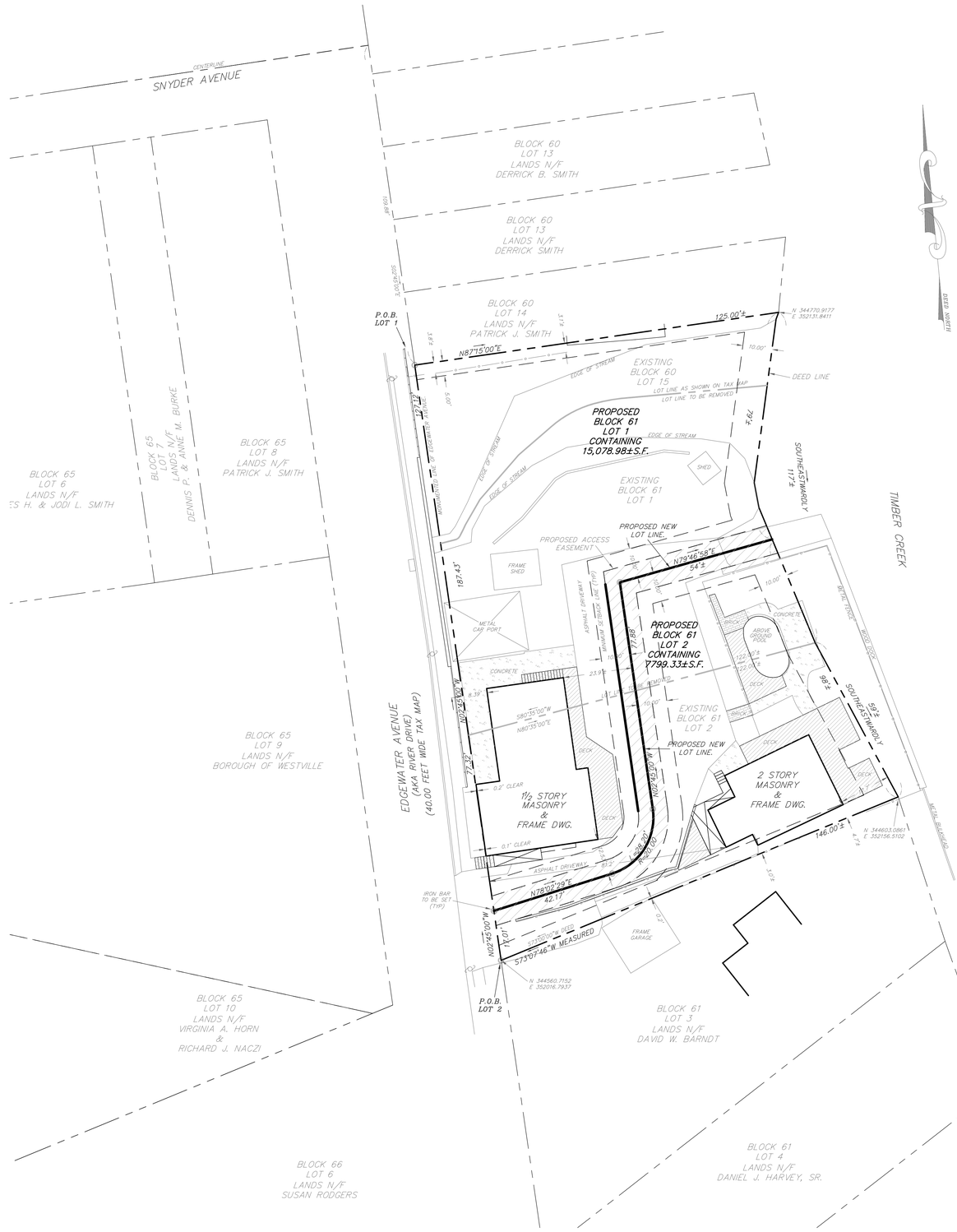

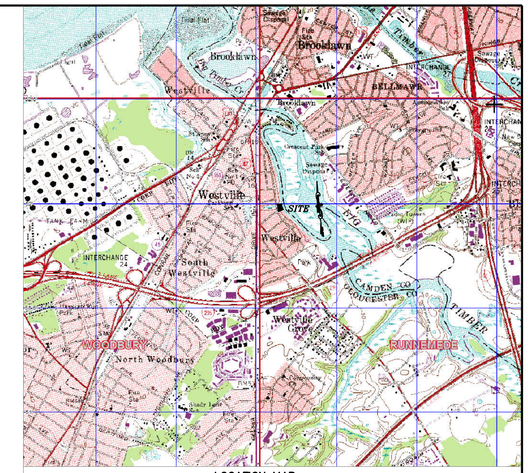

LOCATION MAP
1"=2000', PART OF THE U.S.G.S. " WESTVILLE, N.J." QUADRANGLE

GENERAL NOTES

1. TITLE SEARCH:
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

2. WETLANDS:
NO FRESHWATER WETLANDS, RIGHTS, OR INTERESTS OF THE UNITED STATES OF AMERICAN, OR THE STATE OF NEW JERSEY, OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATERS, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING, OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES, REGULATED, PROTECTED BY, OR UNDER JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY, HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS PROJECT.

