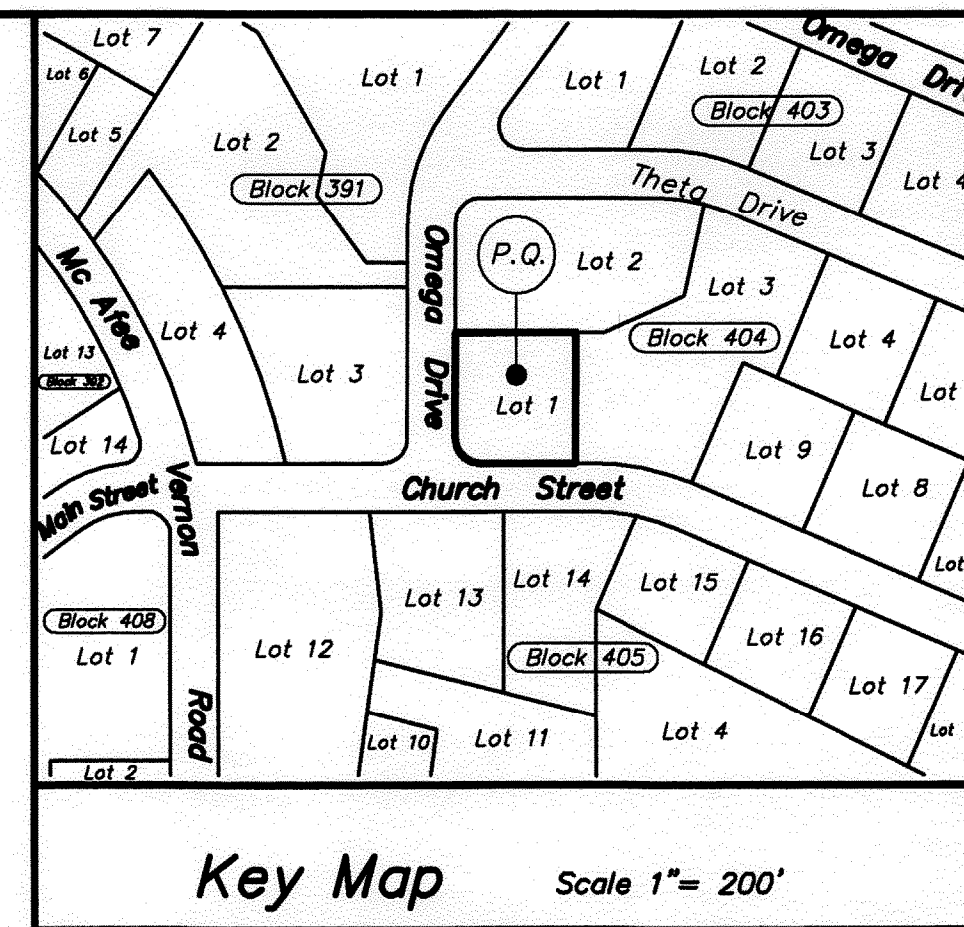


DBk.3512 Pg. 972



Key Map Scale 1" = 200'

Lot Owners Within 200 Feet

Block	Lot	Owner
391	1	KC PROPERTY GROUP, LLC
391	2	BALDWIN, ROBERT G
391	3	NOLAND, EVELYN
391	4	PEET BLOKKER
403	1	FIRST LINE ASSOCIATES, LLC
403	2	TOWNSHIP OF VERNON
404	1	ALLAIN, CLAUDE & BILOMASUR, ELIZABETH
404	2	FIRST LINE ASSOCIATES, LLC
404	3	SUSSEX BANK
404	9	VAN DYKE, HARRY J & SHIRLEY A
405	12	VERNON METHODIST CHURCH
405	13	KDA INVESTMENT, LLC
405	14	ALPHA & OMEGA DENTAL OF NJ LLP
405	15	PRIMAVERA, FRANK TST

Owners/Applicants

Claude Allain &
Elizabeth Bilomasur
46 Sand Hill Road
Vernon, N.J. 07462

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL DOCUMENT, AND MAY HAVE BEEN ALTERED.

REVISED: 01/21/21 ADDITIONAL PARKING
REVISED: 03/23/21 DUMPSTER AREA & TRUCK LOADING

TO:
CLAUDE ALLAIN
ELIZABETH BILOMASUR

AND ANY INSUROR OR TITLE RELYING HEREON AND ANY PARTY IN INTEREST: IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY STATE TO ITS ACCURACY (EXCEPT SUCH EASEMENTS IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LAND AND PREMISES SHOWN THEREON.
(I HEREBY STATE THIS PLAN TO BE IN ACCORDANCE WITH A SURVEY MADE 08/25/20)
R.H.J. 8-23-20
DATE

ROBERT H. JORDAN, JR.
NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. 2465034485000

