3770

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 WP Bauman
William P. Bauman for Triad III, LLC
DATE 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 L. Alvarez Dep.
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 L. Alvarez Dep.
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 12/6/2001 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. Sickels
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

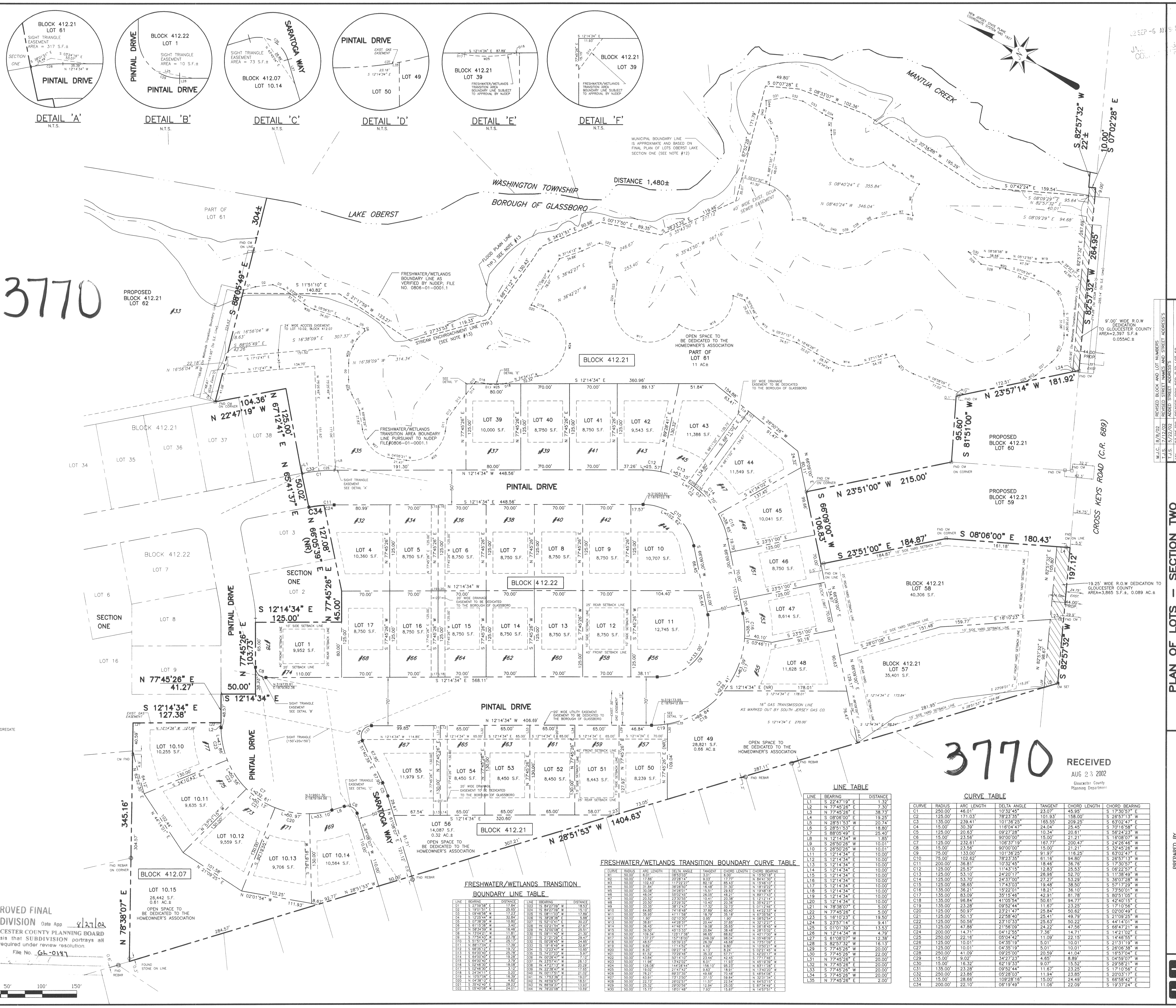
NOTES:

