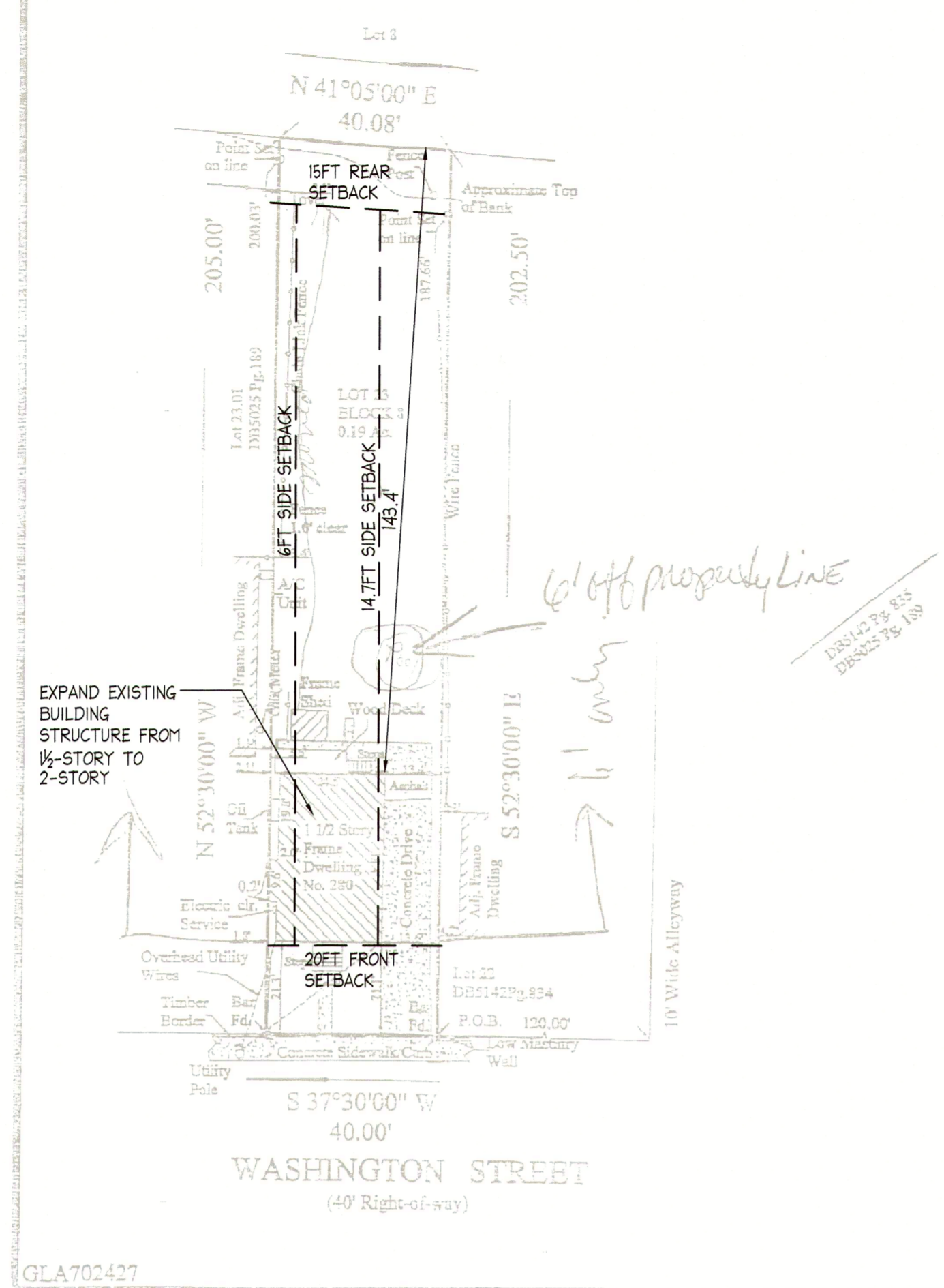


THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURPOSE AND/OR MORTGAGE OF THE HERIN DELINEATED PROPERTY BY THE ABOVE NAMED SURVEYOR. NO RESPONSIBILITY IS ASSIGNED BY THE SURVEYOR FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THE SURVEY FOR DEED, EASEMENT, SALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY HAS BEEN ACCURATELY PREPARED ON THE GROUND AND THAT NO VISIBLE ENCUMBRANCES EXIST EXCEPT AS SHOWN ON THIS SURVEY. PROPERTY OWNER MAILING REQUESTED AS PER N.J.A.C. 17:27-11.

