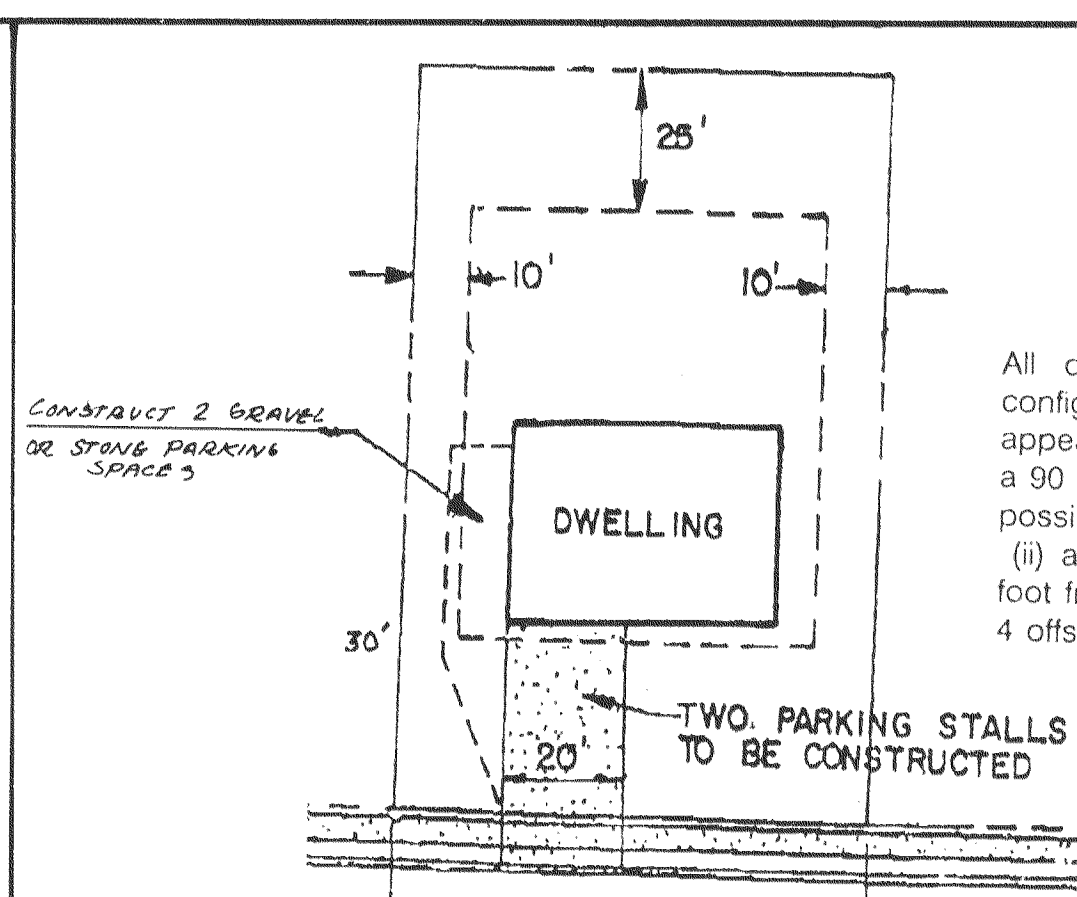
