3769

IT IS HEREBY CERTIFIED THAT LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID PLAN IS GIVEN

8-15-02 W P Bowman
DATE William P. Bowman for Triad III LLC OWNER

DATE ☐ OWNER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 3/16/01 LAST REVISED 8/21/01 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

08-08-02 Margaret Kulik
DATE N.J. LICENSED PROFESSIONAL LAND SURVEYOR NO. 38943
MARGARET KULIK, P.L.S.

THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L. 1975 C.291 (C.40:55D-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. ■

8/23/02 Margaret [illegible]
DATE MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION AND WIDTH AND NAMES BY THE PROPER AUTHORITY

8/23/02 Margaret [illegible]
DATE MUNICIPAL CLERK

THIS MAP HAS BEEN REVIEWED AS PRESCRIBED BY R.S. 40 27-6.2 AND HAS BEEN APPROVED AS REQUIRED BY R.S. 40 27-6.3 ON ____________
FOR THE GLOUCESTER COUNTY PLANNING BOARD

DATE PLANNING DIRECTOR

DATE ATTEST

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 12/4/2001 AND SHALL BE FILED ON OR BEFORE ____________ I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY

DATE PLANNING BOARD SECRETARY

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF GLASSBORO, NEW JERSEY

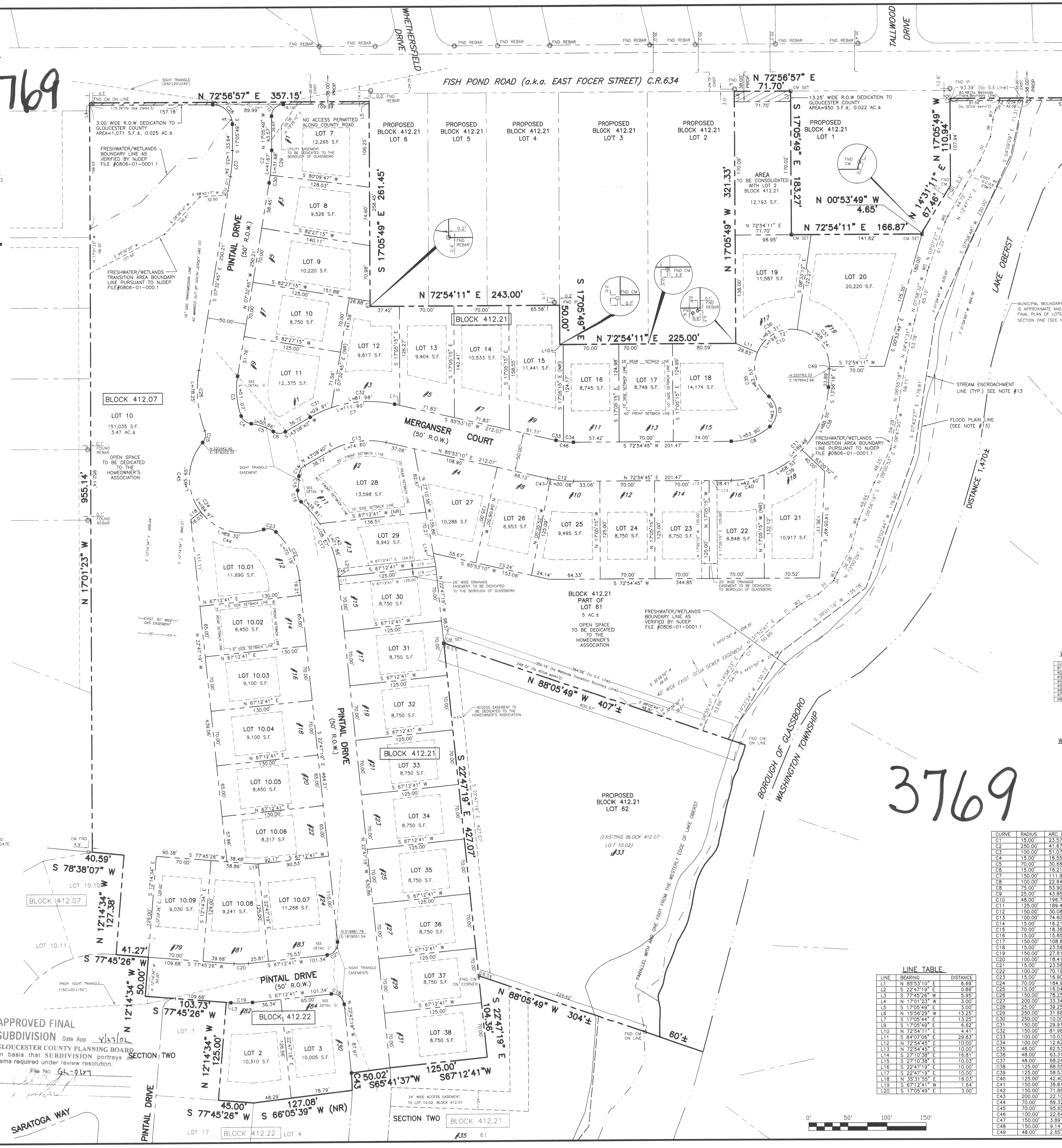
DATE PLANNING BOARD CHAIRMAN

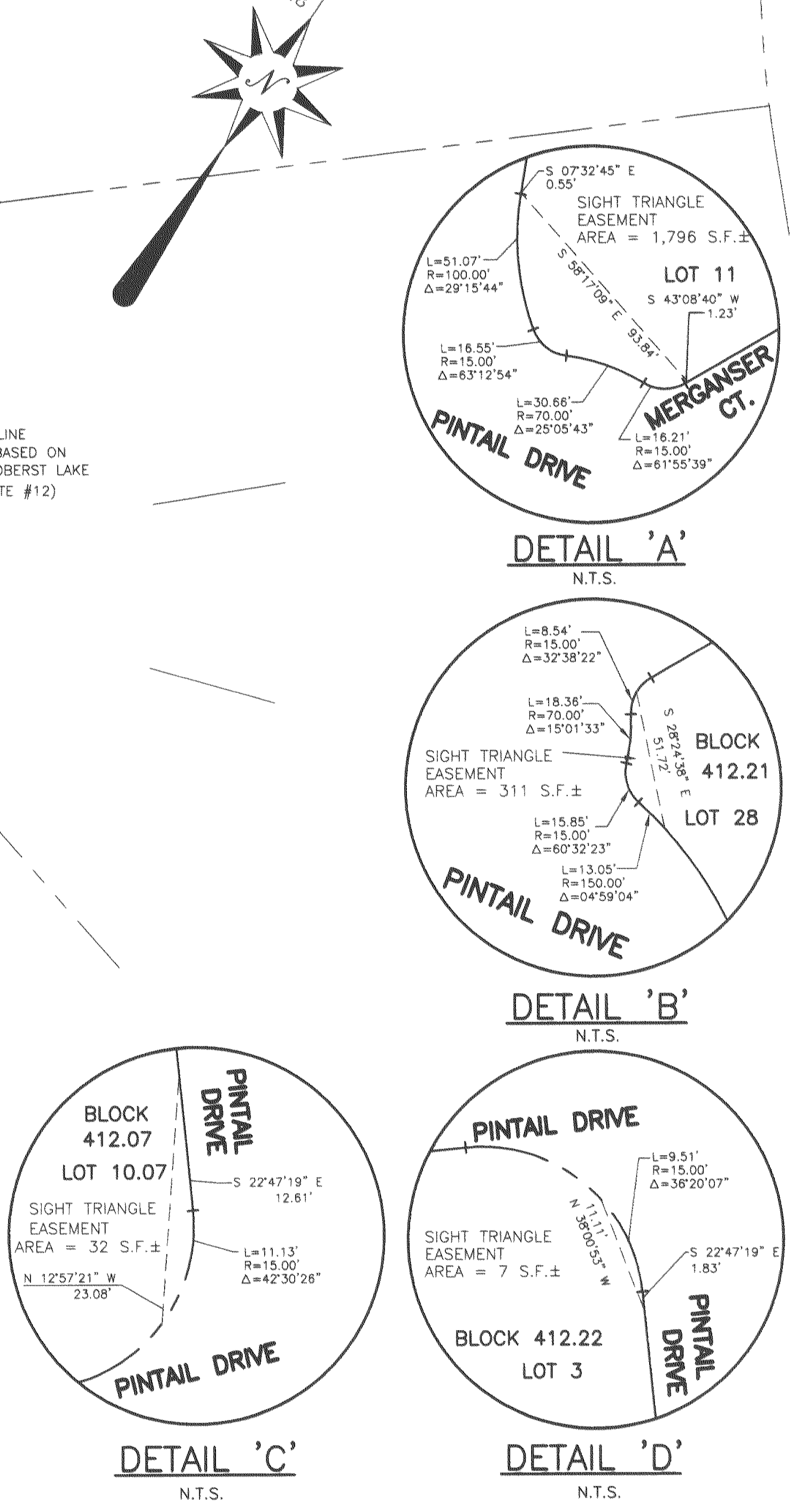
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

