

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

DATE _____ OWNER _____

DATE _____ OWNER _____

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THAT THE LAND SURVEY ENTITLED:

"PLAN OF SURVEY AND TOPOGRAPHY, 'CAMELOT' HARRISON TOWNSHIP/BOROUGH OF GLASSBORO/ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY, PREPARED BY MILLIKEN SURVEYING AND MAPPING, DATED 7/01/02, REVISED TO 11/14/02."

HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Bruce R. McKenna 8/10/04

DATE: BRUCE R. MCKENNA, P.L.S., P.E.
N.J. LICENSED PROFESSIONAL LAND SURVEYOR NO. 42562

THE PLAN OF SURVEY WAS PREPARED FOR CANETIC, LLC, FOR THE FOLLOWING PROPERTIES:

TOWNSHIP OF HARRISON: BLOCK 5, LOT 12, BLOCK 6 LOTS 6.01 AND 7, BOROUGH OF GLASSBORO: BLOCK 198, LOTS 2, 3 & 4, BLOCK 197, LOTS 1, 2.01, 2.02, 2.03, 2.04, 2.05, 2.07, 2.08, 3, 4, 5, 6, 7, 8 AND 10, BOROUGH OF ELK: BLOCK 29, LOTS 5, 16, 6/10 LOT 17, LOT 20

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

Block 104 Margaret Kulik

DATE: MARGARET KULIK, P.L.S.
N.J. LICENSED PROFESSIONAL LAND SURVEYOR NO. 38943

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-40:050-1 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.

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.

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 _____ 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.

8/23/04 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

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	275.00'	21.94'	04°34'17"	N 02°37'10" E	21.93'	10.98'
C2	15.00'	20.39'	77°52'55"	S 34°02'09" E	18.86'	12.12'
C3	125.00'	21.24'	09°44'16"	N 68°08'29" W	21.22'	10.65'
C4	125.00'	20.02'	09°10'38"	N 27°43'31" W	20.00'	10.03'
C5	125.00'	28.78'	13°10'49"	S 69°00'05" E	28.69'	14.44'
C6	75.00'	15.61'	11°55'17"	N 29°05'56" E	15.58'	7.83'
C7	15.00'	23.56'	90°00'00"	N 80°03'34" E	21.21'	15.00'
C8	15.00'	23.56'	90°00'00"	S 36°15'58" W	21.21'	15.00'
C9	170.00'	28.90'	09°40'04"	S 85°48'00" W	28.88'	13.48'
C10	15.00'	23.56'	90°00'00"	N 44°39'58" W	21.21'	15.00'
C11	225.00'	142.88'	36°23'02"	N 18°19'13" E	140.49'	73.94'
C12	225.00'	24.55'	08°15'08"	N 03°17'56" E	24.54'	12.29'
C13	225.00'	94.20'	23°59'16"	N 18°34'48" E	93.51'	47.80'
C14	225.00'	24.13'	08°08'38"	N 33°38'45" E	24.12'	12.07'
C15	125.00'	53.52'	24°31'57"	S 24°27'05" W	53.11'	27.18'
C16	125.00'	46.12'	21°08'18"	S 24°51'52" W	45.86'	23.32'
C17	125.00'	4.60'	02°08'37"	S 13°14'25" W	4.60'	2.30'
C18	125.00'	2.80'	01°17'03"	S 36°04'32" W	2.80'	1.40'
C19	75.00'	14.34'	10°57'11"	N 17°39'42" E	14.32'	7.19'
C20	75.00'	29.94'	22°52'28"	N 23°37'20" E	29.74'	15.17'
C21	125.00'	23.90'	10°57'11"	N 17°39'42" E	23.88'	11.98'
C22	15.00'	23.89'	91°14'14"	S 57°48'13" W	21.44'	15.33'
C23	75.00'	28.32'	17°38'14"	N 65°45'33" E	28.16'	14.33'
C24	125.00'	18.30'	07°28'14"	S 89°03'33" E	18.29'	8.16'
C25	125.00'	192.73'	88°20'31"	N 80°53'19" E	174.20'	121.43'
C26	125.00'	46.09'	04°18'26"	N 38°52'16" E	45.83'	23.31'
C27	125.00'	46.09'	21°07'41"	S 81°53'19" E	45.83'	23.31'
C28	125.00'	46.09'	21°07'41"	N 72°43'00" E	45.83'	23.31'
C29	125.00'	46.09'	21°07'41"	S 86°50'20" E	45.83'	23.31'
C30	75.00'	115.64'	88°20'31"	N 80°53'19" E	104.52'	72.86'
C31	75.00'	20.59'	15°43'52"	N 44°34'59" E	20.53'	10.36'
C32	75.00'	95.05'	72°36'39"	N 88°45'15" E	88.81'	55.10'
C33	125.00'	48.73'	22°20'59"	N 81°50'45" W	48.44'	24.69'
C34	15.00'	23.42'	89°28'11"	S 32°32'59" E	21.11'	14.86'
C35	75.00'	32.11'	24°31'57"	S 24°27'05" W	31.87'	16.31'
C36	125.00'	78.11'	15°57'29"	N 28°19'19" E	78.07'	38.50'
C37	15.00'	24.01'	91°43'22"	S 66°43'15" W	21.53'	15.46'
C38	75.00'	18.50'	14°08'07"	N 60°21'00" W	18.48'	9.30'
C39	75.00'	117.80'	90°00'00"	N 80°53'19" E	108.07'	75.00'
C40	125.00'	21.72'	09°57'24"	N 58°15'39" W	21.69'	10.89'
C41	125.00'	42.97'	19°41'40"	N 63°07'46" W	42.76'	21.70'
C42	125.00'	196.36'	90°00'00"	N 80°53'19" E	176.78'	125.00'
C43	125.00'	45.75'	20°58'07"	N 42°47'53" E	45.48'	23.13'
C44	125.00'	46.09'	21°07'41"	N 12°34'22" W	45.83'	23.31'
C45	125.00'	46.09'	21°07'41"	S 81°53'19" E	45.83'	23.31'
C46	125.00'	38.39'	17°35'54"	N 72°55'06" E	38.24'	19.35'
C47	15.00'	23.56'	90°00'00"	S 45°20'02" W	21.21'	15.00'
C48	15.00'	23.56'	90°00'00"	N 44°39'58" W	21.21'	15.00'
C49	200.00'	121.22'	34°43'33"	N 17°41'48" E	119.37'	62.53'
C50	200.00'	3.64'	01°02'57"	N 00°51'20" E	3.64'	1.82'
C51	200.00'	49.01'	14°02'27"	N 08°15'52" E	48.89'	24.63'
C52	200.00'	49.01'	14°02'27"	N 22°28'18" E	48.89'	24.63'
C53	200.00'	19.55'	05°36'03"	N 32°15'33" E	19.54'	9.78'
C54	150.00'	96.81'	05°43'31"	N 31°44'31" E	89.53'	46.80'
C55	150.00'	16.11'	05°09'16"	N 03°24'40" E	16.10'	8.06'
C56	150.00'	74.80'	28°34'16"	N 20°46'26" E	74.03'	38.19'
C57	15.00'	23.56'	90°00'00"	N 80°53'19" E	21.21'	15.00'
C58	15.00'	23.56'	90°00'00"	S 09°00'00" E	21.21'	15.00'
C59	275.00'	55.03'	11°27'57"	N 26°35'33" E	54.94'	27.61'
C60	275.00'	21.08'	04°23'52"	N 34°31'17" E	21.08'	10.55'

