

CURVE No.	RADIUS	LENGTH	DELTA	CHORD DIST.	CHORD BRG.
C - 41	R = 455.00	L = 30.23	D = 3'48'25"	C = 30.23	GB = S83°27'42"E
C - 42	R = 395.00	L = 30.24	D = 4'43'10"	C = 30.23	GB = S83°22'00"E
C - 43	R = 20.00	L = 31.42	D = 90°00'00"	C = 28.28	GB = S53°46'30"W
C - 44	R = 20.00	L = 31.42	D = 90°00'00"	C = 28.28	GB = N36°13'30"W
C - 45	R = 20.00	L = 31.42	D = 90°00'00"	C = 28.28	GB = S38°33'30"E
C - 46	R = 20.00	L = 31.42	D = 90°00'00"	C = 28.28	GB = N53°46'30"E
C - 47	R = 150.00	L = 57.04	D = 21°47'12"	C = 56.69	GB = N02°07'08"W
C - 48	R = 200.00	L = 76.05	D = 21°47'12"	C = 75.59	GB = S02°07'08"E
C - 49	R = 200.00	L = 76.05	D = 21°47'12"	C = 75.59	GB = N02°07'08"W
C - 50	R = 150.00	L = 57.04	D = 21°47'12"	C = 56.69	GB = S02°07'08"E
C - 51	R = 200.00	L = 51.08	D = 14°18'02"	C = 50.94	GB = S09°41'41"E
C - 52	R = 200.00	L = 24.97	D = 07°09'11"	C = 24.95	GB = S05°11'55"W
C - 53	R = 150.00	L = 25.91	D = 09°53'50"	C = 25.58	GB = S08°03'47"E
C - 54	R = 150.00	L = 31.13	D = 11°53'22"	C = 31.07	GB = S09°48'49"W
C - 55	R = 20.00	L = 19.47	D = 50°46'16"	C = 18.71	GB = N19°06'38"E
C - 56	R = 20.00	L = 19.47	D = 50°46'16"	C = 18.71	GB = S38°39'38"W
C - 57	R = 60.00	L = 305.30	D = 291°32'32"	C = 67.50	GB = S81°13'30"E
C - 58	R = 60.00	L = 84.58	D = 80°46'17"	C = 77.75	GB = S06°38'37"E
C - 59	R = 60.00	L = 80.00	D = 78°23'40"	C = 74.20	GB = S71°58'21"W
C - 60	R = 60.00	L = 80.00	D = 78°23'40"	C = 74.20	GB = S31°37'59"E
C - 61	R = 60.00	L = 60.72	D = 57°58'56"	C = 58.16	GB = S32°33'19"W
C - 63	R = 60.00	L = 80.00	D = 78°23'40"	C = 74.20	GB = N62°46'45"E
C - 64	R = 60.00	L = 80.40	D = 78°46'33"	C = 74.52	GB = S40°38'08"E
C - 65	R = 60.00	L = 82.10	D = 78°23'54"	C = 75.84	GB = S36°57'08"W

SEE SHEET 2 OF 2

MATCH LINE

Block 129.0202

434,885 Sq.Ft.±

Ripley Court

(50' Wide)

Block 129.0202

Atlantic City Electric Co. R.O.W.

(200' Wide)

Block 12901, Lot 36

Block 12901, Lot 27

Block 12901, Lot 26

"WILLOWOODS - SECTION 2"

TEMPORARY TURNAROUND
EASEMENT
(SEE NOTE NO. 2)

"WILLOWOODS - SECTION 4"

ZONING REQUIREMENTS

SUBJECT PROPERTY CURRENTLY ZONED R2 RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA	20,000	20,000	NO
CNR. LOT AREA	20,000	20,000	NO
FRONT YARD SETBACK	40'	40'	NO
SIDEYARD SETBACK	15'	15'	NO
REAR YARD SETBACK	50'	50'	NO
MIN. LOT WIDTH	100' (Ø SETBACK)	100'	NO