8/16/02 James F. Sickel
DATE MUNICIPAL ENGINEER

THIS MAP IS CERTIFIED TO THE COUNTY CLERK AS CONFORMING TO THE PROVISIONS OF "THE MAP FILING LAW" FOR THE GLOUCESTER COUNTY PLANNING BOARD

DATE PLANNING DIRECTOR




SIGHT TRIANGLE EASEMENT AREA = 1,796 S.F.±
LOT 11
MERGANSER CT.
PINTAIL DRIVE
BLOCK 412.21 LOT 28
SIGHT TRIANGLE EASEMENT AREA = 311 S.F.±
BLOCK 412.07 LOT 10.07
SIGHT TRIANGLE EASEMENT AREA = 32 S.F.±
SIGHT TRIANGLE EASEMENT AREA = 7 S.F.±
BLOCK 412.22 LOT 3

DETAIL 'A'
N.T.S.

DETAIL 'B'
N.T.S.

DETAIL 'C'
N.T.S.

DETAIL 'D'
N.T.S.

NOTES:

1. NUMBER OF LOTS CREATED = 45 (AND PART OF LOT 50 (OPEN SPACE))
2. NUMBER OF BUILDING LOTS = 44
3. TOTAL AREA OF THIS SECTION = 21.72 AC±
4. TOTAL AREA OF R.O.W. IN THIS SECTION = 2.95 AC±
5. TOTAL AREA OF R.O.W. DEDICATION TO COUNTY IN THIS SECTION = 0.07AC±
6. TOTAL AREA OF OPEN SPACE IN THIS SECTION = 8.55 AC±
7. YARD REQUIREMENTS:
   A. MIN. LOT AREA 8,125 S.F.
   B. MIN. LOT WIDTH 4 LOTS @ 65 FT. WIDTH
   28 LOTS @ 70 FT. WIDTH
   12 LOTS @ 80 FT. WIDTH
   C. MIN. LOT DEPTH 125 FT.
   C. SETBACKS:
   1. FRONT YARD 40 FT.
   40 FT./ 20 FT. FOR CORNER LOTS
   2. SIDE YARD FOR LOTS > 70 FEET WIDE = 10 FT. SIDE YARD
   FOR LOTS 65 WIDE = 5 FT. MIN./15 FT. AGGREGATE
   3. REAR YARD 25 FT.
8. VARIANCES: (APPROVED 9/05/00 BY GLASSBORO PLANNING BOARD)
   A. REDUCE LOT WIDTH, ARTICLE VI, SECTION 107-99D
      a. 80 FEET TO 65 FEET- 4 LOTS OR 9% OF SECTION ONE
      b. 80 FEET TO 70 FEET- 28 LOTS OR 62% OF SECTION ONE
   B. REDUCE FRONT YARD SETBACK FROM 40 FEET TO 20 FEET ON LONG SIDE OF CORNER LOT ARTICLE VI, SECTION 107-99D AND ARTICLE IV, SECTION 107-40 (BLOCK 412.21, LOTS 1, 5, & 22, BLOCK 412.22, LOTS 1 & 7, BLOCK 412.23, LOT 3
   C. REDUCE SIDE YARD SETBACK FROM 10 FEET EACH SIDE TO 5 FEET AND 15 FEET AGGREGATE, ARTICLE VI, SECTION 107-99D, 4 LOTS- BLOCK 412.22, LOTS 2, 5, 6, & 8.
9. SIGHT TRIANGLE EASEMENTS GRANTED TO THE BOROUGH OF GLASSBORO FOR THE PURPOSES PROVIDED FOR AND EXPRESSED IN THE BOROUGH CODE
10. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
11. ORIGINAL TRACT BEING KNOWN AS:
    BLOCK 412.07, LOTS 10, 15, 16, 16.01, & 16.03
    OWNER:
    TRIAD III, L.L.C.
    551 COOPR ROAD
    WEST BERLIN, NJ 08091
12. MUNICIPAL BOUNDARY LINE IS BASED ON FINAL PLAN OF LOTS - OBERST LAKE SECTION ONE, PREPARED BY LAND DIMENSIONS ENGINEERING, DATED MARCH 1994, FILED IN THE GLOUCESTER COUNTY CLERKS OFFICE AS MAP #2722 ON 6/7/95
13. STREAM ENCROACHMENT AND FLOOD PLAIN LINE ARE BASED ON PLAN ENTITLED 'MAJOR SUBDISION PLAN' FOR THE RESERVE AT LAKE OBERST, PREPARED BY CONSULTING ENGINEER SERVICES, DATED 3/23/01, LAST REVISED TO 9/10/01.

