SIDE ELEVATION (BEACH) | SCALE - | 9

REAR ELEVATION | SCALE - | 8

PERSPECTIVE | SCALE - | 7

SOSH

atlantic city - new york - philadelphia

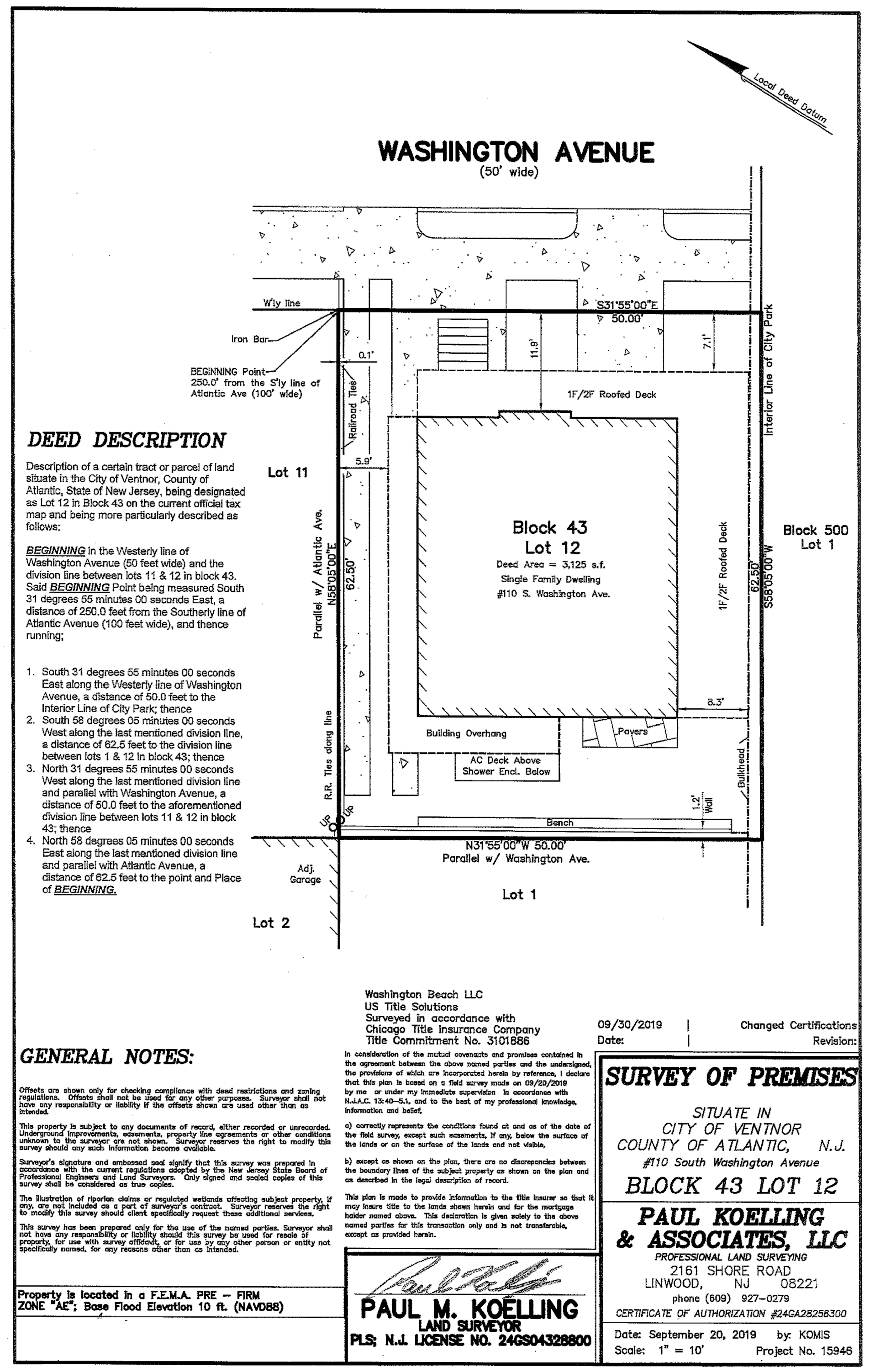
Thomas J. Sykes, A.I.A., P.P.
Founding Principal
William A. Salerno, A.I.A., P.P.
Founding Principal
Nory Hazaveh, A.I.A., P.P.
Founding Principal
Mark Petrella, A.I.A.
Principal
Kimberly McCarron, NCARB
Principal
John DeRichie, R.A., A.I.A., NCARB
Principal