1. NUMBER OF LOTS CREATED = 39 (AND PART OF LOT 50 (OPEN SPACE))
2. NUMBER OF BUILDING LOTS = 36
3. TOTAL AREA OF THIS SECTION = 25.12 AC±
4. TOTAL AREA OF R.O.W. IN THIS SECTION = 2.77 AC±
5. TOTAL AREA OF R.O.W. DEDICATION TO COUNTY IN THIS SECTION = 0.14 AC±
6. TOTAL AREA OF OPEN SPACE IN THIS SECTION = 12.59 AC±
7. YARD REQUIREMENTS:
   - A. MIN. LOT AREA 8,125 S.F.
   - B. MIN. LOT WIDTH 7 LOTS @ 65 FT. WIDTH
     23 LOTS @ 70 FT. WIDTH
     6 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 FEET 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- 7 LOTS OR 18% OF SECTION ONE
     b. 80 FEET TO 70 FEET- 23 LOTS OR 59% 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 COOPER 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. 8/27/02
GLOUCESTER COUNTY PLANNING BOARD
on basis that SUBDIVISION portrays all items required under review resolution.
File No. GL-0187


DETAIL 'A' N.T.S.
DETAIL 'B' N.T.S.
DETAIL 'C' N.T.S.
DETAIL 'D' N.T.S.
DETAIL 'E' N.T.S.
DETAIL 'F' N.T.S.
PINTAIL DRIVE
SARATOGA WAY
MANTUA CREEK
LAKE OBERST
WASHINGTON TOWNSHIP
BOROUGH OF GLASSBORO
DISTANCE 1,480±
CROSS KEYS ROAD (C.R. 689)
NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1927)
BLOCK 412.21
BLOCK 412.22
BLOCK 412.07
SECTION ONE
OPEN SPACE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION PART OF LOT 61 11 AC±
LOT 49 28,821 S.F. 0.66 AC.±
LOT 56 14,087 S.F. 0.32 AC.±
LOT 10.15 26,442 S.F. 0.61 AC.±
PROPOSED BLOCK 412.21 LOT 60
PROPOSED BLOCK 412.21 LOT 59
BLOCK 412.21 LOT 58 40,306 S.F.
BLOCK 412.21 LOT 57 35,401 S.F.
FRESHWATER/WETLANDS BOUNDARY LINE AS VERIFIED BY NJDEP; FILE NO. 0806-01-0001.1
STREAM ENCROACHMENT LINE (TYP.) (SEE NOTE #13)
16" GAS TRANSMISSION LINE AS MARKED OUT BY SOUTH JERSEY GAS CO.
9'.00' WIDE R.O.W DEDICATION TO GLOUCESTER COUNTY AREA=2,397 S.F.± 0.055AC.±
19.25' WIDE R.O.W DEDICATION TO GLOUCESTER COUNTY AREA=3,865 S.F.±, 0.089 AC.±
N 28°51'53" W 1404.63'
N 23°51'00" W 215.00'
N 23°57'14" W 181.92'
S 82°57'32" W 264.95'
N 78°38'07" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°47'19" E	1.32'
L2	N 77°45'26" E	7.30'
L3	N 77°45'26" E	38.73'
L4	S 08°06'00" E	19.25'
L5	N 28°51'53" W	20.74'
L6	S 28°51'53" E	18.80'
L7	S 88°05'49" E	25.40'
L8	N 12°14'34" W	1.85'
L9	S 26°50'26" W	10.01'
L10	S 26°50'26" W	10.01'
L11	S 12°14'34" E	10.00'
L12	S 12°14'34" E	10.00'
L13	S 12°14'34" E	10.00'
L14	S 12°14'34" E	10.00'
L15	S 12°14'34" E	10.00'
L16	S 12°14'34" E	10.00'
L17	S 12°14'34" E	10.00'
L18	S 12°14'34" E	10.00'
L19	S 12°14'34" E	10.00'
L20	S 12°14'34" E	10.00'
L21	N 78°38'07" E	5.00'
L22	N 77°45'26" E	5.00'
L23	S 16°10'23" E	19.50'
L24	S 23°57'14" E	9.41'
L25	S 01°01'39" E	13.53'
L26	N 12°14'34" W	4.79'
L27	S 61°08'07" W	12.38'
L28	S 82°57'32" W	16.13'
L29	S 77°45'26" W	20.00'
L30	S 77°45'26" W	22.00'
L31	N 77°45'26" E	20.00'
L32	N 77°45'26" E	20.00'
L33	S 77°45'26" W	20.00'
L34	S 77°45'26" W	20.00'
L35	N 77°45'26" E	2.00'