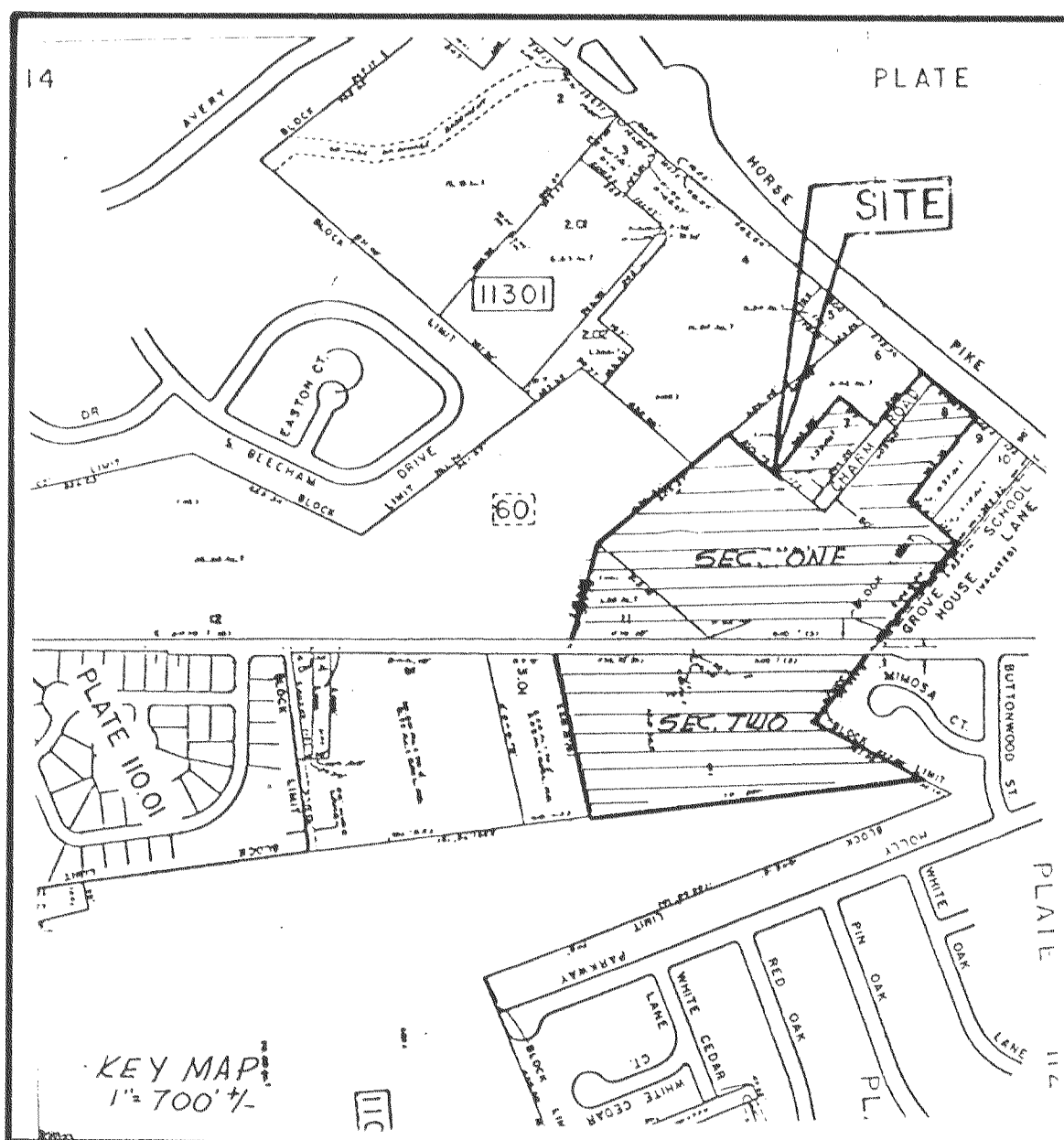