Thomas J. Sykes - New Jersey License # 21AI00762900

STAIRCASE ADDITION AT THE DEON RESIDENCE

110 S. WASHINGTON AVE
VENTNOR, NJ

BLOCK 43 LOT 12



DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Ventnor, County of Atlantic, State of New Jersey, being designated as Lot 12 in Block 43 on the current official tax map and being more particularly described as follows:

BEGINNING in the Westerly line of Washington Avenue (50 feet wide) and the division line between lots 11 & 12 in block 43. Said **BEGINNING** Point being measured South 31 degrees 55 minutes 00 seconds East, a distance of 250.0 feet from the Southerly line of Atlantic Avenue (100 feet wide), and thence running;

1. South 31 degrees 55 minutes 00 seconds East along the Westerly line of Washington Avenue, a distance of 50.0 feet to the Interior Line of City Park; thence
2. South 58 degrees 05 minutes 00 seconds West along the last mentioned division line, a distance of 62.5 feet to the division line between lots 1 & 12 in block 43; thence
3. North 31 degrees 55 minutes 00 seconds West along the last mentioned division line and parallel with Washington Avenue, a distance of 50.0 feet to the aforementioned division line between lots 11 & 12 in block 43; thence
4. North 58 degrees 05 minutes 00 seconds East along the last mentioned division line and parallel with Atlantic Avenue, a distance of 62.5 feet to the point and Place of **BEGINNING.**

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Property is located in a F.E.M.A. PRE – FIRM ZONE "AE"; Base Flood Elevation 10 ft. (NAVD88)

Washington Beach LLC
US Title Solutions
Surveyed in accordance with Chicago Title Insurance Company
Title Commitment No. 3101886

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 09/20/2019 by me or under my immediate supervision in accordance with N.J.A.C. 13:40–5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800

09/30/2019	Changed Certifications
Date:	Revision:

SURVEY OF PREMISES

SITUATE IN
CITY OF VENTNOR
COUNTY OF ATLANTIC, N.J.
#110 South Washington Avenue
BLOCK 43 LOT 12

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927–0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

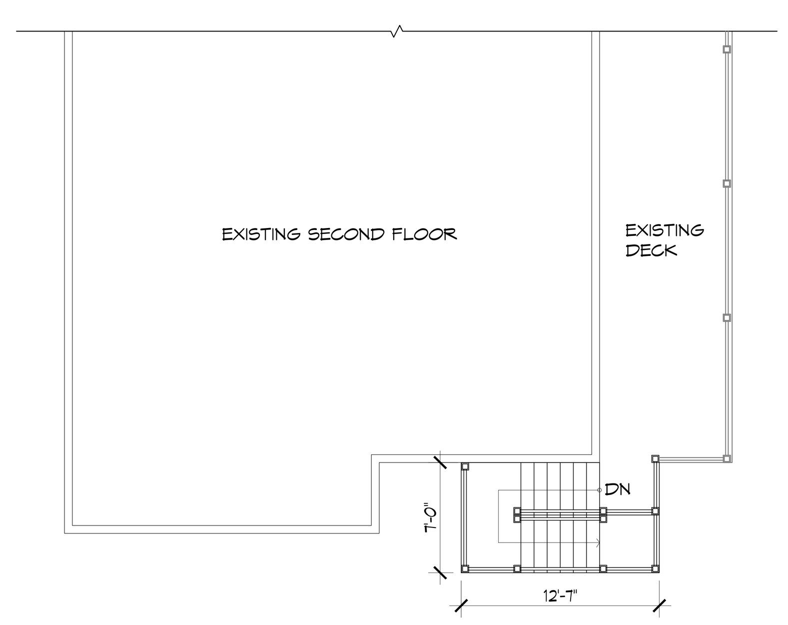
Date: September 20, 2019 by: KOMIS
Scale: 1" = 10' Project No. 15946