LEGEND

☐	EXISTING CONCRETE MONUMENT
◩	CONCRETE MONUMENT SET
■	CONCRETE MONUMENT TO BE SET
(NR)	NON-RADIAL LINE
#31	STREET ADDRESS

APPROVED FINAL SUBDIVISION Date App. 8/23/02
GLOUCESTER COUNTY PLANNING BOARD
on basis that SUBDIVISION portrays all items required under review resolution.
File No. GL-0127

WETLANDS /FRESHWATER TRANSITION BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
W1	50.00'	14.77'	16°55'17"	7.44'	14.71'	N 23°26'02" E
W2	50.00'	7.14'	08°11'11"	3.58'	7.14'	N 39°01'48" E
W3	50.00'	8.18'	09°22'09"	4.10'	8.17'	N 08°19'04" E
W4	50.00'	7.75'	08°53'04"	3.88'	7.75'	N 01°29'44" E
W5	50.00'	4.45'	05°05'59"	2.23'	4.45'	N 00°34'28" E
W6	50.00'	8.43'	09°39'48"	4.23'	8.42'	N 07°57'21" E
W7	50.00'	12.76'	14°37'21"	6.42'	12.73'	N 01°17'21" W
W8	25.00'	6.80'	15°34'49"	3.42'	6.78'	S 24°53'13" E

WETLANDS /FRESHWATER TRANSITION BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
D1	N 34°56'12" E	28.01'
D2	N 43°07'23" E	24.93'
D3	N 31°48'29" E	26.08'
D4	N 03°38'00" E	2.90'
D5	N 02°56'48" W	30.58'
D6	N 13°43'43" E	37.28'
D7	N 07°06'10" E	33.06'
D8	N 08°36'02" W	21.80'
D9	N 06°01'20" E	13.53'
D10	S 17°00'42" W	6.51'
D11	S 07°32'45" E	18.22'