LEGEND

1/25" HOUSE ADDRESS

SECTION LINE

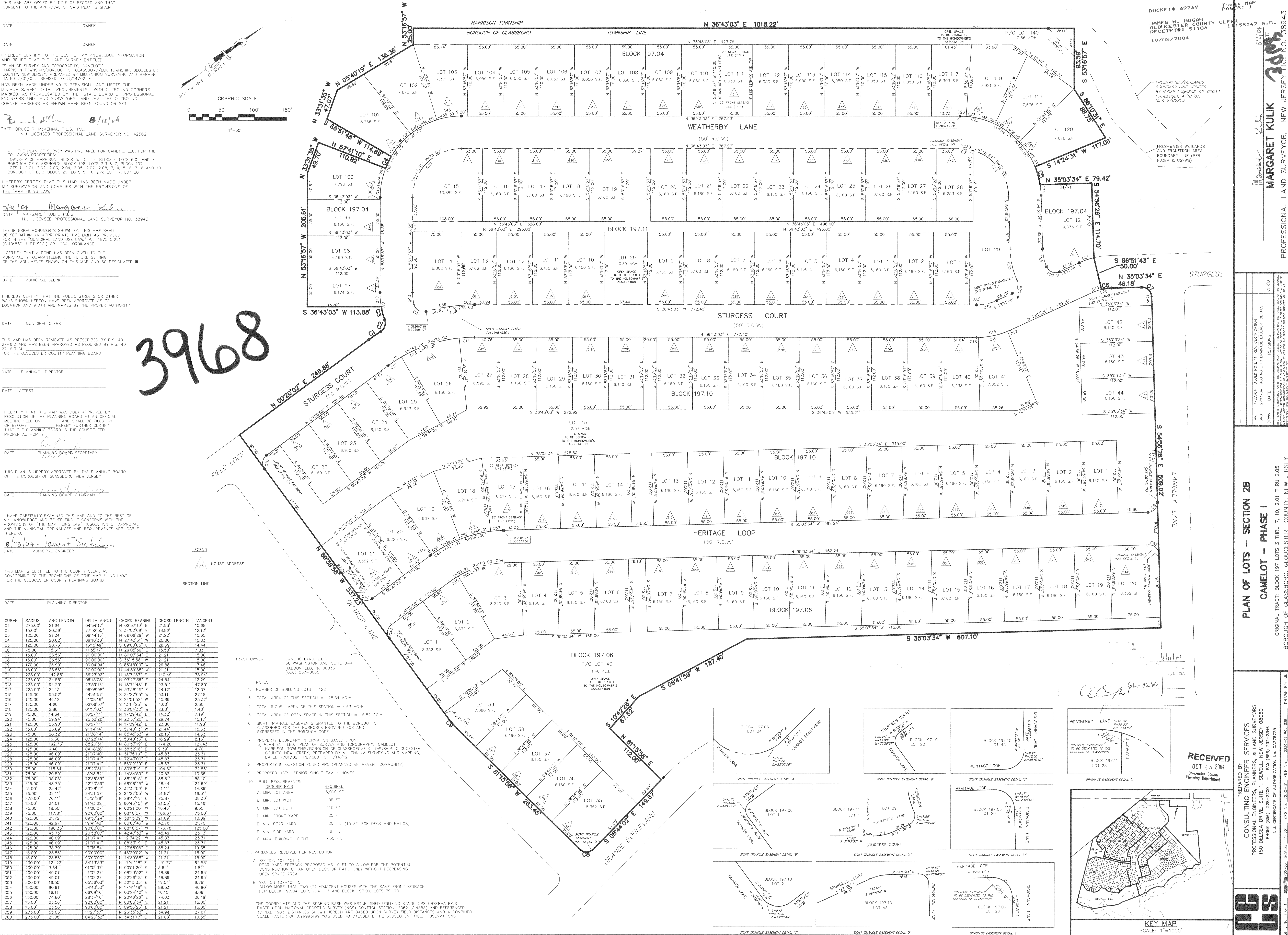
TRACT OWNER:

CANETIC LAND, L.L.C.
20 WASHINGTON AVE, SUITE B-4
HADDONFIELD, NJ 08033
(856) 897-0065

NOTES

- NUMBER OF BUILDING LOTS = 122
- TOTAL AREA OF THIS SECTION = 28.34 AC.±
- TOTAL R.O.W. AREA OF THIS SECTION = 4.63 AC.±
- TOTAL AREA OF OPEN SPACE IN THIS SECTION = 5.52 AC.±
- SIGHT TRIANGLE EASEMENTS GRANTED TO THE BOROUGH OF GLASSBORO FOR THE PURPOSES PROVIDED FOR AND EXPRESSED IN THE BOROUGH CODE.
- PROPERTY BOUNDARY INFORMATION BASED UPON:
a) PLAN ENTITLED, "PLAN OF SURVEY AND TOPOGRAPHY, 'CAMELOT' HARRISON TOWNSHIP/BOROUGH OF GLASSBORO/ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY, PREPARED BY MILLIKEN SURVEYING AND MAPPING, DATED 7/01/02, REVISED TO 11/14/02."
- PROPERTY IN QUESTION ZONED PRC (PLANNED RETIREMENT COMMUNITY)
- PROPOSED USE: SENIOR SINGLE FAMILY HOMES
- BULK REQUIREMENTS:
A. MIN. LOT AREA 6,000 S.F.
B. MIN. LOT WIDTH 55 FT.
C. MIN. LOT DEPTH 110 FT.
D. MIN. FRONT YARD 25 FT.
E. MIN. REAR YARD 20 FT. (10 FT. FOR DECK AND PATIOS)
F. MIN. SIDE YARD 8 FT.
G. MAX. BUILDING HEIGHT <30 FT.
- VARIANCES RECEIVED PER RESOLUTION
A. SECTION 107-101, C. REAR YARD SETBACK PROPOSED AS 10 FT. TO ALLOW FOR THE POTENTIAL CONSTRUCTION OF AN OPEN DECK OR PATIO ONLY WITHOUT DECREASING OPEN SPACE AREA.
B. SECTION 107-101, C. ALLOW MORE THAN TWO (2) ADJACENT HOUSES WITH THE SAME FRONT SETBACK FOR BLOCK 197.04, LOTS 104-117 AND BLOCK 197.09, LOTS 79-90.
- THE COORDINATE AND THE BEARING BASE WAS ESTABLISHED UTILIZING STATIC GPS OBSERVATIONS BASED UPON NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION 4062 (HA353) AND REFERENCED TO NAD 1983. DISTANCES SHOWN HEREON ARE BASED UPON SURVEY FIELD DISTANCES AND A COMBINED SCALE FACTOR OF 0.999995199 WAS USED TO CALCULATE THE SUBSEQUENT FIELD OBSERVATIONS.

3968



DOCKET# 69769

JAMES H. HOGAN
GLOUCESTER COUNTY CLERK
RECEIVED 11/10/04
10/08/2004

11/10/04

11/10/04

11/10/04

PLAN OF LOTS - SECTION 2B
CAMELOT - PHASE I

ORIGINAL TRACT: BLOCK 197 LOTS 3 THRU 7, 10, 2.01 THRU 2.05
BOROUGH OF GLASSBORO, GLOUCESTER COUNTY, NEW JERSEY

RECEIVED
OCT 25 2004
Gloucester County
Planning Department

PREPARED BY:
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
150 DELSEA DRIVE, SUITE 1, SEWELL, NEW JERSEY 08060
PHONE: 856-461-1100
FAX: 856-461-1101
CERTIFICATE OF AUTHORIZATION NO. 0439725

DRAWN BY: MK
11/10/04

SCALE: 1"=50'

KEY MAP
SCALE: 1"=1000'