PROPERTY SURVEY | SCALE N.T.S. | 6

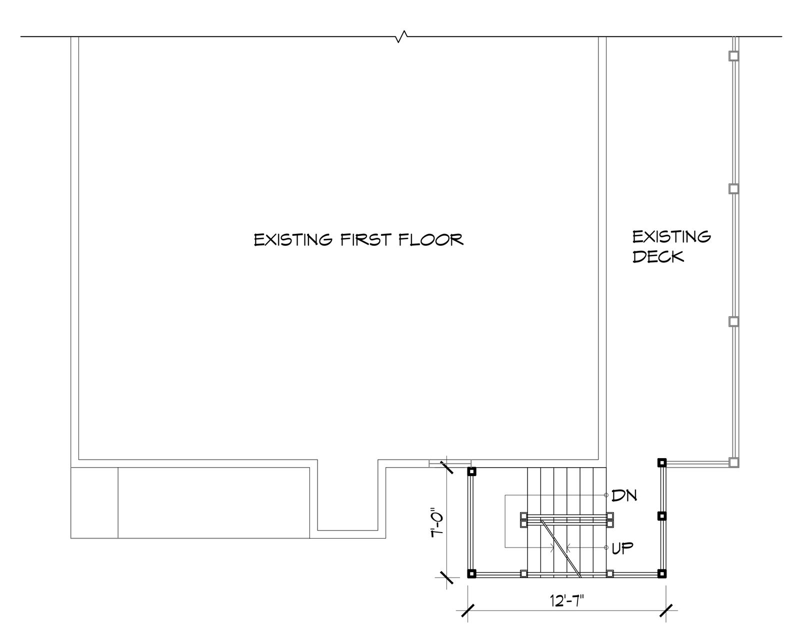
ZONING SCHEDULE

Owner:	Mr. Pat Deon					
Address:	110 S. Washington Ave (Block 43 Lot 12)					
Location:	Ventnor City, New Jersey					
		Permitted or Required	**Existing**	**Existing Status**	**Proposed**	**Variance Needed**
	Zone R-3 Use:	Single Family Residential	Single Family Residential	Conforms	-	-
LOT	**Area**	3,000 sf min.	3,125 sf	Conforms	-	-
LOT	**Width**	50 ft min.	50 ft	Conforms	-	-
LOT	**Depth**	60 ft min.	62.5 ft	Conforms	-	-
LOT	**Bldg. Coverage**	50% = 1,562.5 sf	1,762.5 sf (56.4%)	Granted	-	-
SETBACKS	Front	12 ft	11.5 ft	Granted	-	-
SETBACKS	Side (Beach)	12 ft	1.5 ft	Granted	6.1 ft	Y
SETBACKS	Side	5 ft	6.1 ft	Conforms	-	-
SETBACKS	Rear	10 ft	10.1 ft	Conforms	7.6 ft	Y
	Lot Coverage	75% = 2343.75 sf	2333 sf (74.5%)	Conforms	2417 sf (77.3%)	Y
	Parking	2 spaces	5 spaces	Conforms	-	-
	Bldg. Height	35 ft Max	34.8 ft	Conforms	-	-

