

I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE IMPROVEMENTS REQUIRED FOR THIS SUBDIVISION.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY
FILED WITH SAID COUNTY CLERK ON OR BEFORE _____.

MUNICIPAL CLERK _____ **DATE** _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT PROVIDED FOR IN THE "MUNICIPAL AND LOCAL ORDINANCE" PL 1975, c.291 (C40-55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE "MONUMENTS" SHOWN ON THIS MAP AND SO DESIGNATED.

I FURTHER CERTIFY THAT A PERFORMANCE GUARANTEE HAS BEEN ACCEPTED BY THE TOWNSHIP OF PEQUANNOCK GUARANTEEING THE IMPROVEMENTS REQUIRED BY THIS SUBDIVISION.

MUNICIPAL CLERK _____ **DATE** _____

MUNICIPAL ENGINEER _____ **DATE** _____

NOTE: THE "MAP FILING LAW" WAS REPEALED AND REPLACED WITH NUSA 46:26 A, B & C

THE SUBDIVISION SHOWN HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER WHO HEREBY CONSENTS TO FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF MORRIS.

MOUNTSHORE CAPITAL, LLC
 18 KEECH BRIAR LANE
 POMPTON PLAINS, NJ 07444

☐ - INDICATES CONCRETE MONUMENT SET

— INDICATES CONCRETE MONUMENT TO I

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH "THE MAP FILING LAW" AND SHALL BE FILED WITH THE COUNTY OF MORRIS ON OR BEFORE _____ AND IS APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY.

CHAIRMAN _____ DATE _____

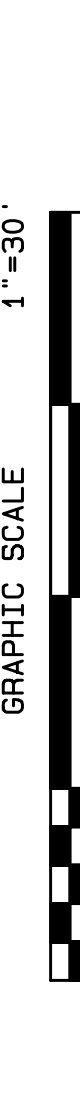
SECRETARY	DATE
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I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS LAND SURVEY DATED NOVEMBER 21, 2018 HAS BEEN MADE UNDER MY SUPER VISION AND MEETS THE MINIMUM SURVEY REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS A SHOWN HAVE BEEN FOUND OR SET.

ROBERT L. CIGOL, Professional
Land Surveyor License No. 24GS04026100

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "THE MAP FILING LAW"