3770

RECEIVED
AUG 23 2002
Gloucester County
Planning Department

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	250.00'	46.01'	10°32'45"	23.07'	45.95'	S 17°30'57" E
C2	125.00'	171.03'	78°23'35"	101.93'	158.00'	S 26°57'13" W
C3	135.00'	239.41'	101°36'25"	165.55'	209.25'	S 63°02'47" E
C4	15.00'	30.39'	116°04'47"	24.04'	25.45'	S 70°16'58" E
C5	125.00'	20.63'	09°27'28"	10.34'	20.61'	S 56°24'23" W
C6	15.00'	23.56'	90°00'00"	15.00'	21.21'	S 16°08'07" W
C7	125.00'	232.61'	106°37'19"	167.77'	200.47'	S 24°26'46" W
C8	15.00'	23.56'	90°00'00"	15.00'	21.21'	S 32°45'26" W
C9	75.00'	133.00'	101°36'25"	91.97'	116.25'	S 63°02'47" E
C10	75.00'	102.62'	78°23'35"	61.16'	94.80'	S 26°57'13" W
C11	200.00'	36.81'	10°32'45"	18.46'	36.76'	S 17°30'57" E
C12	125.00'	25.57'	11°43'15"	12.83'	25.53'	S 06°22'57" E
C13	125.00'	53.10'	24°20'17"	26.96'	52.70'	S 11°38'49" W
C14	125.00'	53.70'	24°37'00"	27.27'	53.29'	S 36°07'28" W
C15	125.00'	38.65'	17°43'03"	19.48'	38.50'	S 57°17'29" W
C16	135.00'	36.21'	15°22'01"	18.21'	36.10'	S 73°50'01" W
C17	135.00'	83.09'	35°15'46"	42.91'	81.78'	S 80°51'05" E
C18	135.00'	96.84'	41°05'54"	50.61'	94.77'	S 42°40'15" E
C19	135.00'	23.28'	09°52'44"	11.67'	23.25'	S 17°10'56" E
C20	125.00'	50.97'	23°21'47"	25.84'	50.62'	S 02°00'49" E
C21	125.00'	50.13'	22°58'40"	25.41'	49.79'	S 21°09'25" W
C22	125.00'	50.56'	23°10'33"	25.63'	50.22'	S 44°14'01" W
C23	125.00'	47.86'	21°56'09"	24.22'	47.56'	S 66°47'21" W
C24	200.00'	14.71'	04°12'55"	7.36'	14.71'	S 14°21'02" E
C25	250.00'	22.16'	05°04'42"	11.09'	22.15'	S 14°46'55" E
C26	125.00'	10.01'	04°35'19"	5.01'	10.01'	S 21°31'19" W
C27	125.00'	10.01'	04°35'19"	5.01'	10.01'	S 26°06'38" W
C28	250.00'	41.09'	09°25'00"	20.59'	41.04'	S 16°57'04" E
C29	15.00'	9.02'	34°27'23"	4.65'	8.89'	S 04°59'07" W
C30	15.00'	16.32'	62°19'33"	9.07'	15.52'	S 29°58'21" W
C31	135.00'	23.28'	09°52'44"	11.67'	23.25'	S 17°10'56" E
C32	250.00'	23.86'	05°28'03"	11.94'	23.85'	S 20°03'17" E
C33	15.00'	28.66'	109°28'16"	15.00'	24.49'	S 66°58'42" E
C34	200.00'	22.10'	06°19'49"	11.06'	22.09'	S 19°37'24" E

FRESHWATER/WETLANDS TRANSITION BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
D1	S 27°59'58" E	17.84'	D23	S 84°27'09" W	18.53'
D2	S 19°01'51" E	25.65'	D24	S 84°27'09" W	15.10'
D3	S 09°46'56" W	17.23'	D25	S 08°11'03" W	17.89'
D4	S 12°25'44" W	32.84'	D26	S 38°28'38" E	5.88'
D5	S 07°38'39" W	10.80'	D27	S 52°10'41" E	30.23'
D6	S 61°15'36" W	3.40'	D28	N 02°21'54" W	27.97'
D7	N 58°34'59" W	16.46'	D29	N 32°00'08" E	25.51'
D8	N 73°04'21" W	11.81'	D30	S 09°11'40" W	21.30'
D9	S 77°54'43" W	23.78'	D31	S 21°21'29" E	29.47'
D10	S 51°51'47" W	25.17'	D32	S 00°28'45" W	24.85'
D11	N 86°17'04" E	17.39'	D33	S 19°16'49" W	32.87'
D12	S 66°35'12" E	19.72'	D34	S 12°23'47" W	10.85'
D13	S 64°00'40" E	25.78'	D35	S 74°27'23" W	5.97'
D14	S 64°00'40" E	19.28'	D36	N 00°26'47" W	7.12'
D15	S 64°00'40" E	3.79'	D37	N 23°57'41" W	26.13'
D16	S 02°46'30" E	18.08'	D38	N 47°27'13" W	20.29'
D17	S 02°46'30" E	3.12'	D39	N 22°38'47" W	17.65'
D18	S 24°34'11" E	0.20'	D40	N 00°17'51" W	21.02'
D19	N 10°57'06" E	16.39'	D41	N 17°53'36" E	19.07'
D20	N 04°38'12" E	4.82'	D42	N 46°59'57" E	18.51'
D21	S 35°42'40" E	28.23'	D43	N 86°59'37" E	13.93'
D22	S 05°40'08" W	24.01'	D44	N 76°20'08" E	10.69'

FRESHWATER/WETLANDS TRANSITION BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
W1	50.00'	6.01'	06°53'03"	3.01'	6.00'	N 15°50'18" E
W2	50.00'	17.86'	20°28'14"	9.03'	17.77'	N 84°41'30" E
W3	50.00'	102.43'	117°22'27"	82.19'	85.43'	N 15°46'10" E
W4	50.00'	31.84'	36°28'50"	16.48'	31.30'	N 18°19'22" E
W5	50.00'	30.08'	34°28'01"	15.51'	29.63'	N 19°48'18" E
W6	50.00'	48.04'	55°02'45"	26.05'	46.21'	N 89°17'43" E
W7	50.00'	20.52'	23°30'55"	10.41'	20.38'	S 12°12'14" E
W8	50.00'	20.50'	23°29'32"	10.40'	20.36'	S 35°42'27" E
W9	50.00'	33.35'	38°12'43"	17.32'	32.73'	S 01°12'46" E
W10	50.00'	64.85'	74°18'48"	37.89'	60.40'	S 44°22'33" W
W11	50.00'	35.95'	41°11'58"	18.79'	35.18'	N 67°35'56" E
W12	50.00'	1.90'	02°10'30"	0.95'	1.90'	N 08°52'54" E
W13	50.00'	38.81'	44°28'37"	20.44'	37.85'	N 32°12'27" E
W14	50.00'	36.45'	41°46'17"	19.08'	35.65'	N 06°18'45" W
W15	50.00'	39.50'	45°15'33"	20.84'	38.48'	N 28°15'02" E
W16	50.00'	109.34'	125°17'38"	96.65'	88.82'	N 40°17'00" W
W17	50.00'	137.27'	157°18'00"	249.09'	98.04'	N 05°48'09" E
W18	50.00'	48.57'	55°39'23"	26.39'	46.68'	N 73°51'09" E
W19	50.00'	9.82'	11°14'52"	4.92'	9.80'	N 10°50'21" W
W20	50.00'	8.25'	09°27'18"	4.13'	8.24'	S 02°21'45" W
W21	50.00'	61.52'	70°29'46"	35.33'	57.71'	S 42°20'17" W
W22	50.00'	43.84'	50°14'10"	23.44'	42.45'	S 77°17'46" E
W23	50.00'	11.96'	13°42'02"	6.01'	11.93'	N 45°19'39" W
W24	50.00'	126.08'	144°28'44"	156.10'	95.23'	N 83°11'28" E
W25	50.00'	19.02'	21°47'42"	9.63'	18.91'	N 13°40'20" W
W26	50.00'	78.21'	89°37'35"	49.68'	70.48'	S 48°54'08" E
W27	50.00'	63.91'	73°13'50"	37.15'	59.64'	N 32°31'34" E
W28	50.00'	22.73'	26°02'57"	11.57'	22.54'	N 64°53'15" E
W29	50.00'	25.32'	29°00'56"	12.94'	25.05'	S 87°34'49" E
W30	50.00'	15.73'	18°01'48"	7.93'	15.67'	N 14°57'51" E

02 SEP -6 AM 9:52
JA... COUNTY CLERK

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

3770

M.J.C.	8/8/02	REVISED BLOCK AND LOT NUMBERS
T.J.S.	7/12/02	REVISED STREET NAMES AND STREET ADDRESS'S
T.J.S.	5/22/02	ADDED STREET ADDRESS'S
MK	03/25/02	REVISED ROW DED P/O LOT 50
SMO	12/01/01	ADD NJDEP FILE REF. NOTE AND
		CHGD. 15' UTILEASE. TO 20'
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 TWO
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. 2 OF 2 DATE 10/02/01 SCALE 1" = 50' CES No. 1945-15 FILE No. POL02

3770