. METUCHEN, NJ 08840
98	37			HERBERT, JEREMY & JULIET 251 E CHESTNUT AVE. METUCHEN, NJ 08840

200' OWNERS LIST

OWNER/APPLICANT:

THOMAS MULLINS JR.
67 OAK AVENUE
METUCHEN, NEW JERSEY 08840

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

THOMAS MULLINS, JR. (OWNER)

SWORN TO AND SUBSCRIBED BEFORE ME.

DATE _____ NOTARY PUBLIC OF NEW JERSEY _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED FEBRUARY 18, 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.

JAMES J. HEISER, P.L.S. (AFFIX SEAL)
LICENSED PROFESSIONAL LAND SURVEYOR No. 246504331100

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 (AFFIX SEAL)

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S.46:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF _____ 20____ WHICH DATE IS 190 DAYS AFTER ITS APPROVAL BY THE MUNICIPAL BOARD.

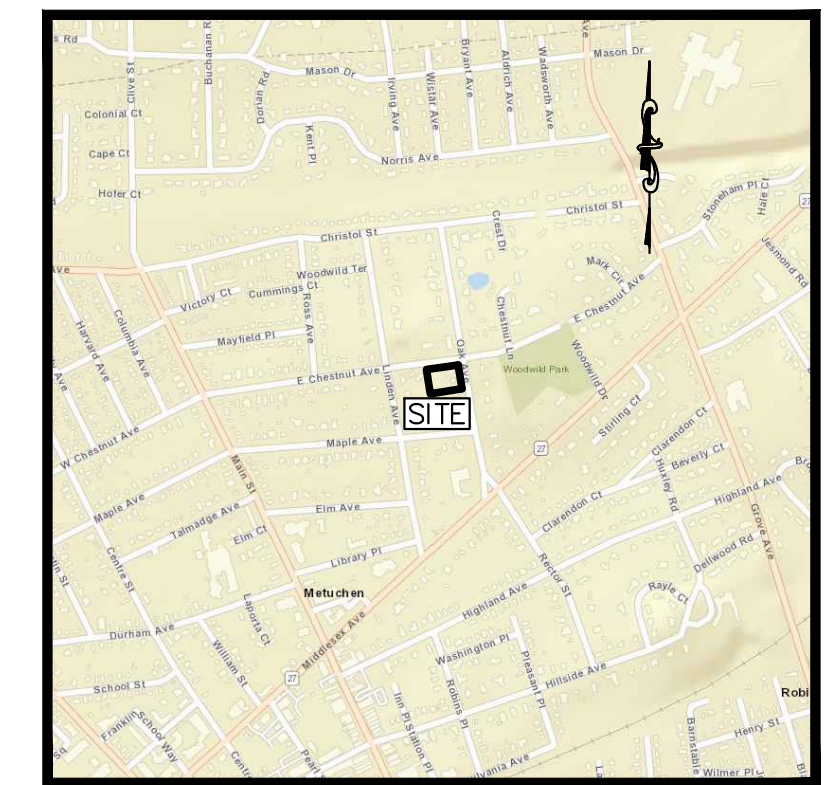
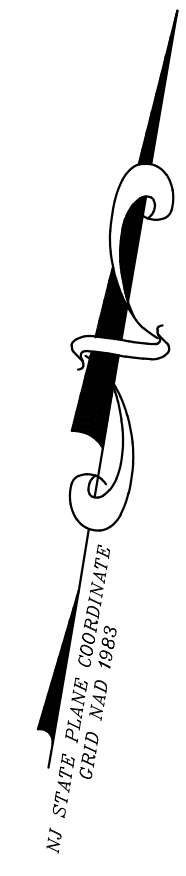
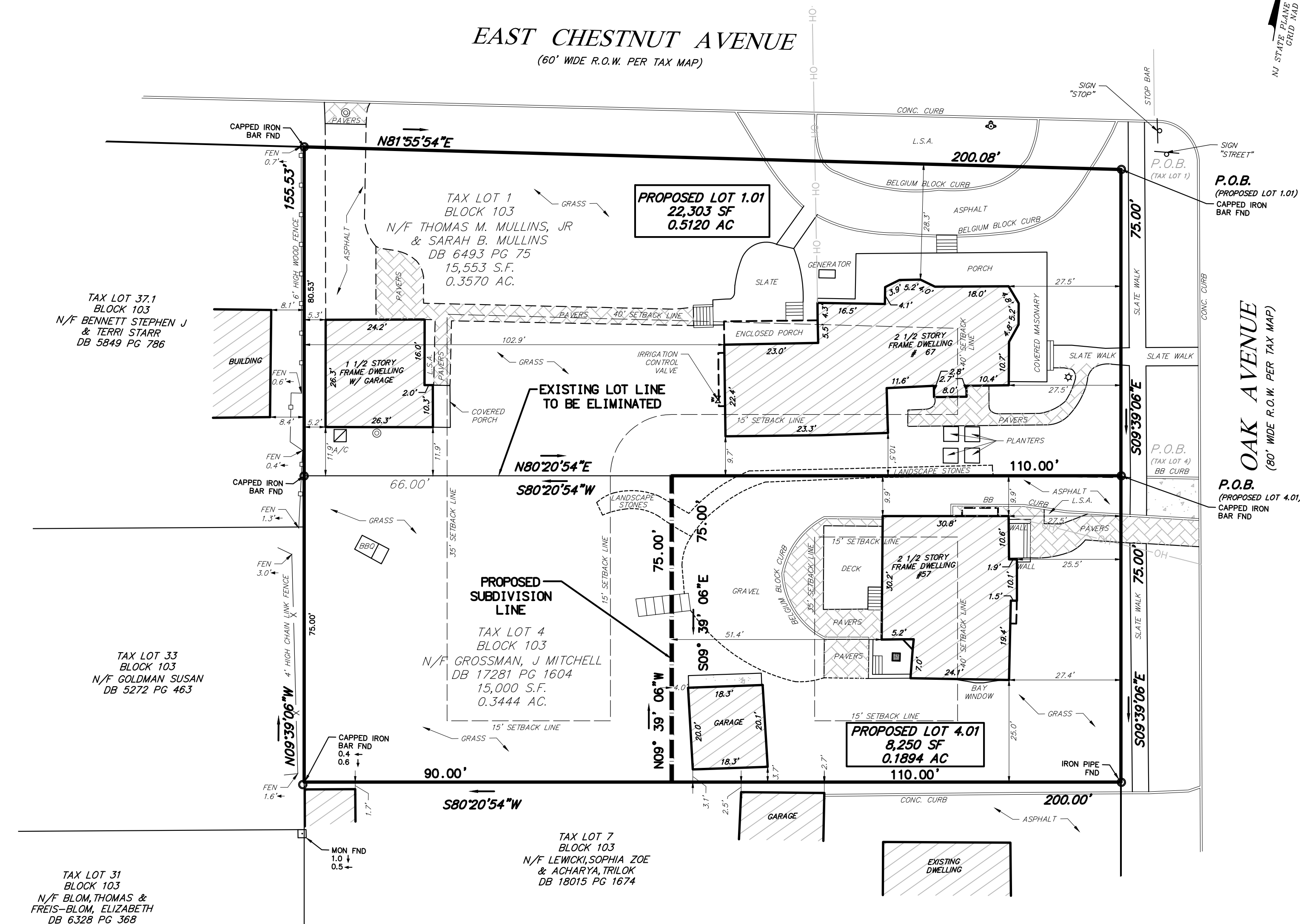
SECRETARY OF THE PLANNING BOARD DATE

