

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

DATE: 11/14/05 OWNER: JAMES N. HURFF
JAMES N. HURFF
400 CECIL STREET
JERSEY CITY, NJ 07310
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400 CECIL STREET
JERSEY CITY, NJ 07310

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED 11/14/05 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTSTANDING 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 OUTSTANDING CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

11/14/05 Margaret Kulik
DATE: 11/14/05 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-40:55-1 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.

11/14/05 Margaret Kulik
DATE: 11/14/05 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

11/14/05 Margaret Kulik
DATE: 11/14/05 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 11/14/05 FOR THE GLOUCESTER COUNTY PLANNING BOARD

DATE: 11/14/05 PLANNING DIRECTOR

DATE: 11/14/05 ATTEST

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 11/14/05 AND SHALL BE FILED ON OR BEFORE 11/14/05. I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY

11/14/05 Margaret Kulik
DATE: 11/14/05 PLANNING BOARD SECRETARY

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF WASHINGTON TOWNSHIP, NEW JERSEY

11/14/05 Margaret Kulik
DATE: 11/14/05 PLANNING BOARD CHAIRMAN

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MINIMUM REQUIREMENTS APPLICABLE THEREIN.

11/14/05 Margaret Kulik
DATE: 11/14/05 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: 11/14/05 PLANNING DIRECTOR

OWNER: GAIL WATSON & DAVID WATSON
222 HURVILLE-GRENLOCH ROAD
SEWELL, NJ 08080

APPLICANT: GERALD DEMARCO
17 WINDY ACRES DRIVE
SEWELL, NJ 08080

NOTES:

1. NUMBER OF LOTS CREATED = 12
2. NUMBER OF BUILDING LOTS = 8
3. TOTAL AREA OF THIS SECTION = 16.9 AC±
4. TOTAL AREA OF OPEN SPACE IN THIS SECTION = 8.11 AC±
5. TOTAL AREA OF R.O.W. IN THIS SECTION = 0.89 AC±
6. PROPERTY-IN-QUESTION CURRENTLY LOCATED WITHIN THE R RESIDENTIAL ZONE

BULK REQUIREMENTS

DESCRIPTION	REQUIRED
MINIMUM LOT SIZE	31,000 S.F.
MAX DENSITY PER GROSS ACRE	1 UNIT / 2 ACRES
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	200'
MINIMUM FRONT YARD	50'
MINIMUM SIDE YARD	15'
MINIMUM REAR YARD	35'
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35'

7. BLOCK AND LOT NUMBERS WERE ASSIGNED BY THE WASHINGTON TOWNSHIP TAX ASSESSOR

LEGEND:

(N/R) - NON-RADIAL LINE
- STREET ADDRESS

GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1" = 50'



APPROVED FINAL
SUBDIVISION
GLOUCESTER COUNTY PLANNING BOARD
DATE: 11/14/05
FILE NO. 11-1007-11-14/05

4122

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WETLANDS BUFFER LINE DATA

LINE	BEARING	DISTANCE
L-1	N 89°51'54" W	2.78'
L-2	N 31°10'58" W	0.78'
L-3	S 77°58'12" E	3.24'

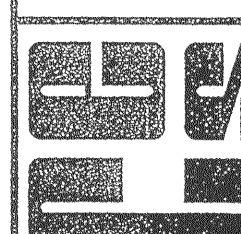
CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	21.58'	21.21'	S 20°00'50" W	90°00'00"
C2	75.00'	16.80'	16.87'	S 31°28'10" E	12°54'14"
C3	250.00'	82.85'	82.48'	N 28°24'14" W	18°55'20"
C4	75.00'	25.23'	25.05'	S 30°04'28" E	22°19'49"
C5	40.00'	17.54'	16.18'	S 60°07'44" E	57°46'42"
C6	70.00'	35.13'	34.73'	N 48°45'17" E	28°31'25"
C7	70.00'	35.15'	34.78'	N 80°32'53" W	28°46'24"
C8	70.00'	35.62'	35.36'	N 27°08'50" W	28°18'10"
C9	70.00'	69.25'	66.50'	N 40°23'00" E	56°43'03"
C10	70.00'	15.12'	15.09'	N 74°55'44" E	12°22'25"
C11	70.00'	12.14'	12.12'	S 89°29'41" E	10°45'00"
C12	70.00'	92.14'	85.63'	S 50°25'09" E	75°24'30"
C13	70.00'	30.85'	30.60'	S 00°28'12" E	25°19'03"
C14	40.00'	17.54'	16.18'	N 12°10'00" W	37°46'42"
C15	125.00'	48.72'	48.41'	S 30°04'28" E	22°19'48"
C16	125.00'	24.53'	24.49'	S 35°37'08" E	11°14'30"
C17	125.00'	24.15'	24.15'	S 24°20'11" E	11°05'19"
C18	200.00'	66.28'	65.98'	N 28°24'14" W	18°55'20"
C19	200.00'	14.13'	14.13'	N 20°56'00" W	04°02'52"
C20	200.00'	52.15'	52.01'	N 30°25'40" E	14°56'28"
C21	125.00'	28.17'	28.11'	S 31°28'10" E	12°54'14"
C22	15.00'	21.58'	21.21'	N 89°51'54" W	90°00'00"
C23	50.00'	48.09'	46.78'	S 55°22'23" W	38°38'12"
C24	50.00'	33.72'	33.08'	S 17°02'26" E	106°21'22"
C25	50.00'	30.91'	30.42'	S 22°00'50" W	25°25'23"
C26	50.00'	84.55'	74.84'	S 07°24'00" E	96°54'07"
C27	50.00'	66.39'	63.18'	N 56°43'53" W	28°22'08"
C28	50.00'	83.83'	74.42'	S 35°38'53" W	96°10'03"
C29	50.00'	21.74'	21.57'	N 81°10'02" W	24°54'56"
C30	50.00'	67.41'	62.42'	N 22°31'12" W	77°14'31"
C31	50.00'	15.81'	15.74'	N 10°14'00" E	18°06'44"
C32	50.00'	90.33'	78.53'	N 56°42'17" W	103°30'21"
C33	50.00'	38.35'	38.35'	N 88°03'03" W	45°05'46"

RECEIVED
AUG 09 2005
Gloucester County
Planning Department

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
N.J. CERTIFICATE OF AUTHORIZATION NO. 00278725

DATE: 3/21/05 SCALE: 1" = 50' FILE NO. 2428-POL-01.DWG
SHEET NO. 1 OF 1



PLAN OF LOTS
"WATSON TRACT"
ORIGINAL TRACT: PLATE 3.15, BLOCK 19, LOT 10
WASHINGTON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

DATE	REVISIONS
7/15/05	ADDED WETLANDS LOT NUMBER
8/6/05	ADDED WETLANDS BEARINGS AND DIST. NO. 87
8/16/05	GENERAL REVISIONS
11/14/05	DATE

Margaret Kulik
MARGARET KULIK
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 38943
DATE: 11/14/05