**STEVEN L. SMITH, Professional
Land Surveyor License No. 29357**

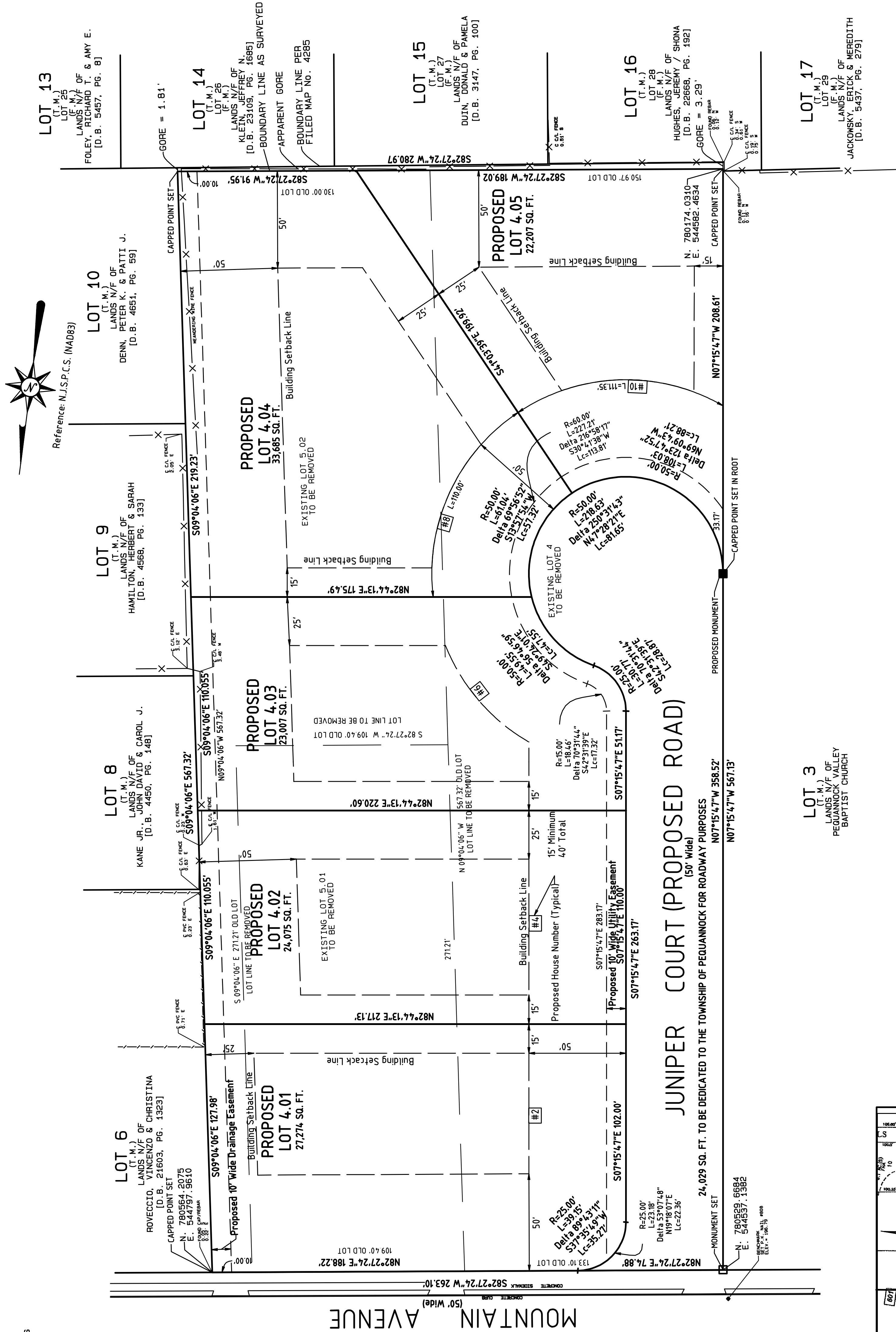


REVISED	12/16/20	S.I.S.
DESCRIPTION OF REVISION		

FINAL PLAT
MOUNTAIN COURT ESTATES
TOWNSHIP OF PEQUANNOCK
MORRIS COUNTY, NEW JERSEY
TAX MAP SHEET 6, BLOCK 604, LOTS 4, 5.01 & 5.02

Steven A. Smith
NORMAN A. SMITH Professional Engineer & Land Surveyor No. 10077, Professional Planner No. 129
STEVEN I. SMITH Professional Land Surveyor No. 29357, Professional Planner No. 3201
JOHN E. GRUBBIN Professional Engineer No. 24292
JAMAN ENGINEERING ASSOCIATES
ENGINEERS, SURVEYORS & PLANNERS
 320 ROUTE 10 WEST, RANDOLPH, NEW JERSEY 07869

DRN. BY S.L.S.	DATE NOVEMBER 12, 2020	SCALE 1" = 30'	JOB NO. J19-06
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ZONING REQUIREMENTS FOR R-22 ZONE

	REQUIRED	PROPOSED
MINIMUM	22,000 SQ. FT.	27,274 SQ. FT.
LOT AREA	100 FEET	127.12 FEET
LOT WIDTH	50 FEET	50 FEET
SETBACK FRONT	50 FEET	50 FEET
SETBACK REAR	50 FEET	50 FEET
SETBACK SIDE	50 FEET	50 FEET
SETBACK TOTAL	15 FEET / 40 FEET TOTAL	15 FEET / 40 FEET TOTAL
LOT FRONTAGE	100 FEET	329.37 FEET
LOT DEPTH	200 FEET	215.11 FEET

xx Variance requested and granted

xxx Variance requested and granted

NOTES:

1. OWNER: MOUNTSHORE CAPITAL, LLC
- 18 KEBCH BRIAR LANE
KEMPTON PLAINS, NJ 07444
2. BEING SHOWN AS LOTS 4, 5, 01 & 02, BLOCK 604, AS SHOWN ON SHEET 6 OF THE TAX MAP OF THE TOWNSHIP OF KEMPTON PLAINS, NEW JERSEY, PREPARED BY DMC ASSOCIATES, ROBERT L. CICOL, L.S. NO 246S040026100, 211 MAIN STREET, BUTLER NJ 07405, DATED NOVEMBER 21, 2018.
3. TOTAL TRACT AREA = 154,277 SQ. FT. 3.5417 ACRES
4. THE TRACT IS LOCATED IN THE R-22 ZONE.
R-22 ZONE REQUIREMENTS
MINIMUM LOT AREA = 22,000 SQ. FT.
MINIMUM FRONT YARD SETBACK = 50 FEET
MINIMUM REAR YARD SETBACK = 50 FEET
MINIMUM SIDE YARD SETBACK = 15 FEET / 40 FEET TOTAL
MINIMUM LOT WIDTH = 110 FEET
MINIMUM LOT FRONTAGE = 110 FEET
5. THE TRACT DEED AND THE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY DMC ASSOCIATES, ROBERT L. CICOL, L.S. NO 246S040026100, 211 MAIN STREET, BUTLER NJ 07405, DATED NOVEMBER 21, 2018.
6. THE 3' WIDE DRIVEWAY EASEMENT ON LOT 5.01 AND THE 20.60' X 75.00' DRIVEWAY AT LOT 5.02 WILL BE VACATED WHEN THE FINAL SUBDIVISION PLAT IS FILED.