All dwellings will be placed in one of the following configurations given the priority in which the configuration appears below, provided that the configurations shall permit a 90 foot building envelope depth or as close to 90 feet as possible: (i) a 40 foot front yard setback, (ii) a 40 foot front yard setback for the garage, (iii) a 35 foot front yard setback or a 30 foot front yard setback with 4 offstreet parking spaces as noted on the Detail at left.

TYPICAL LOT LAYOUT

AREA DESIGNATED TO BE PRESERVED AS UNIMPROVED BUFFER AREA BY MEANS OF DEED RESTRICTION.



TEMPORARY CUL-DE-SAC CONSTRUCTION NOTES

1. SOIL AGGREGATE BASE, 5" A, 4" INCHES THICK
2. BITUMINOUS CONC. SURFACE COURSE, MIX 1-3, 2" THK.
3. BITUMINOUS CONC. CURB SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE CUL-DE-SAC

NOTES:

Property being Lots 8 and 11, Block 11301, Plate 113 - Tax Map

Section 1 = 1600 Acres to New R.O.W. line of Corkery Lane. (excl. Lot 7)

Said Lots being subjected to a 10' Wide Utilities Easement running along and parallel with their road frontage.

Access to Lot 1, Block 113.0101 and Lot 1, Block 113.0102 is Deed restricted to Pickwick Court. Access to Lots 12 and 19, Block 113.0102 is Deed restricted to Dickens Court. Access to Lots 1 and 11, Block 113.0101 is Deed restricted to Stonehenge Drive.

ALL STORM SEWER, UTILITY AND SITE TRIANGLE EASEMENTS ARE GRANTED TO THE TOWNSHIP OF MONROE FOR THE PURPOSES PROVIDED FOR AND EXPRESSED IN THE TOWNSHIP CODE WITH THE APPROPRIATE DEED RESTRICTIONS IN PLACE.

Temporary Cul-de-sac Easement, Part of Lot 12, Block 11301 19,000 sf.

Temporary Cul-de-sac Easement, Part of Lot 12, Block 11301 19,000 sf.

1025' to be Dedicated to Gloucester County - 11,160 sf

CORKERY

AREA DESIGNATED TO BE PRESERVED AS UNIMPROVED BUFFER AREA BY MEANS OF DEED RESTRICTION

LANE

SECTION

COUNTY

ROUTE

NO. 612

TWO

2483

N.J. Plane Coordinate System

It is hereby certified that the lands subdivided by this map are owned by title of record and that consent to the approval of said map is given.

2-25-92
Date
Lawrence M. Divietro, Jr.
President
Kallan at Monroe II, Inc.

I hereby certify that this map and survey has been made under my supervision, and complies with the provisions of "The Map Filing Law".
The date of survey was DEC. 1, 1991

10-23-89
Date
Lawrence M. Divietro, Jr.
Professional Land Surveyor
N.J. Lic. No. 24198

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 certify that the public streets or other ways shown herein have been approved as to location and width and names by the proper authority.

5/27/92
Date
James M. DiVito
Municipal Clerk

I have carefully examined this map and find it conforms with the provisions of the "Map Filing Law" and the municipal ordinances and requirements applicable thereto.

5/18/92
Date
William H. Peas
Municipal Engineer

I certify that this map was duly approved by resolution of the Planning Board of Gloucester County, New Jersey, at a meeting held on 11/6/90 and shall be filed on or before 11/6/90.

5/27/92
Date
James M. DiVito
Chairman
5/27/92
Date
Carol M. DiVito
Secretary

"AMENDED"

"FINAL PLAN OF OXFORD GLEN"

SECTION ONE

SITUATE
MONROE TWP, GLOUCESTER CO., N.J.

DATE: OCT. 1989 SCALE: 1" = 50'

PREPARED BY
LAND DIMENSIONS ENGINEERING
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS

BLACK HORSE PIKE & COUNTY HOUSE ROAD
P.O. BOX 204
GREENLOCH, NEW JERSEY 08032
(609) 228-6190

REVISED 4-19-91 GENERAL REVISIONS
Revised to show Temp Easement for Cul-de-sac 4-18-91
Amended 11-6-90
REVISED 3/14/90 PER P.B. PLANNER
REVISED 1/31/90 - Notes PER P.B. ENGINEER
Revised 1-5-90.

Lawrence M. Divietro, Jr.
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24198
PROFESSIONAL PLANNER, NEW JERSEY LIC. NO. 1522

PAUL D. LAPIERRE
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 23834
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 23834

DATE

DATE

NO. 3191

SHT. 1 of 14