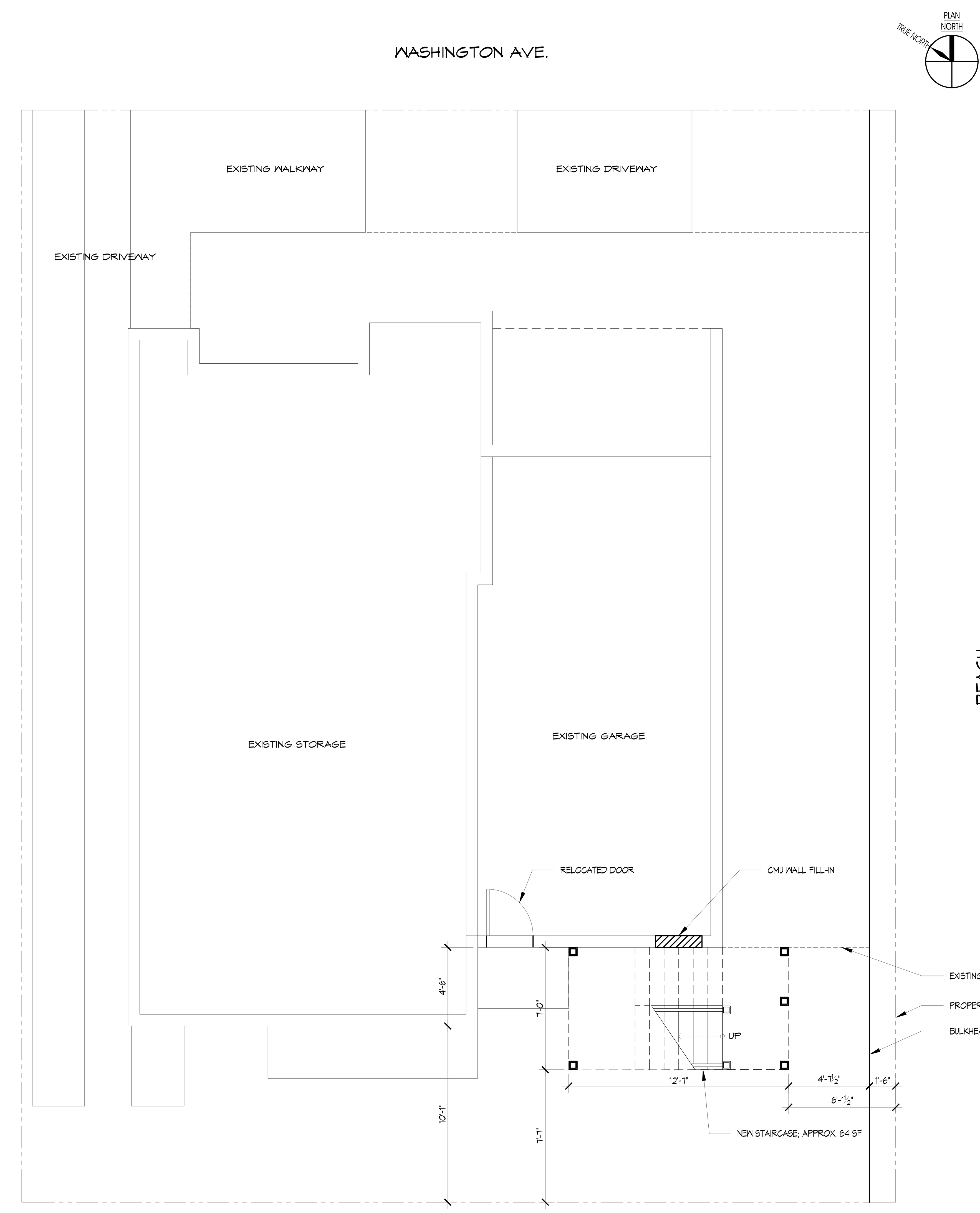
ZONING SCHEDULE | SCALE - | 5



SECOND FLOOR PLAN | SCALE 1/8" = 1'-0" | 4



FIRST FLOOR PLAN | SCALE 1/8" = 1'-0" | 3



SITE & GROUND FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

SUBMISSIONS

NO.	DATE:	DESCRIPTION:
	01/30/2020	PLANNING BOARD SUBMISSION

DRAWING TITLE:
PROPOSED FLOOR PLANS, ZONING SCHEDULE, SURVEY, & ELEVATIONS

DRAWN BY: JVT
REVIEWED BY: TS
PROJECT NO. 19110.00.001
DRAWING NO. ASK-100