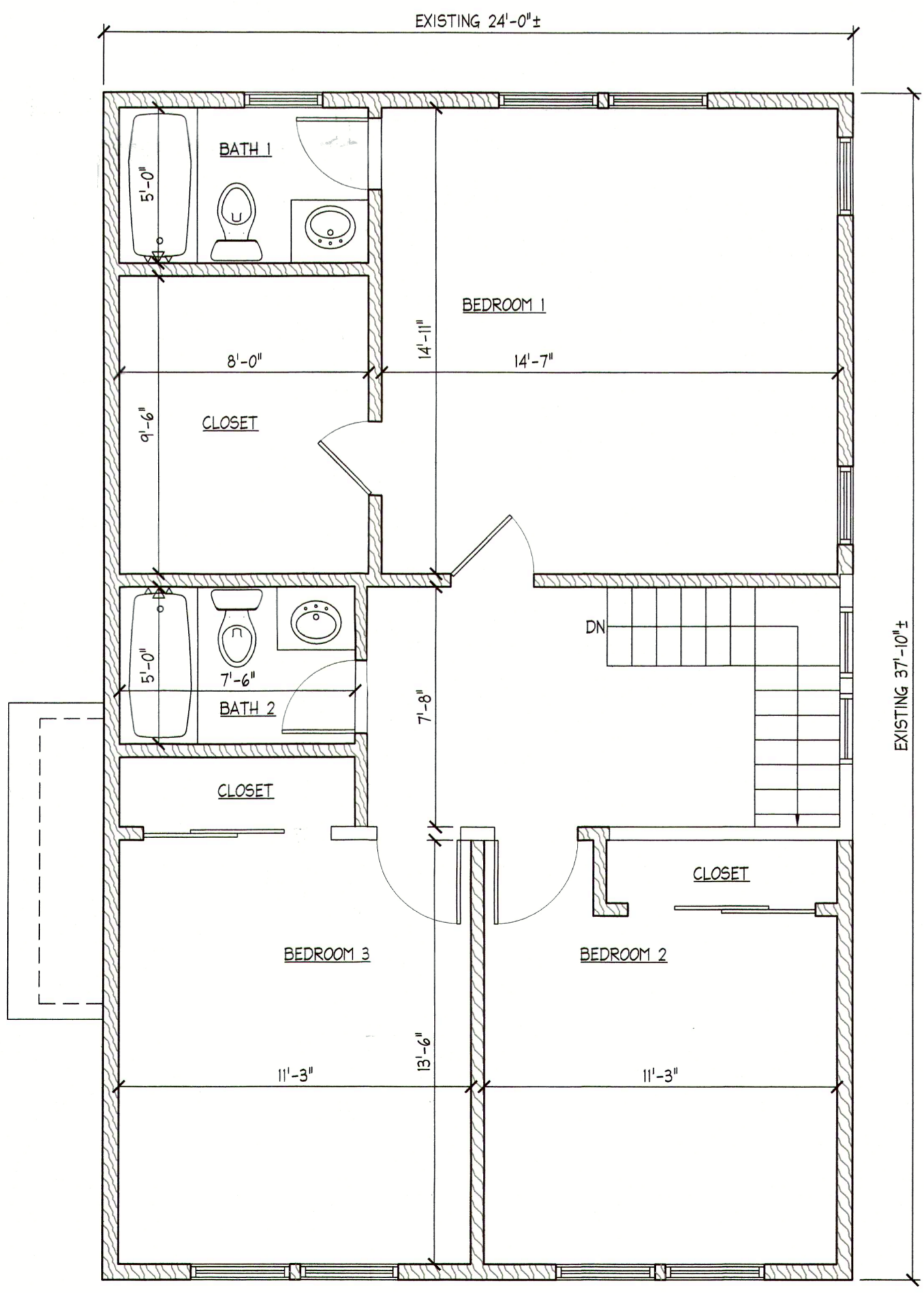


This plan is certified to:
DARRYL FERGUSON,
 NEW JERSEY TITLE INSURANCE COMPANY;
 GENERAL LAND ABSTRACT COMPANY;
 GATEWAY FUNDING OVERSHEED MORTGAGE SERVICES,