3769

RECEIVED
AUG 23 2002
Gloucester County
Planning Department

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	15.00'	23.57'	90°02'46"	15.01'	21.22'	N 27°55'34" E
C2	250.00'	41.67'	09°33'04"	20.89'	41.63'	S 12°19'17" E
C3	100.00'	51.07'	29°15'44"	26.11'	50.52'	S 22°10'37" E
C4	15.00'	16.55'	63°12'54"	9.23'	15.72'	S 68°24'56" E
C5	70.00'	30.66'	25°05'43"	15.58'	30.42'	S 87°28'32" E
C6	15.00'	16.21'	61°55'39"	9.00'	15.43'	N 74°06'29" E
C7	150.00'	111.90'	42°44'30"	58.70'	109.32'	N 64°30'55" E
C8	100.00'	22.64'	12°58'25"	11.37'	22.59'	N 79°23'58" E
C8	75.00'	53.90'	41°10'35"	28.17'	52.75'	N 52°19'27" E
C9	25.00'	43.85'	100°29'24"	30.05'	38.44'	S 18°30'32" E
C10	48.00'	196.72'	234°48'56"	92.57'	85.22'	N 48°39'13" E
C11	125.00'	189.48'	86°51'04"	118.31'	171.85'	N 29°29'13" E
C12	150.00'	30.08'	11°29'23"	15.09'	30.03'	N 78°39'26" E
C13	100.00'	74.60'	42°44'30"	39.13'	72.88'	N 64°30'55" E
C14	15.00'	16.21'	61°55'39"	9.00'	15.43'	N 12°10'50" E
C15	70.00'	18.36'	15°01'33"	9.23'	18.30'	S 11°16'13" E
C16	15.00'	15.85'	60°32'23"	8.75'	15.12'	S 34°01'38" E
C17	150.00'	108.67'	41°30'31"	56.84'	106.31'	S 43°32'34" E
C18	15.00'	23.56'	90°00'00"	15.00'	21.21'	S 67°47'19" E
C19	150.00'	27.61'	10°32'45"	13.84'	27.57'	N 72°29'03" E
C20	100.00'	18.41'	10°32'45"	9.23'	18.38'	N 72°29'03" E
C21	15.00'	23.56'	90°00'00"	15.00'	21.21'	N 22°12'41" E
C22	100.00'	70.19'	40°13'04"	36.61'	68.76'	S 42°53'51" E
C23	15.00'	16.90'	64°34'19"	9.48'	16.02'	N 84°42'28" E
C24	70.00'	184.97'	151°24'08"	274.64'	135.66'	S 51°52'38" E
C25	15.00'	16.04'	61°15'30"	8.88'	15.28'	S 06°48'19" E
C26	150.00'	78.25'	29°53'19"	40.04'	77.36'	S 22°29'24" E
C27	200.00'	33.34'	09°33'04"	16.71'	33.30'	S 12°19'17" E
C28	25.00'	39.25'	89°57'14"	24.98'	35.34'	S 62°04'26" E
C29	250.00'	31.68'	07°15'35"	15.86'	31.66'	S 13°28'01" E
C30	250.00'	10.00'	02°17'28"	5.00'	10.00'	S 08°41'29" E
C31	150.00'	29.91'	11°25'36"	15.01'	29.87'	N 48°51'28" E
C32	150.00'	81.98'	31°18'54"	42.04'	80.97'	N 70°13'43" E
C33	100.00'	10.03'	05°44'39"	5.02'	10.02'	N 83°00'50" E
C34	100.00'	12.62'	07°13'46"	6.32'	12.61'	N 76°31'38" E
C35	48.00'	62.53'	74°38'09"	36.59'	58.20'	S 31°26'10" E
C36	48.00'	63.31'	75°33'54"	37.21'	58.82'	N 43°39'51" E
C37	48.00'	68.24'	81°27'23"	41.33'	62.64'	S 57°49'30" E
C38	125.00'	88.55'	40°35'26"	46.23'	86.71'	N 06°21'25" E
C39	125.00'	58.53'	26°49'38"	29.81'	57.99'	N 40°03'57" E
C40	125.00'	42.40'	19°25'59"	21.40'	42.19'	N 63°11'46" E
C41	150.00'	36.81'	14°03'43"	18.50'	36.72'	S 57°15'58" E
C42	150.00'	71.86'	27°26'48"	36.63'	71.17'	S 36°30'43" E
C43	200.00'	22.10'	06°19'49"	11.06'	22.09'	S 19°37'24" E
C44	70.00'	89.32'	73°06'37"	51.90'	83.38'	N 88°58'37" E
C45	70.00'	95.65'	78°17'31"	56.98'	88.38'	S 15°19'20" E
C46	100.00'	22.64'	12°58'25"	11.37'	22.59'	N 79°23'58" E
C47	150.00'	3.89'	01°29'02"	1.94'	3.88'	N 85°08'39" E
C48	150.00'	9.14'	03°29'34"	4.57'	9.14'	S 24°32'06" E
C49	48.00'	2.65'	03°09'30"	1.32'	2.65'	N 15°31'04" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°53'10" E	6.69'
L2	S 22°47'19" E	0.86'
L3	S 77°45'26" W	5.95'
L4	N 17°01'23" W	3.00'
L5	S 17°05'49" E	3.00'
L6	N 15°56'29" W	13.25'
L7	S 17°05'44" E	13.25'
L9	S 17°05'49" E	6.62'
L10	N 72°54'11" E	4.41'
L11	S 84°07'06" E	29.83'
L12	N 72°54'45" E	10.00'
L13	N 72°54'45" E	10.00'
L14	S 27°10'38" E	16.81'
L15	S 27°10'38" E	10.03'
L16	S 22°47'19" E	10.00'
L17	S 22°47'19" E	10.00'
L18	N 35°31'55" E	16.03'
L19	S 67°12'41" W	1.64'
L20	S 17°05'49" E	3.00'

0' 50' 100' 150'

'02 SEP -6 AM 9:49
COUNTY CLERK

Margaret Kulik 08-08-02
MARGARET KULIK, P.L.S. DATE
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 38943

M.J.C.	8/8/02	REVISED BLOCK AND LOT NUMBERS
T.J.S.	7/12/02	REVISED STREET NAMES & STREET ADDRESS'S
T.J.S.	5/22/02	ADDED STREET ADDRESS'S
SMO	12/19/01	REV. UTILITY EASEMENT
SMO	12/1/01	ADD NJDEP FILE REF. NOTE
SMO	10/02/01	ORIGINAL
DRWN	DATE	REVISIONS

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN. UNLESS THIS PLAN HAS THE RAISED SEAL OF THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PLAN, IT SHALL NOT BE CONSIDERED AN AUTHORIZED DOCUMENT. ANY REUSE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.

PLAN OF LOTS – SECTION ONE
THE RESERVE AT LAKE OBERST

ORIGINAL TRACT:
BLOCK 412.07, LOTS 10, 15, 16, 16.01, 16.03
BOROUGH OF GLASSBORO, GLOUCESTER COUNTY, NEW JERSEY

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
150 DELSEA DRIVE, SUITE 1, SEWELL NEW JERSEY 08080
PHONE (856) 228-2200 – FAX (856) 232-2346

SHT. No. 1 OF 2 DATE 10/02/01 SCALE 1" = 50' CES No. 1945-15 FILE No. POL01