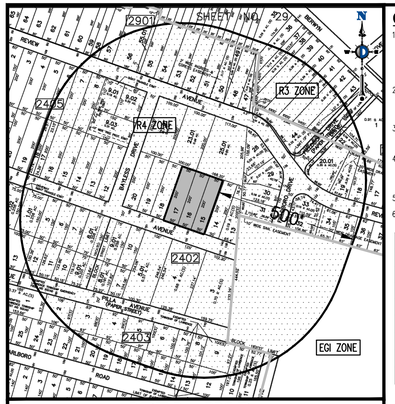


AREA MAP
1" = 280'

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED UPON REFERENCES INCLUDING: BOUNDARY AND TOPOGRAPHIC SURVEY. PATTERSON SURVEYING & ENGINEERING, LLC 618 STOKES ROAD MEDFORD, NJ 08055 JOB #: 2026-065 DATED: 03/17/2026
2. OWNER: STEVEN KHOURY BLOCK 2402, LOTS 15, 16 & 17 154 MILLERICK AVENUE LAWRENCE, NJ 08648
3. APPLICANT: JAY VENTURES, LLC 50 MILL POND ROAD JACKSON, NJ 08527
4. PARCEL DATA: BLOCK 2402, LOTS 15, 16 & 17 154 MILLERICK AVENUE TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY
5. ZONE: R-4 (RESIDENTIAL 4)
6. SCHEDULE OF ZONING REQUIREMENTS: §407 R-4 (RESIDENTIAL 4) ZONING DISTRICT

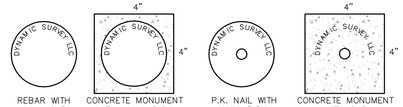
ZONE REQUIREMENT	ZONE R-4	EXISTING LOTS 15 - 17	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	7,500 SF	30,000 SF	15,000 SF	15,000 SF
MINIMUM LOT FRONTAGE	60 FT	150 FT	75 FT	75 FT
MINIMUM FRONT YARD SETBACK	30 FT	21.8 FT	21.8 FT	37.5 FT
MINIMUM SIDE YARD SETBACK	10 FT	18.4 FT	18.4 FT	15.5 FT
MINIMUM REAR YARD SETBACK	35 FT	106.9 FT	106.9 FT	138.0 FT
MAXIMUM LOT COVERAGE	60%	8,706 SF	5,900 SF	3,276 SF
MINIMUM USEABLE YARD AREA	20%	>20%	>20%	>20%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	35.0 FT

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

7. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY, SHEET NO. 24.
8. HORIZONTAL DATUM – NJSPCS NAD 83.
9. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
10. LOT LINES, BUILDINGS & DRIVEWAY AREAS OUTSIDE OF THE SUBJECT PROPERTY SHOWN HAVE NOT BEEN FIELD SURVEYED. THE LINES SHOWN ARE A GRAPHICAL REPRESENTATION BASED ON DIGITAL ORTHOPHOTOGRAPHY OBTAINED FROM NJ OFFICE OF INFORMATION TECHNOLOGY (OGIS).
11. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
12. SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
13. BY GRAPHICAL PLOTTING ONLY THE PREMISES IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER: 34021C0138F, COMMUNITY NAME: TOWNSHIP OF LAWRENCE, EFFECTIVE DATE: 07/20/2016.
14. OUTBOUND INFORMATION SHOWN HEREON WAS OBTAINED FROM MAP REFERENCE 1 (LISTED HEREON).
15. SURVEY MATHEMATICAL CLOSURE EXCEEDS 1/10,000.
16. COMPUTED COORDINATES VALUES SHOWN HEREON ARE BASED ON NAD 83, BASED ON FIELD OBSERVATIONS PERFORMED BY PATTERSON SURVEYING & ENGINEERING, LLC ON MARCH 15, 2026.

