

MOUNT PLEASANT AGE RESTRICTED MAJOR SUBDIVISION PHASE II (AMENDED)

RECEIVED
JAMES N. HOGAN
COUNTY CLERK

02 AUG 28 PM 2:14

JAMES N. HOGAN
COUNTY CLERK

CERTIFICATIONS:

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

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED OCTOBER 1, 1999 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, 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 MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

06/06/02

DATE: THOMAS N. TOIBERT, P.L.S.
LICENSE No. 36608

I HEREBY CERTIFY THAT THE SURVEY FOR LOT 2 BLOCK 7 HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" DATE OF SURVEY: 10/01/99

06/06/02

DATE: THOMAS N. TOIBERT, P.L.S.
LICENSE No. 36608

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.

03/22/02

DATE: S. Pat. Lammie
MUNICIPAL CLERK

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

03/22/02

DATE: S. Pat. Lammie
MUNICIPAL CLERK

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.

07/24/02

DATE: J. Lammie
MUNICIPAL ENGINEER

THIS PLAN IS HEREBY APPROVED BY THE GLOUCESTER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE GLOUCESTER COUNTY PLANNING BOARD.

DATE: CHAIRMAN

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE WASHINGTON TOWNSHIP ZONING BOARD AT AN OFFICIAL MEETING HELD ON 10/1/01 AND SHALL BE FILED ON OR BEFORE 10/1/01. I HEREBY FURTHER CERTIFY THAT WASHINGTON TOWNSHIP IS THE CONSTITUTED PROPER AUTHORITY.

DATE: ZONING BOARD SECRETARY

DATE: ZONING BOARD CHAIRMAN

APPROVED FINAL

SUBDIVISION Date App. 8/17/02

GLOUCESTER COUNTY PLANNING BOARD
on basis that SUBDIVISION portrays all
items required under review resolution.

File No. 18-026

RECEIVED

JUL 24 2002

AUG 23 2002

Gloucester County
Planning Department

RECEIVED

JUL 24 2002

KERNAN ENGINEERS

6/04/02	TNT	REVISED LOTS 20,21,22,23 & 37, BLOCK 7.01
3/31/02	TNT	REVISED FOR AMENDED FILING
12/20/01	TNT	TOTAL PROPERTY AREA AND NOTES
12/12/01	TNT	REVISED VARIOUS DIMENSIONS/NOTES (*)
11/17/01	TNT	REVISED VARIOUS DIMENSIONS
11/14/01	TNT	REVISED VARIOUS DIMENSIONS
8/09/01	TNT	REVISED FOR SETTLEMENT
06/25/01	TNT	ADDED OUTBOUND DIMENSIONS
06/25/01	TNT	ADDED ADDRESS NUMBERS
05/10/01	TNT	CHANGED STREET NAME
04/27/01	TNT	REMOVED WETLAND INFORMATION PER ENGINEER
04/18/01	TNT	ADDED WETLAND INFORMATION PER ENGINEER
REV. DATE	BY:	DESCRIPTION

Design Land Surveying

341 RTE 168 Turnersville, N.J. 08012
Toll Free Phone 1-800-418-9373
Phone (856) 374-1134 - Fax (856) 374-1061

FINAL PLAN

MT. PLEASANT

SITUATE IN:

WASHINGTON TOWNSHIP

GLOUCESTER COUNTY

NEW JERSEY

DATE 01-05-01 SURVEY NO.

SCALE 1"=60' 9910007

DRN: AMD

TO:

In consideration of the fee paid for making this survey, I hereby declare that the said survey accurately and truthfully represents the facts as shown to me by the owner or his agent, and that I am not aware of any fraud or other illegality in the same. I further declare that I am not aware of any fraud or other illegality in the same. I further declare that I am not aware of any fraud or other illegality in the same.

THOMAS N. TOIBERT
PROFESSIONAL LAND SURVEYOR
N.J. LIC. G5 36608

BULK ZONING REQUIREMENTS:

SSF SENIOR SINGLE FAMILY DEVELOPMENT: SECTION 22-37

SECTION #2

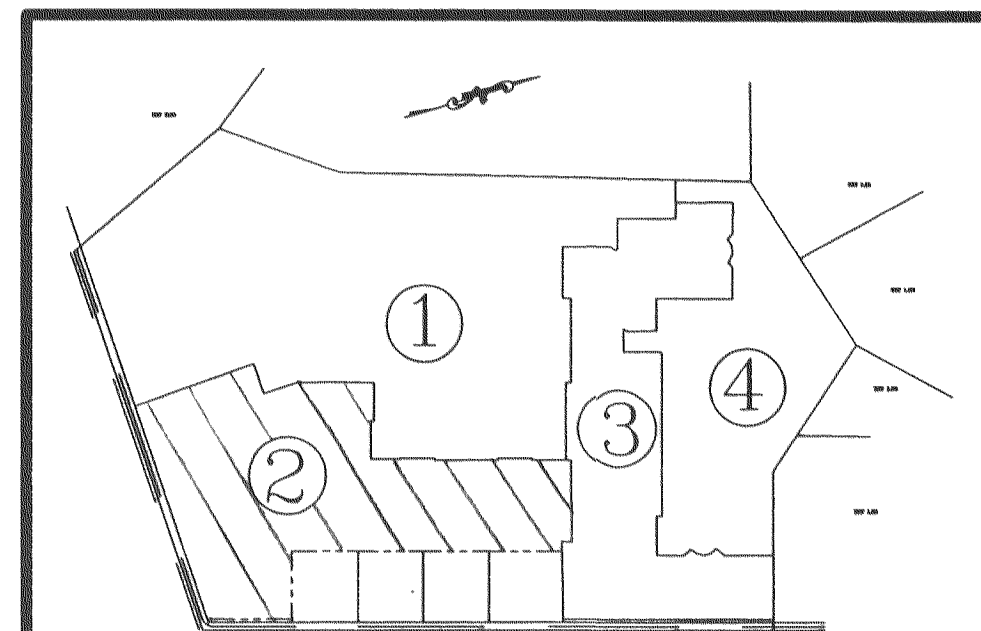
NUMBER OF RESIDENTIAL UNITS = 48 RESIDENTIAL UNITS

TOTAL SECTION AREA = 13.38 ACRES

TOTAL OPEN SPACE AREA = 8.25 ACRES

DESCRIPTION	REQUIRED	PROPOSED	VARIANCE REQUIRED YES/NO
MINIMUM LOT AREA	6000 SF	6000 SF	NO
MINIMUM LOT WIDTH	60 FT	60 FT	NO
MINIMUM LOT DEPTH	100 FT	100 FT	NO
MINIMUM FRONT YARD SETBACK	25 FT	25 FT	NO
MIN. SIDE YARD SETBACK	10 FT	10 FT	NO
MIN. REAR YARD SETBACK	25 FT	25 FT	NO
MAX. GROSS DENSITY	6 UNITS/AC.	3.18 UNITS/AC.	NO
MIN. OPEN SPACE	15%	37.1%	NO
AGE RESTRICTED	YES	YES	NO

NOTE: BULK ZONING VARIANCE GRANTED FOR ALL LOTS IN SECTION 22-37 EXCEPT LOTS 16, 17, 21, AND 22, BLOCK 7.03 AS PART OF THE MAJOR SUBDIVISION APPROVAL, REDUCING REAR YARD SETBACK FROM 25 FT. TO 10 FT. LOTS 16, 17, 21, AND 22 SHALL HAVE A DEED RESTRICTION PROHIBITING THE REDUCTION OF THE REAR YARD SETBACK FOR THE CONSTRUCTION OF DECKS, PATIOS, SUNROOMS AND OTHER BUILDING ADDITIONS.



KEY PHASING MAP (N75)

- ALL UTILITIES TO BE LOCATED A MIN. OF 2' FROM ALL PROPOSED MONUMENTS
- BEING LOT 2, BLOCK 7, TAX MAP (INFORMATION ONLY)
- WETLANDS DELINEATED BY OTHERS.
- SURVEYOR RESERVES THE RIGHT TO REVISE THIS FINAL PLAN OF LOTS AND SURVEY, UPON RECEIPT AND REVIEW OF AN ACCURATE TITLE REPORT AND ABSTRACT EFFECTING THE PROPERTY IN QUESTION.
- TOTAL PROPERTY AREA = 61.58 ACRES +/- (TO ORIG. ROW)
- COORDINATES BASED ON ASSUMED DATUM.

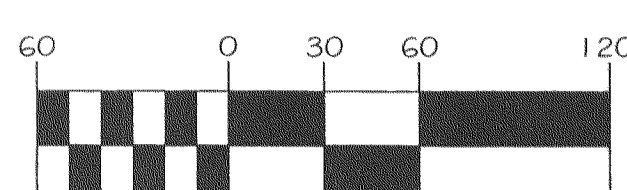
*DEED RESTRICTIONS

LOTS 16, 17, 21 & 22, BLOCK 7.03 SHALL HAVE DEED RESTRICTION PROHIBITING THE REDUCTION OF THE REAR YARD LOT SETBACK FOR THE CONSTRUCTION OF DECKS, SUNROOMS, PATIOS AND BUILDING ADDITIONS

CURVE TABLE

No.	DELTA ANGLE	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C74	90°00'00"	15.00'	23.56'	21.21'	N 62°15'44" E
C75	90°00'00"	15.00'	23.56'	21.21'	N 27°44'16" W
C76	45°00'00"	50.00'	39.27'	38.27'	N 05°14'16" W
C77	45°00'00"	50.00'	39.27'	38.27'	N 50°14'16" W
C78	180°00'00"	50.00'	157.08'	100.00'	N 72°44'16" W
C79	45°29'00"	50.00'	39.69'	38.66'	S84°31'14" W
C80	44°31'00"	50.00'	38.85'	37.88'	S39°31'14" W
C81	43°27'27"	50.00'	37.92'	37.02'	S04°28'00" E
C82	24°31'05"	50.00'	21.40'	21.23'	S38°27'16" E
C83	67°58'32"	30.00'	35.59'	33.54'	N 16°43'32" W
C84	90°00'00"	25.00'	39.27'	35.36'	N 46°49'46" W

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.