

TAX MAP
LOT 25

DEED 1 MERIDIAN

DRAINAGE EASEMENT S. 01° 00' 00" W

CARLO
DRIVE

TAX MAP
LOT 57

DRAINAGE EASEMENT

TAX MAP
LOT 33

FRAME
GARAGE

TAX MAP
BLOCK 94
LOT 34
5,800 SQ.FT.

P O O L

TAX MAP
LOT 35

ONE
STORY
FRAME
DWELLING

ONE
STORY
FRAME
DWELLING

STORY
ONE
FRAME
DWELLING

NO. 50

NO. 44

NO. 42

33' R.O.W.
25' PAV.

LINCOLN COURT

S.M.H.

CURB.

UTILITY WIRES

SUBJECT PROPERTY IS 5,800 SQ. FT.
LOT COVERAGE

DWELLING IS 1,074 SQ. FT. = 18.52% COV.
CONC. DRIVE IS 243 SQ. FT. = 4.19% COV. TO BE REMOVED

FRONT PORCH AND WALK ARE 102 SQ. FT. = 1.76% COV.
RIGHT SIDE WALKS ARE 206 SQ. FT. = 3.55% COV.
REAR PORCH AND PATIO ARE 340 Sq. ft. = 5.86% COV.
TOTAL LOT COVERAGE IS 33.88% COV. EXISTING

- MINUS CONC. DRIVE TO BE REMOVED - 4.19% coverage
- MINUS DIAGONAL WALK SECTION - 55 SQ.FT. AT 0.95% COV.

+ PLUS PROPOSED DRIVE + 634 SQ.FT. AT 10.93% COV.

+ PLUS PROP. WALK 19 SQ.FT. AT 0.33% COV.

PROPOSED TOTAL LOT COV. = 40.0% COV.

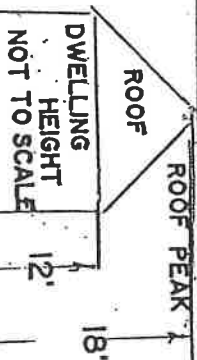
OWNER / APPLICANT
SAMAAN HANI

NOTE: a written waiver and direction not to be
Set corner markers had been obtained from the
Ultimate user pursuant to P.L. 2003, c. 14
(C45:36.2) and N.J.A.C., 13-40-5.1 (d) & 5.2

Subject to any easement of record

Note: building offsets are not to be used in
Re-establishing property lines

GRADE
NO. 44 LINCOLN COURT



PROPOSED DRIVE AND WALK ON

NO. 44 LINCOLN COURT

LOCATION LAND SURVEY OF LOT 34 IN BLOCK 94 ON
THE OFFICIAL TAX MAP OF BOROUGH OF KEANSBURG,
MONMOUTH COUNTY, NEW JERSEY

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THOMAS CRAIG FINNEGAN LAND SURVEYIN LLC

THOMAS CRAIG FINNEGAN LICENSE NO. 38601,
PROFESSIONAL LAND SURVEYOR

PHONE # 732-787-0318, FAX # 732-495-6217

CELL # 732-856-2821, email: thomascfinnegan@gmail.com

DECEMBER 26, 2024
REVISED FEBRUARY 19, 2025

SCALE 1" = 15'