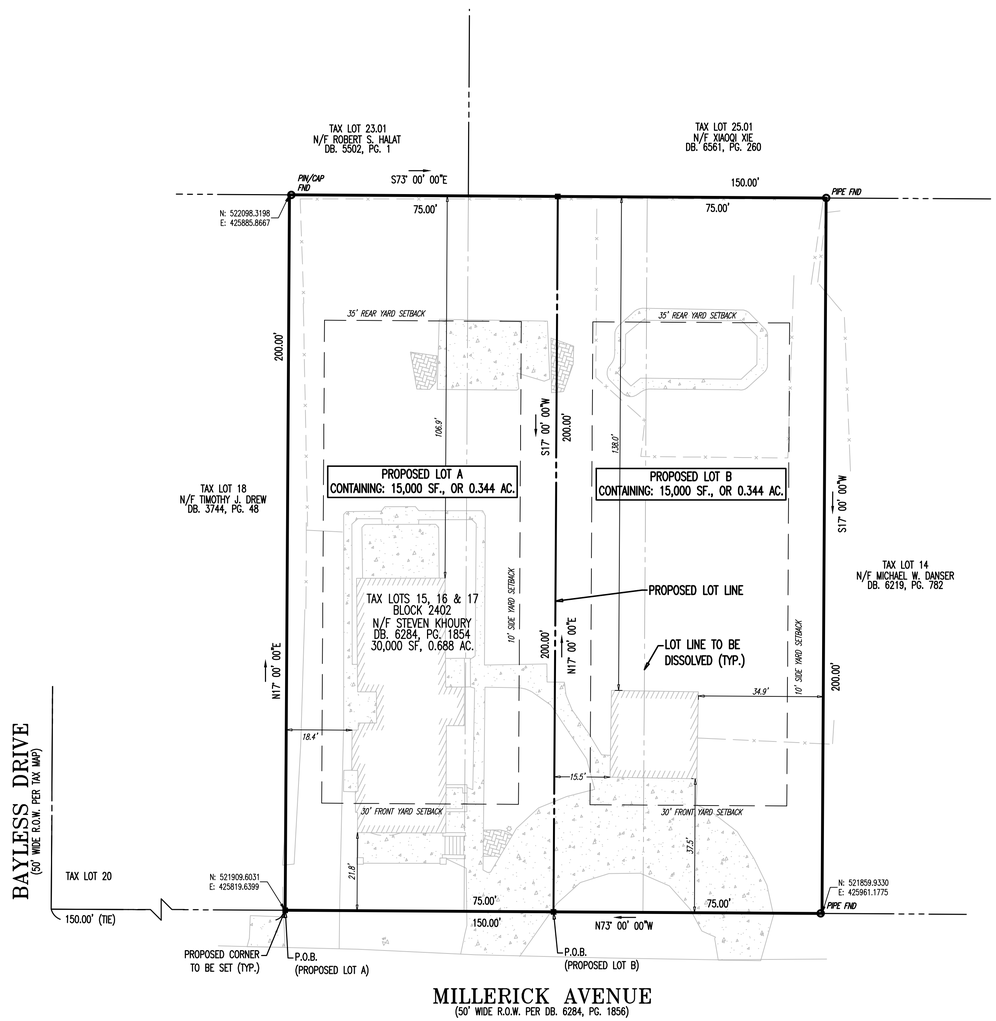
MAP REFERENCES

1. A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 2402 LOT 15-17, 154 MILLERICK AVENUE, TOWNSHIP OF LAWRENCE, MERCER COUNTY, N.J.", PREPARED BY PATTERSON SURVEYING & ENGINEERING, LLC.



CORNER MARKER DETAIL
N.T.S.