 Its Successors And/or Assigns ATTORNEY
MARGARETA A. FREEMAN, Esq.

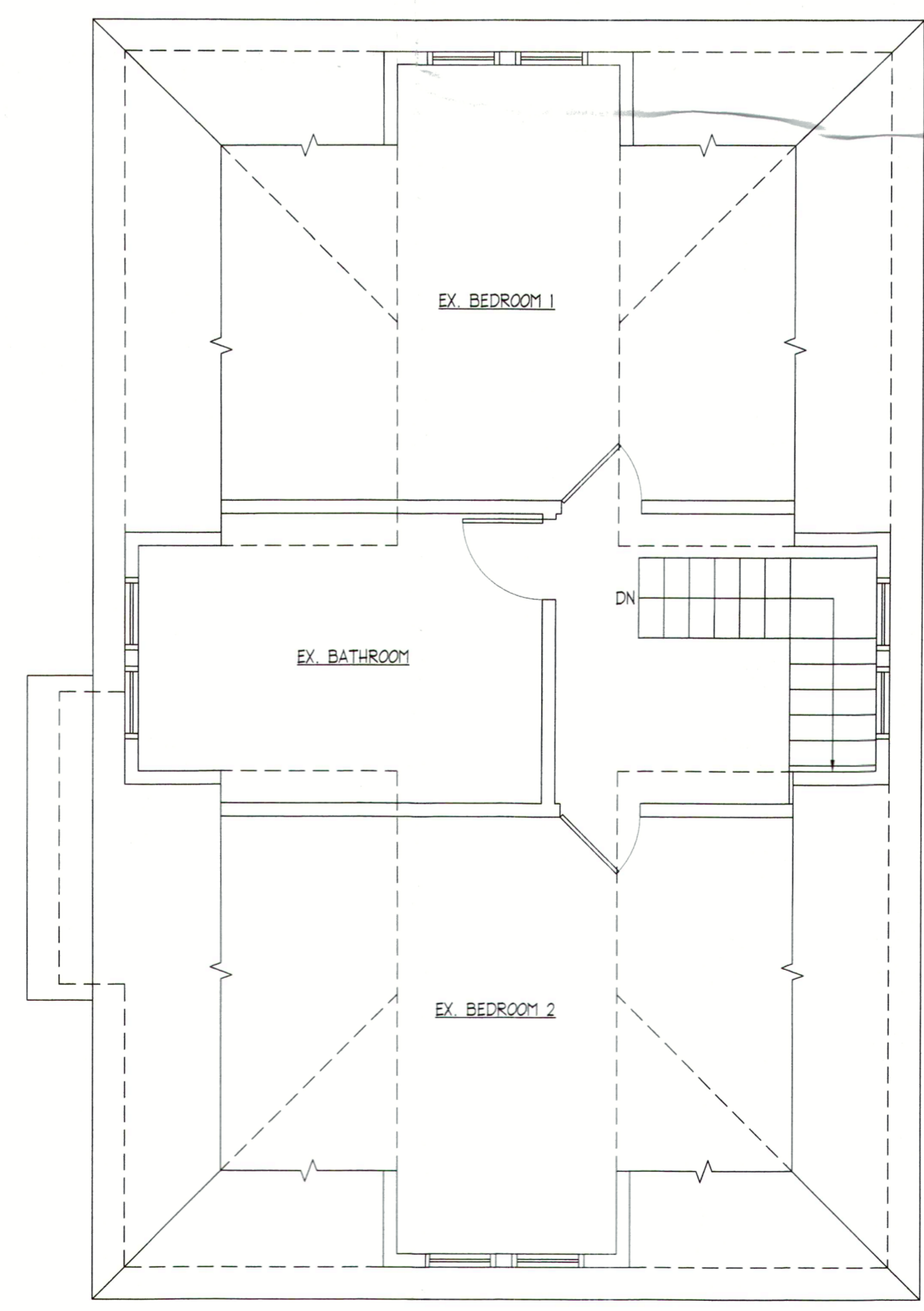
PLAN OF SURVEY MADE FOR
DARRYL FERGUSON
 TAX LOT 23 BLOCK 8
 BOROUGH OF KEYPORT
 MONMOUTH COUNTY NEW JERSEY