3. UTILITIES:
NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.

4. HAZARDOUS SUBSTANCES:
WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF POTENTIALLY HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OR ABSENCE OF SUCH SUBSTANCES.

5. BUILDING OFFSETS:
ALL BUILDING OFFSETS SHOWN ARE TO THE FACE OF THE SIDING, UNLESS OTHERWISE NOTED. THE OFFSETS ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.

6. GENERAL:
ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS' EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

THIS PLAT DOES NOT SHOW, NOR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHTS OR WAY.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF PENNELL LAND SURVEYING, INC.

7. TAX MAP REFERENCE:
BOROUGH OF WESTVILLE, GLOUCESTER COUNTY, NEW JERSEY
SHEET: 6 SHEET: 6
BLOCK: 60 BLOCK: 61
LOT: 15 LOTS: 1 & 2

8. DEED:
DB 1895 PG 308 & DB 1781 PG 255.

9. AREA:
LOTS 1 AND 15 BEFORE SUBDIVISION 13,875.24±S.F.
LOT 2 BEFORE SUBDIVISION 9,003.07±S.F.
LOT 1 AFTER SUBDIVISION 15,078.98±S.F.
LOT 2 AFTER SUBDIVISION 7,799.33±S.F.

10. NOTE:
THIS MINOR SUBDIVISION WILL BE FILED BY DEED.
CORNER MARKERS WILL BE SET AFTER APPROVAL OF SUBDIVISION BEFORE THE FILING OF .
COORDINATES BASED ON ASSUMED DATUM.

SITE DATA:

OWNER/APPLICANT:	PATRICK SMITH 495 EDGEWATER AVENUE WESTVILLE, N.J. 08093
SITE ADDRESS:	#495 EDGEWATER AVENUE WESTVILLE, NJ 08093
ZONE:	R-1 RESIDENTIAL
TOTAL TRACT AREA:	22,878.31±S.F.

ZONING REQUIREMENTS: (R-1 RESIDENTIAL)

PERMITTED USE:	REQUIRED	PROP LOT 1 PROPOSED	PROP LOT 1 COMPLIES	PROP LOT 2 PROPOSED	PROP LOT 2 COMPLIES
	SINGLE FAMILY DETACHED DWELLINGS	SINGLE FAMILY DETACHED DWELLINGS	YES	SINGLE FAMILY DETACHED DWELLINGS	YES
MINIMUM LOT AREA:	6,000 S.F.	15,078.98± S.F.	YES	7,799.33±S.F.	YES
MINIMUM LOT WIDTH:	50 FT.	187±FT.	YES	17±FT.	NO
YARD REQUIREMENTS:					
MINIMUM FRONT YARD SETBACK: ESTABLISHED BUILDING LINE OF STREET.		0.10±FT.	YES	81.2±FT.	YES
MINIMUM SIDE YARD SETBACK:	5AGG15 FT.	12.53±FT.	YES	3±FT.	NO
MINIMUM REAR YARD SETBACK:	10 FT.	23.9±FT.	YES	17.7±FT.	YES
MAXIMUM BUILDING COVERAGE:	35%	12%±	YES	13%±	YES
MAXIMUM IMPERVIOUS COVERAGE:	50%	34%±	YES	61%±	NO
MAXIMUM HEIGHT:	30 FT.	COMPLIES	YES	COMPLIES	YES

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS SHOWN HEREON AND APPROVE OF THE PLOTTING OF SAME.

OWNER DATE

PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE BOROUGH OF WESTVILLE IN THE COUNTY OF GLOUCESTER THIS PLAT IS APPROVED BY THE PLANNING BOARD OF THE SAID BOROUGH AND DEEDS ARE TO BE FILED IN THE CLERK'S OFFICE OF GLOUCESTER COUNTY.

CHAIRPERSON DATE

SECRETARY DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IF COMFORMS WITH THE PROVISIONS OF A MINOR SUBDIVISION APPLICATION.

PLANNING BOARD 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.

CHAIRMAN DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP DATED 4-23-20 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVSION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.
I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

DONALD C. PENNELL, P.L.S. LICENSE #35393

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS MAP IS BASED ON A FIELD SURVEY MADE ON 11-16-99 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT AS SHOWN. THE LOCATIONS OF ALL EXISTING IMPROVEMENTS WERE FIELD SURVEY, EXCEPT SUCH EASEMENTS AND STRUCTURES IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE. THIS DECLARATION IS OFFER SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, AS PROVIDED HEREIN.

DONALD C. PENNELL DATE:
PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 35393

PENNELL LAND SURVEYING, INC.
327 CLEMS RUN
WULLICA HILL, N.J. 08062
(856) 478-4571 FAX (856) 478-0286

REV.	DATE	DESCRIPTION	BY

PLAN OF SURVEY/ MINOR SUBDIVISION

BLOCK 60, LOT 05, BLOCK 61, LOTS 1 & 2
495 EDGEWATER AVENUE
BOROUGH OF WESTVILLE,
COUNTY OF GLOUCESTER, NEW JERSEY

PROJECT NO.: 20-15
DATE: 4-23-20
SCALE: 1" = 20'
DRAWN BY: L.W.R.
CHECKED BY: DP
DRAWING NO.: 1

SHEET NO.
1 OF 1