C-1 DENOTES ADDITIONAL CURVE INFORMATION

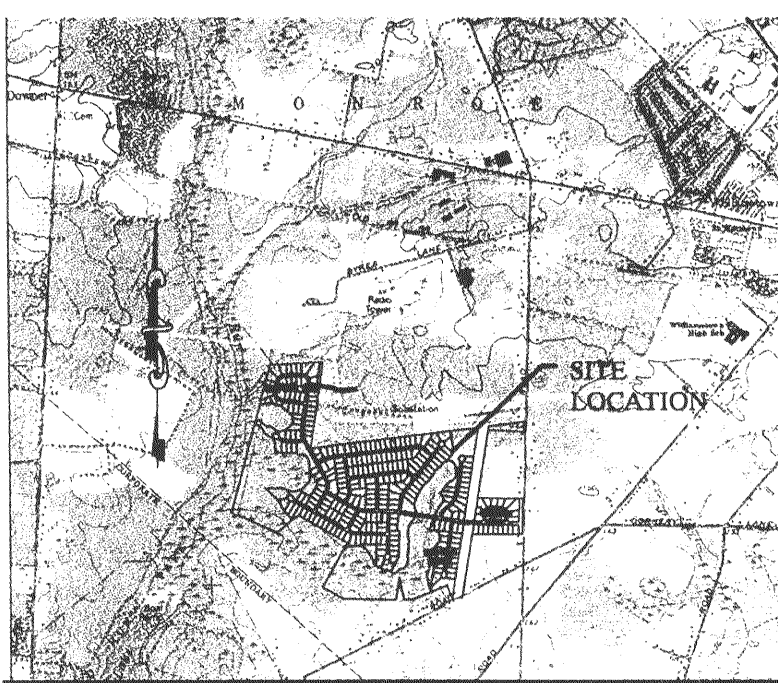
□ DENOTES EXISTING MONUMENT

■ DENOTES MONUMENT TO BE SET*

TOTAL BUILDING LOTS IN THIS SECTION = 17

602 DENOTES STREET ADDRESS

*By filing this map in accordance with "The Map Filing Law," reasonable survey access is hereby granted.



KEY MAP

POINT OF SALE DISCLOSURE PROVISIONS

SIGHT TRIANGLE EASEMENT DISCLOSURE FOR BLOCK 129.0202, LOTS 22 & 34

The Seller hereby discloses to the Buyer that this lot is subject to a Sight Triangle Easement; a copy of the lot depicting the location of this Sight Triangle Easement area shall be attached to the contract. This Sight Triangle Easement is necessary to prevent any improvements or plantings from being in this area so as to obstruct necessary sight visibility for traffic on the adjacent road. No grading, planting or structure shall be allowed to be erected or maintained within the Sight Triangle Easement area which is more than thirty (30) inches above the centerline grade of the adjoining road. Specific language subjecting the lot to this Sight Triangle Easement shall be included in the Deed.

DRAINAGE EASEMENT DISCLOSURE FOR BLOCK 129.0202, LOTS 20, 21, & 34.

The Seller hereby discloses to the Buyer that his lot is subject to a drainage Easement; a copy of the lot depicting the location of this Drainage Easement shall be attached to the contract. This Drainage Easement is necessary as part of the development's stormwater drainage system, and is dedicated to the Township of Monroe. This Drainage Easement does not permit any improvements to be constructed within the area of this Drainage Easement; no fences, sheds, garages, pools or other similar structures may be constructed within such Drainage Easement area. Specific language subjecting the lot to this Drainage Easement shall be included in the Deed.

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.

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

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.

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 11/23/04 AND SHALL BE FILED ON OR BEFORE 11/23/04. I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

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.

THIS SUBDIVISION IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MONROE.

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

11/06/05 Susan M. Crumack
DATE MUNICIPAL CLERK

12/17/04 [Signature]
DATE MUNICIPAL ENGINEER

11/06/05 [Signature]
DATE PLANNING BOARD SECRETARY

DATE PLANNING BOARD CHAIRMAN

11/06/05 [Signature]
DATE PLANNING BOARD SECRETARY

12/02/04
DATE

[Signature] DIVISION PRESIDENT
RICHMOND AMERICAN HOMES OF PENNSYLVANIA, INC.
(OWNER & APPLICANT)

PLAN OF LOTS

LANDS OF RICHMOND AMERICAN HOMES OF P.A. INC.

"WILLOWOODS - SECTION 3"

PLATE 129, BLOCK 12901, PART OF LOT 38
TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER, NEW JERSEY

SICKELS &
ASSOCIATES INC.

SHERWOOD MEWS
833 KINGS HIGHWAY
WOODBURY, NEW JERSEY 08066-3110

856-848-6800
FAX 848-8520

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 02/23/02 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN SET OR SET BY.

FERDINAND F. DIROSA, P.L.S.
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 20366

DRAWN	D.D.S.
CHECKED	FD
DATE	04/13/04
FILE	4903
SCALE	1" = 50'
SHEET	1 OF 2
DWG. NO.	T35 - 11.03