KEY MAP
1" = 2000'



200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	ALSO TO BE NOTIFIED:
BOARD OF EDUCATION 2565 PRINCETON PIKE LAWRENCE TOWNSHIP, NJ 08648	2402	2	CORPORATE SECRETARY EWING-LAWRENCE SEWERAGE AUTHORITY 600 WHITEHEAD RD LAWRENCEVILLE, NJ 08648
PAK, CHAN HAN & CHONG HAE 141 MILLERICK AVE LAWRENCE TOWNSHIP, NJ 08648	2402	3	NJ AMERICAN WATER 1025 LAUREL OAK RD VOORHEES, NJ 08043 ATTN: DONNA SHORT
ABONE, ERIAN D 151 MILLERICK AVE LAWRENCE TOWNSHIP, NJ 08648	2402	4	CORPORATE SECRETARY TRENTON WATER WORKS PO BOX 528 TRENTON, NJ 08604
MILLER, JOAN H & ETALS (TRUST) 161 MILLERICK AVE LAWRENCE TOWNSHIP, NJ 08648	2402	5.01	AQUA WATER COMPANY 2875 EWAL RD ERIAL, NJ 08081 ATTN: JAMES BARBARO
MIKHLOWSKI, WOJCIECH & HALINA 171 MILLERICK AVE 2402 7, 9.01 & 10 LAWRENCE TOWNSHIP, NJ 08648	2404	8.01	RCN CORPORATION 105 CARNEGIE CENTER PRINCETON, NJ 08540
DANSER, MICHAEL W 468 PETERPAR RD BRIDGEWATER TOWNSHIP, NJ 08807	2402	13 &14	MERCER COUNTY PLANNING BOARD 640 SOUTH BROAD ST PO BOX 8068 TRENTON, NJ 08650-8068
DREW, TIMOTHY J 10 JORGENSEN RD STOCKTON, NJ 08559	2402	18	SUN PIPE LINE COMPANY ATTN: R-O-W DEPARTMENT 1801 MARKET ST 26TH/ FLOOR PHILADELPHIA, PA 19103-1699
POTTS, MICHAEL T & JOANNA M 164 MILLERICK AVE LAWRENCE TOWNSHIP, NJ 08648	2402	19	SUNOCO PIPE LINE, LP RIGHT-OF-WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN RD SINKING SPRING, PA 19608
ERICSON, TANDRA ANN & PETER BERT 166 MILLERICK AVE LAWRENCE TOWNSHIP, NJ 08648	2402	20	CORPORATE SECRETARY PUBLIC SERVICE ELECTRIC & GAS COMPANY 80 PARK PLAZA, 4B NEWARK, NJ 07101
SOLTIS, VIRGINIA P 5 BURNING TREE LN LAWRENCE TOWNSHIP, NJ 08648	2402	21.01	ELIZABETHTOWN GAS COMPANY ONE ELIZABETHTOWN PLAZA THIRD FLOOR EAST UNION, NJ 07083-1975
HALAT, ROBERT S 147 REVIEW AVE LAWRENCE TOWNSHIP, NJ 08648	2402	23.01	CORPORATE SECRETARY VERIZON 540 BROAD ST NEWARK, NJ 07101
XIE, XIAOQI 139 REVIEW AVE LAWRENCE TOWNSHIP, NJ 08648	2402	25.01	GENERAL MANAGER COMCAST CABLEVISION 840 PROSPECT ST TRENTON, NJ 08618
MOLVERTON, FRANCES A 137 REVIEW AVE LAWRENCE TOWNSHIP, NJ 08648	2402	28	CORPORATE SECRETARY AT&T 1 AT&T WAY BEDMINSTER, NJ 07921
RIVERA, MELISA 135 REVIEW AVE LAWRENCE TOWNSHIP, NJ 08648	2402	29	CORPORATE SECRETARY JERSEY CENTRAL POWER AND LIGHT 300 MADISON AVE MORRISTOWN, NJ 07962
TRANOR, JACOB 86 GREENWOOD AVE MADISON, NJ 07940	2402	30	CORPORATE SECRETARY TRANSCONTINENTAL GAS PIPE LINE CORPORATION 2800 POST OAK BLVD HOUSTON, TX 77056
KOVACS, C JR UX 175 FELDBORO DR LAWRENCE TOWNSHIP, NJ 08648	2402	31	COMMISSIONER NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVE, CN 600 TRENTON, NJ 08625
CHEEMA, ZAFAR & NAHEED 1 BRYLEES DR LAWRENCE TOWNSHIP, NJ 08648	2405	9.03	
MEAGHER, MICHAEL E & KAREN R 170 MILLERICK AVE LAWRENCE TOWNSHIP, NJ 08648	2405	12	