ROBERT M. RAGAN
 RAGAN LAND SURVEYING P.C.
 1915 Cottage Place
 Wall Township New Jersey
 07727-2600
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 26977

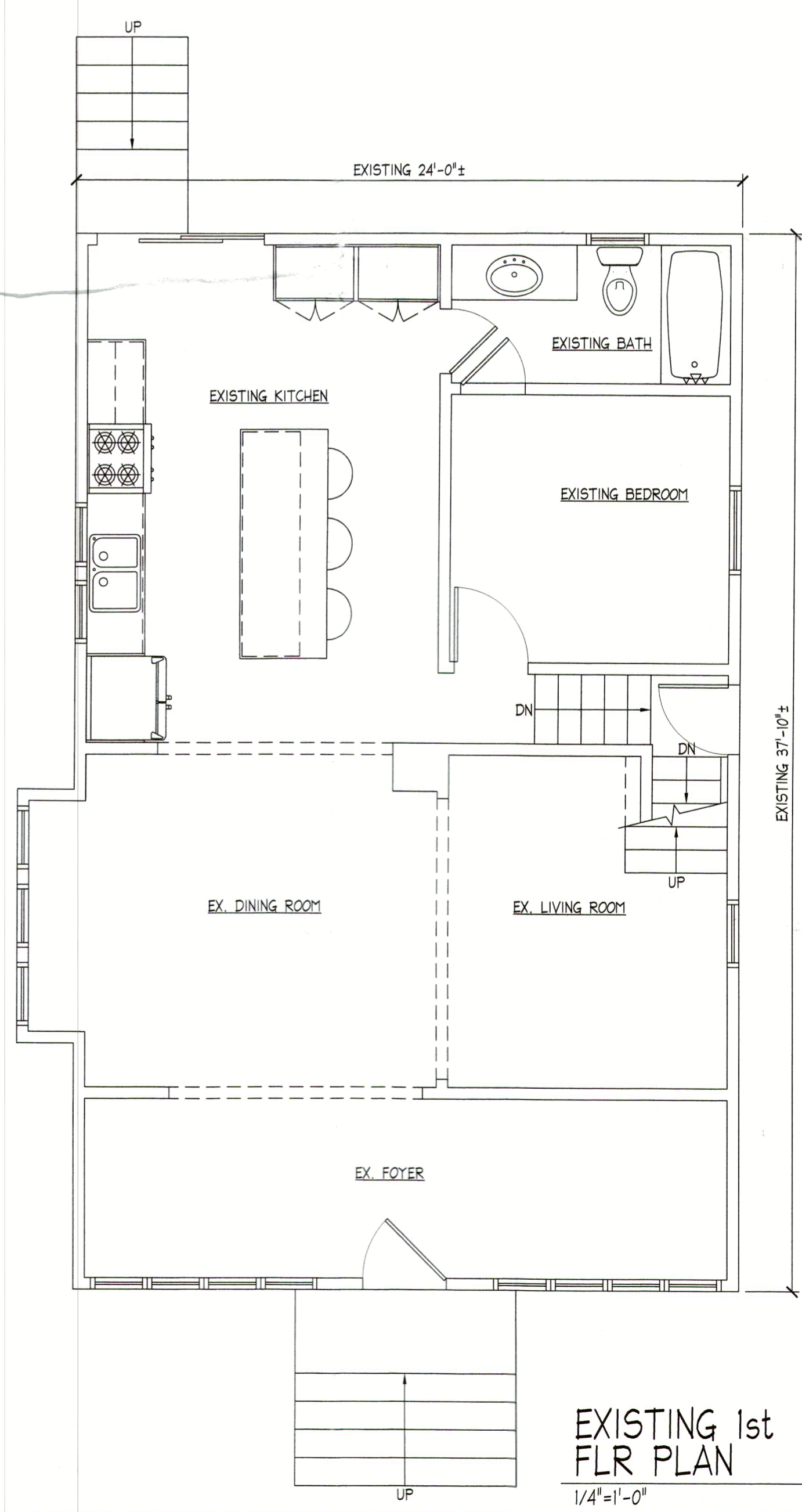
ZONE: RA	ORDINANCE	EXISTING	PROPOSED	VARIANCE
1. MINIMUM LOT AREA	5,000 SF	8,150 SF	NO CHANGE SF	NO
2. MINIMUM LOT WIDTH	50 FT	40 FT	NO CHANGE FT	ENC
3. MIN. FRONT YARD BLDG. SETBACK	20 FT	21.1 FT	NO CHANGE FT	NO
4. MIN. SIDE YARD BLDG. SETBACK (LEFT/RIGHT)	6 / 6 FT	1.3 / 13 FT	NO CHANGE FT	YES
5. MIN. TOTAL SIDE YARD BLDG. SETBACK	16 FT	14.3 FT	NO CHANGE FT	YES
6. MIN. REAR YARD BLDG. SETBACK	15 FT	143.4 FT	NO CHANGE FT	NO
7. MAXIMUM BUILDING HEIGHT (2-1/2 STORIES)	30 FT	17.8 FT	24.8 FT	NO
8. MAXIMUM PRINCIPAL BUILDING COVERAGE	30% / 2,445 SF	11.4% / 927 SF	NO CHANGE SF	NO
9. MAXIMUM IMPERVIOUS COVERAGE	60% / 4,890 SF	25.6% / 2,087 SF	NO CHANGE SF	NO
NO ACCESSORY STRUCTURE				



PROPOSED 2nd FLR PLAN
 1/4"=1'-0"



EXISTING 2nd FLR PLAN
 1/4"=1'-0"



EXISTING 1st FLR PLAN
 1/4"=1'-0"

PO YI WU
 656 MARTENSE AVENUE
 TEANECK, NJ
 (551) 574-2271
 poarchitect@hotmail.com
 NJ #18691

PLEASE NOTE THESE DRAWING ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & SEALED BY THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, ALTERED, COPIED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE ARCHITECTS PERMISSION.

ISSUE	DATE
ZONING DENIAL	03.08.22

REVISIONS	DESCRIPTION	DATE
1		
2		
3		
4		

PROJECT:
 2nd FLOOR EXPANSION FOR
 280 WASHINGTON STREET
 KEYPORT, NJ 07735

BLOCK: 8 LOT: 23

DRAWING TITLE:
 PROPOSED SITE PLAN /
 ZONING TABLE /
 FLOOR PLANS

SEAL & SIGNATURE: [Signature]

DRAWN BY: PW
 CHECKED BY: PW
 DRAWING NUMBER: V-1
 PAGE NUMBER: 1
 SCALE: