

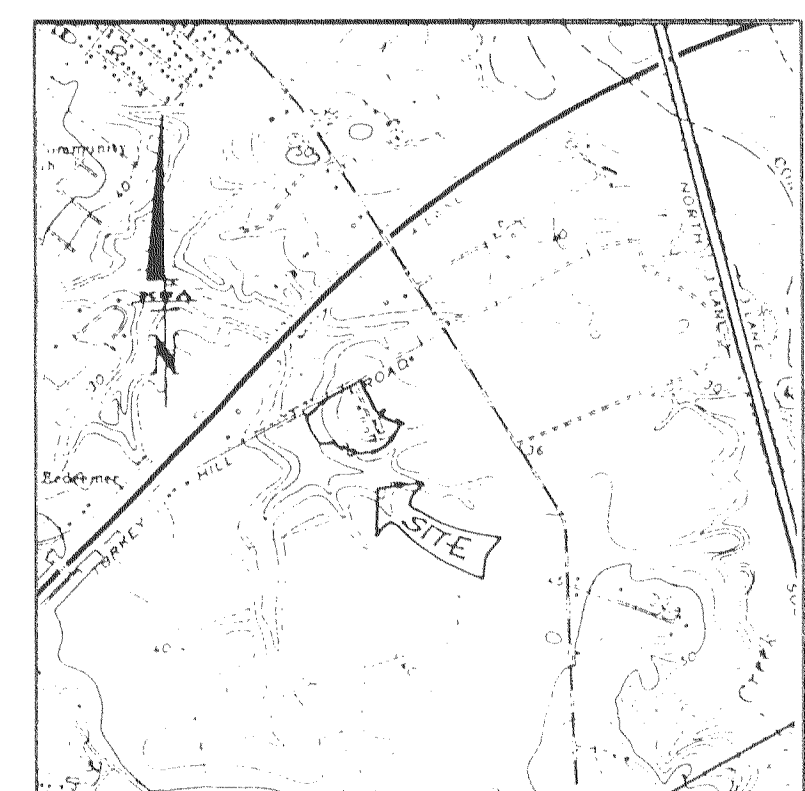
2846

CAULFIELD AVENUE (FORMERLY TURKEY HILL ROAD)
(VARIABLE R.O.W.)

DECLARATION OF EASEMENT

WITH THE FILING OF THIS MAP, THE UNDERSIGNED HEREBY GRANTS TO THE VARIOUS APPROPRIATE AUTHORITIES, AGENCIES, UTILITIES COMPANIES AND HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, THE STATE OF EASEMENT OVER AND THROUGH THE LANDS HEREIN ILLUSTRATED, HEREIN, EXCEPT THOSE AREAS PROPOSED TO BE OCCUPIED BY BUILDINGS AND WITHIN THE 100 FEET OF SAME.

SUCH ALLOWANCES, ALLEGED, UTILITIES, COMPANIES AND HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, IN HAVE THE RIGHT TO USE AND ENJOYMENT AND THE RIGHT TO EXERCISE ALL NECESSARY EASES TO MAINTAIN LINES, SERVICES AND APPURTENANCES (ELECTRIC, GAS, WATER, SEWAGE, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, STORM DRAINAGE FACILITIES, STREET LIGHTS AND TRAIL LIGHTS).



NOTE:

FUTURE OWNERS OF LOTS WITHIN 50 FT. OF THE AVERAGE LINE MAY BE SUBJECT TO TRANSFER AREA EASES: A. 25' EASE IN SECT. 13, 18 & 19.

THE UNDERSIGNED CERTIFIES THAT HE IS THE APPLICANT AND DEVELOPER FOR "LOCUST GROVE FARM - MF2" TO BE LOCATED ON BLOCK 5, LOT 2 AND 3 DEPTFORD TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY.

OWNER: LOCUST GROVE PARTNERS, LP
ADDRESS: 200 WEST VALLEY FORD ROAD
DEPT. OF PRINCIPAL, P.A. 19400
TELEPHONE: (609) 283-5800

James A. Nolan 12/23/96
JAMES A. NOLAN, III, PRESIDENT
NOLAN COMPANIES, INC., ITS GENERAL PARTNER

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF BLOCK 5, LOT 2 AND 3, DEPTFORD TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY.

OWNER: JACK SHEPPARD, SUCCESSOR TRUSTEE
ADDRESS: 205 NORTH STOCKTON AVENUE
WENONA, NEW JERSEY, 08040
TELEPHONE: (609) 468-8724

Jack C. Sheppard 12/24/96
JACK C. SHEPPARD, PRESIDENT

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF DEPTFORD, NEW JERSEY, ON 12/24/96.

CHAIRMAN: [Signature] 12/24/96

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS TO THE REQUIREMENTS OF THE MAP ACT, AND THE REQUIREMENTS OF THE PLANNING BOARD OF THE TOWNSHIP OF DEPTFORD, NEW JERSEY.

THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF DEPTFORD, NEW JERSEY, ON 12/24/96.

CHAIRMAN: [Signature] 12/24/96

SECRETARY: [Signature] 12/24/96

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE MAP ACT.

KEVIN D. KAMMERER, P.L.S., P.E.
NEW JERSEY LICENSE NO. 34861
KAMMERER SCHWEPPEHEISER ASSOCIATES, INC.
THE VILLAGE GREENE
P.O. BOX 1028
MIDFORD, NJ 08055
(609) 654-0458

2846

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS ON THIS MAP. I CERTIFY THAT THE PUBLIC STREETS OR HIGHWAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH AND NAME, BY THE PROPER AUTHORITY.

Kevin D. Kammerer 3/17/97
KEVIN D. KAMMERER, P.L.S., P.E.
MUNICIPAL CLERK

APPROVED JAN 17 1997

CIVIL DIVISION Date App.

GLOUCESTER COUNTY PLANNING BOARD

on basis that SUBDIVISION portrays all items required under review resolution.

File No. D-Pod-1 MF2-1

Kevin D. Kammerer

Kevin D. Kammerer

NO.	REVISION	DATE	BY	CHKD.	DATE
1	REVISED PER FINAL TOWNSHIP REVIEW	12-23-96	LLH	KDK	12/23/96

FINAL PLAT

LOTS 2 & 3 BLOCK 5 PLATE 2

FOR

LOCUST GROVE FARM - MF2

CAULFIELD AVENUE (FORMERLY TURKEY HILL ROAD) & CLOVER DRIVE

DEPTFORD TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

K S A

Kammerer Schweppeheiser Associates, Inc.

THE VILLAGE GREENE, P.O. BOX 1028, MIDFORD ROAD, MIDFORD, NEW JERSEY

KEVIN D. KAMMERER, P.L.S. & P.P.

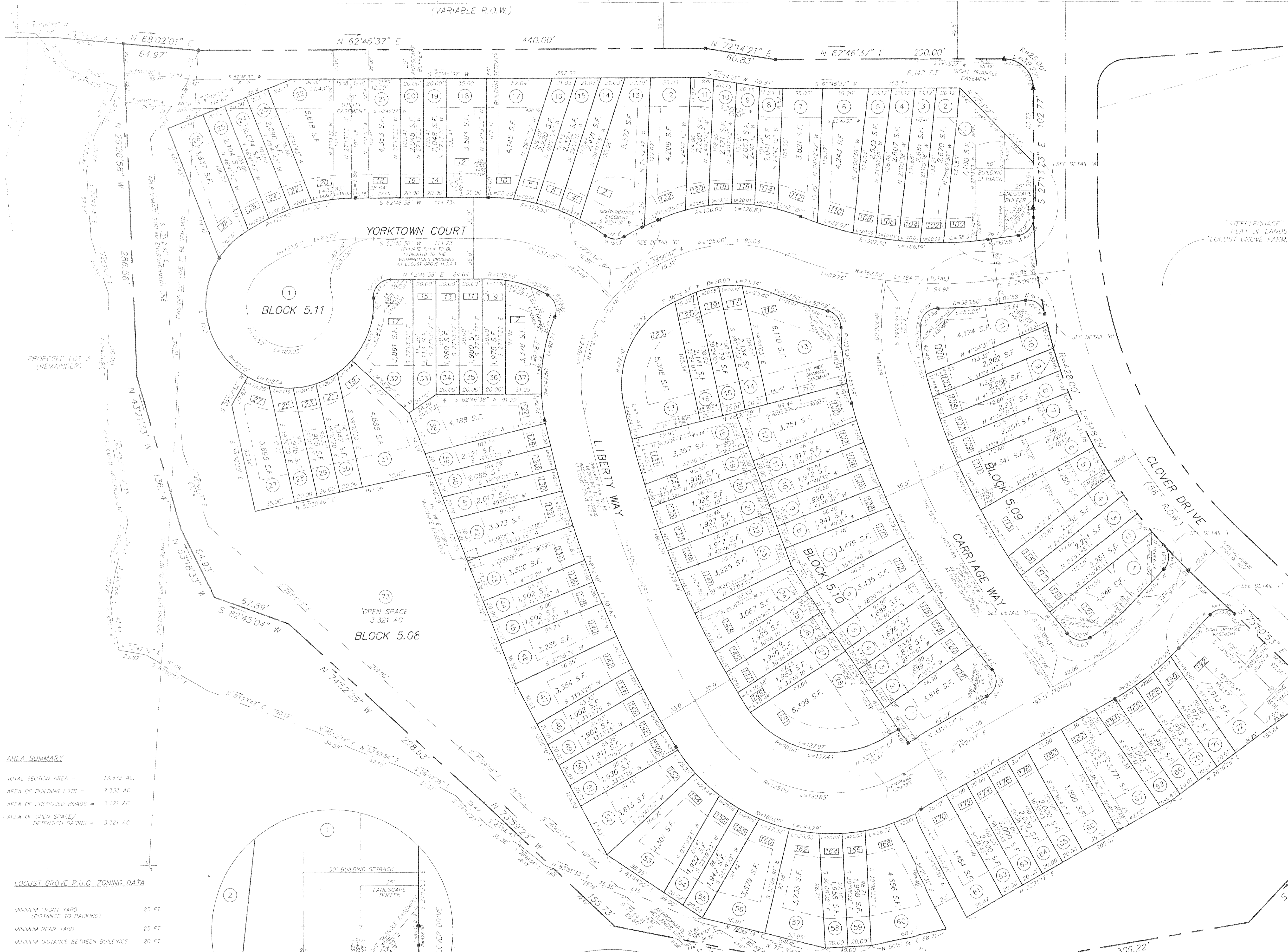
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 34861

PROFESSIONAL PLANNER N.J. LIC. NO. 4922

Kevin D. Kammerer DATE: 12-10-96

OWN BY: CHND BY: ALSO BY: DATE SCALE JOB NO. DRAWER NO. D-48

LLH SEW KDK 12-10-96 1"=40' 1511-40 ENG. NO. 1 OF 1



AREA SUMMARY

TOTAL SECTION AREA = 13.875 AC.
AREA OF BUILDING LOTS = 7.333 AC.
AREA OF PROPOSED ROADS = 3.221 AC.
AREA OF OPEN SPACE/DETENTION BASINS = 3.321 AC.

LOCUST GROVE P.U.C. ZONING DATA

MINIMUM FRONT YARD (DISTANCE TO PARKING) 25 FT.
MINIMUM REAR YARD 25 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS 20 FT.
MINIMUM DISTANCE SETBACK (EXISTING STREETS) 50 FT.
MINIMUM LANDSCAPE DEPTH (EXISTING STREETS) 25 FT.

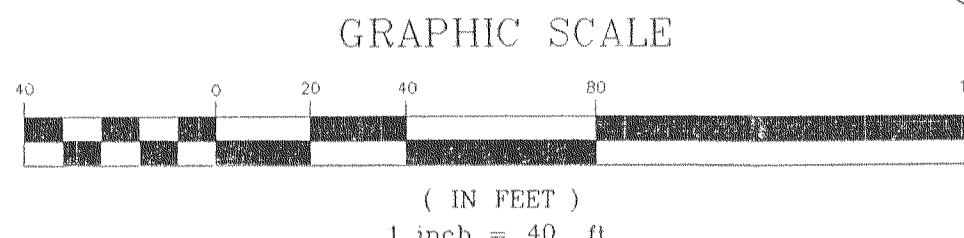
2846

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 62°46'37" E	15.31'
L2	N 62°46'37" E	12.21'
L3	N 62°46'37" E	7.08'
L4	N 15°42'49" E	40.55'
L5	S 46°18'14" E	44.94'
L6	S 46°18'14" E	2.51'
L7	S 46°18'14" E	2.51'
L8	N 62°46'37" E	11.49'
L9	S 72°20'31" E	38.00'
L10	N 33°21'17" E	7.53'
L11	N 33°21'17" E	11.49'
L12	S 65°10'29" E	42.65'
L13	N 33°21'17" E	7.53'
L14	S 06°26'01" W	36.71'
L15	N 86°06'41" E	78.66'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	142.50'	12.38'	08°45'03"
C2	101.50'	18.03'	08°52'26"
C3	72.50'	13.78'	10°33'15"
C4	87.50'	7.50'	00°25'11"
C5	610.50'	14.72'	01°22'51"
C6	610.50'	11.72'	01°09'56"
C7	802.50'	2.50'	00°32'08"
C8	802.50'	2.50'	00°32'08"
C9	802.50'	2.50'	00°32'08"
C10	235.00'	18.16'	04°25'43"
C11	235.00'	22.36'	05°27'06"
C12	235.00'	7.52'	01°45'56"
C13	235.00'	10.95'	02°26'57"



LEGEND

- EXISTING R.O.W./PROPOSED SECTION ONE
- WETLANDS LINE
- STREAM ENCROACHMENT LINE
- PROPOSED LOT LINE
- CENTERLINE
- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT TO BE SET BY OTHERS PURSUANT TO FINAL PLAT FOR LOCUST GROVE FARM, SECTION MF-1