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION, THAT I HAVE AUTHORIZED THE APPLICANT TO MAKE THIS APPLICATION AND THAT I AGREE TO BE BOUND BY THE APPLICATION AND REPRESENTATIVES MADE HEREIN, AND THE DECISIONS MADE HEREOF IN THE SAME MANNER AS IF I WERE THE APPLICANT.

LOTS 15, 16 & 17 SIGNATURE DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS ..... DAY OF ....., 2026.

NOTARY

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY COMMISSION EXPIRES SEAL

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP OR A DEED CLEARLY DESCRIBING THIS SUBDIVISION SHALL BE FILED IN MERCER COUNTY CLERKS' OFFICE ON OR BEFORE _____, WHICH DATE IS 95 DAYS FROM THE DATE OF FINAL APPROVAL.

SECRETARY DATE

APPROVED AS A SUBDIVISION BY THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE ON _____, 2026 BY RESOLUTION NO. _____.

CHAIRMAN DATE

SECRETARY DATE

ADMINISTRATIVE OFFICER DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," (P.L.1975,c.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP AND LAND SURVEY DATED 03/17/2026 HAVE BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DANIEL J. PATTERSON, PELS DATE

I CERTIFY THAT THIS MAP WAS PREPARED OR MADE UNDER MY SUPERVISION AND COMPLIES WITH THE STATE PLANE COORDINATE LAW.

CRAIG BLACK
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 42575

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER DATE

FILE MAP # _____ DATE FILED _____

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198 | F: 732.974.3521
Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
www.dynamic-surveyservices.com

PROJECT:
JAY VENTURES, LLC
BLOCK 2402, LOTS 15, 16 & 17
154 MILLERICK AVENUE
TOWNSHIP OF LAWRENCE,
MERCER COUNTY, NEW JERSEY

CRAIG BLACK
No. 42575
PROFESSIONAL LAND SURVEYOR
NEW JERSEY

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
MINOR SUBDIVISION PLAN

PROJECT No:	SCALE:	DATE:
5945 26-01197	1"=20'	06/15/2026
DRAWN BY: IJT	FIELD BY: ---	CHECKED BY: CB

SHEET No: 1 OF 1 Rev. #: 0

REV.	DATE	COMMENTS	BY

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DIR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAIL FND
LSA	LANDSCAPE AREA		PK NAIL SET
× 0.00	SPOT ELEVATIONS		DRILL HOLE FND
×G: 0.00	GUTTER ELEV.		DRILL HOLE SET
×TC: 0.00	TOP OF CURB ELEV.		SURVEY STONE FND
×FF: 0.00	FINISH FLOOR ELEV.		SURVEY CAP FND
×GF: 0.00	GARAGE FLOOR ELEV.		CROSS CUT FOUND
×BW: 0.00	BOTTOM OF WALL ELEV.		CROSS CUT SET
×TW: 0.00	TOP OF WALL ELEV.	P.O.B.	POINT OF BEGINNING
×WSE: 0.00	WATER SURFACE ELEV.		

GRAPHIC SCALE
-20 0 10 20
(IN FEET)
1 INCH = 20 FT.

Plotted: 06/15/26 – 2:32 PM, By: lthompson
File: V:\DSURVEY PROJECTS\5945 Blue Jay Homes\26-01197 Lawrence\Dwg\5945260119 7MSD.dwg, ---> 24x36 Subdivision

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