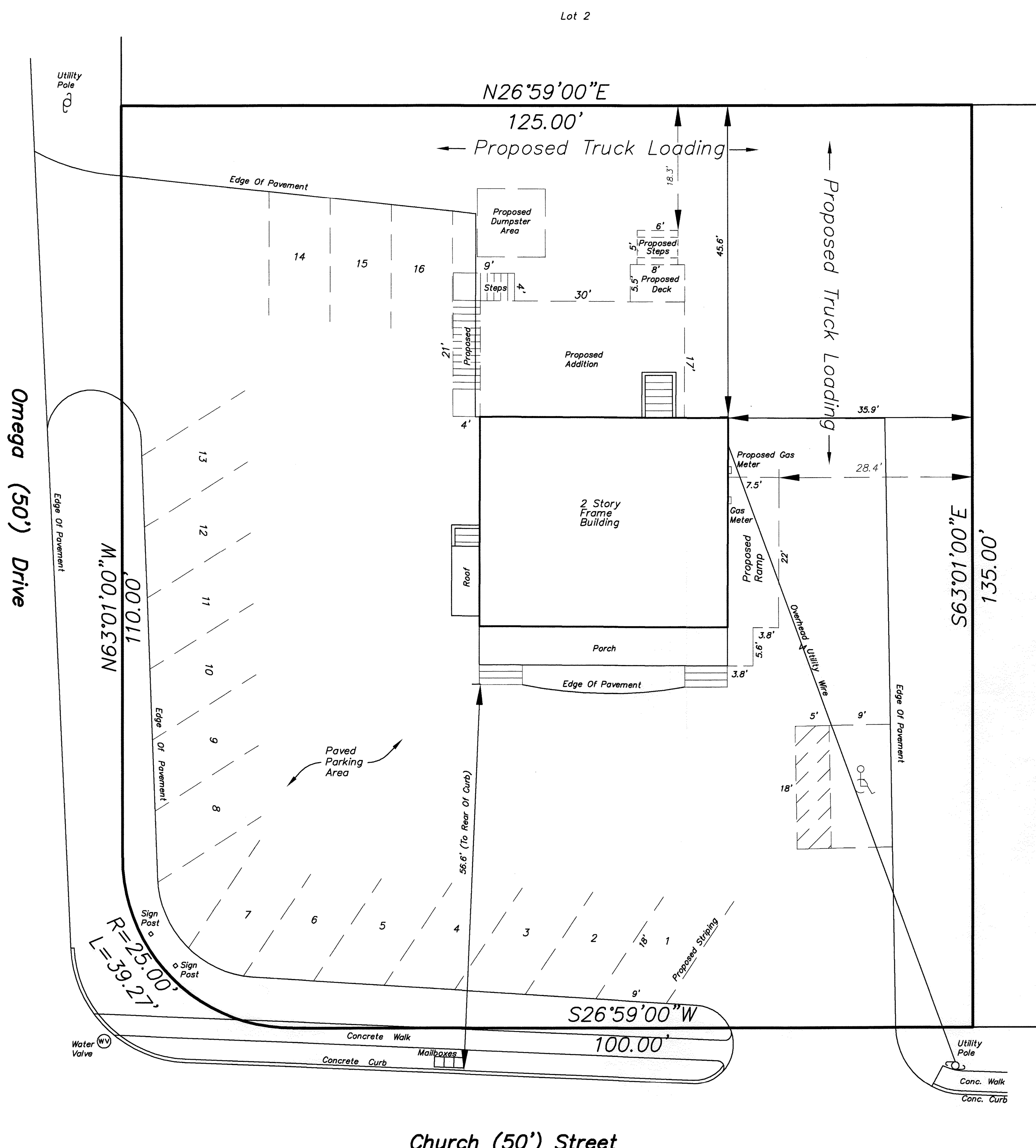
This statement is made only to here on named parties for purchase and/or mortgage of herein delineated property by above named purchaser. No responsibility is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in statement, either directly or indirectly.

EXISTING CONDITIONS MAP

CLAUDE ALLAIN
ELIZABETH BILOMASUR
LOT 1, BLOCK 404
5 CHURCH STREET
VERNON TOWNSHIP
SUSSEX COUNTY
NEW JERSEY

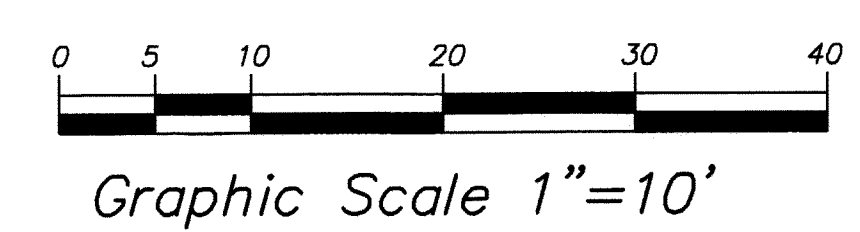
RHJ ASSOCIATES
PROFESSIONAL LAND SURVEYING & PLANNING
6 LAKESHORE DRIVE EAST
HIGHLAND LAKES, NEW JERSEY 07422
PH: 973-764-5668

DRAWN BY: R.J.H. SCALE: 1"=10' DATE: 08/28/20 SHEET: 20-033 1



- General Notes and Map References:**
1. Being Lot 1 In Block 404 As Shown On The Township Of Vernon Tax Map.
 2. Offsets Shown Are For Title Purposes Only and Shall Not Be Used To Determine Boundaries For Construction and Maintenance.
 3. Boundary & Building Location Taken From Survey By Morgan Engineering & Surveying Dated 08/17/2018.
 4. Parking Layout Taken From Drawing Provided By Owner.
 5. Proposed Building Addition & Amenities Per Architectural Plan By Larry C. Johnson Dated 12/30/19.
 6. Sewer Service Supplied By Vernon Township & Water Supplied By Water System.

TC Zoning Analysis		Required	Existing	Proposed
Required TC Zone				
Minimum Lot Area	N.A.		16,741 S.F.	N.A.
Minimum Lot Width	120 Ft.		242.55 Ft.	N.A.
Minimum Front Yard	14 Ft.		56.6 Ft.	N.A.
Minimum Side Yard	7.5 Ft.		35.9 Ft.	28.4 Ft.
Minimum Rear Yard	5 Ft.		45.6 Ft.	18.3 Ft.
Maximum Building Height	50 Ft.		31 Ft.	N.A.
Maximum Bldg. Cov.	N.A.		8.6%	12.6%
Maximum Lot Cov.	N.A.		64.6%	68.1%



Vernon Township Land Use Board	
Chairman	Date
Secretary	Date
Engineer	Date