APPROVED BY THE
PLANNING BOARD OF METUCHEN BOROUGH
MIDDLESEX COUNTY, NEW JERSEY

CHAIRMAN DATE

SECRETARY DATE

EAST CHESTNUT AVENUE
(60' WIDE R.O.W. PER TAX MAP)



VICINITY MAP
SCALE: 1"=600'±

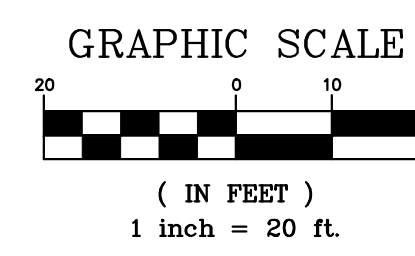
GENERAL NOTES:

- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY DPK CONSULTING. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF FEBRUARY 5, 2022.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PREMISES ARE COMMONLY KNOWN AS 57 & 67 OAK AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY.
- ALSO KNOWN AS LOTS 1 & 4 IN BLOCK 103 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45: 8-36.3) AND N.J.A.C. 13:40-5.1(D).

MAP REFERENCES:

- MAP ENTITLED "BOUNDARY SURVEY, TAX LOT 4, BLOCK 103, 57 OAK AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY DPK CONSULTING, DATED FEBRUARY 18, 2022
- MAP ENTITLED "MAP OF WOODWILD PROPERTY OF THE METUCHEN BUILDING AND LOAN ASSOCIATION" PREPARED BY FRANKLIN MARSH, DATED OCTOBER, 1897, WHICH MAP HAS BEEN DULY FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON NOVEMBER 24, 1897 AS MAP #297, FILE #257.

REV	DATE	DESCRIPTION	J.L.M.	J.D.L.
1	3-28-2022	REVISED PER CLIENT		



IF THIS DOCUMENT DOES NOT CONTAIN A VALID SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

DATE	DATE
James J. Heiser Professional Land Surveyor JHEISER@DPKCONSULTING.NET N.J. Lic: 246504331100 PA. Lic: SU075616 N.Y. Lic: 050932-1 CT. Lic: 70476	Joseph Messina Professional Land Surveyor JMESSINA@DPKCONSULTING.NET N.J. Lic: 246503836300
PROJECT NUMBER: 22-9464	DRAWING FILE: 22-9464SD01
DATE: 03/22/2022	SCALE: 1" = 20'
DRAWN BY: J.L.M.	CHK'D BY: J.D.L.
SHEET 1 OF 1	
REV. 0	

MINOR SUBDIVISION
TAX LOTS 1 & 4
BLOCK 103
57 & 67 OAK AVENUE
BOROUGH OF METUCHEN
MIDDLESEX COUNTY NEW JERSEY

DPK CONSULTING
DPK CONSULTING, LLC
200 METROPOLITAN DRIVE, STE. 285, EDISON, NJ 08817
P: 732-764-6100 F: 732-764-0990
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28042200