

LOT CONSOLIDATION & FHA LIMITS METES & BOUNDS

1. NORTH 02 DEGREES 01 MINUTES 38 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF WILLIAM STREET, 234.97 FEET TO A POINT; THENCE
2. NORTH 87 DEGREES 25 MINUTES 19 SECONDS EAST ALONG THE COMMON LINE OF TAX MAP LOTS 3, 4, 5, 6, 9 AND 18.01 BLOCK 38, 205.00 FEET TO A POINT; THENCE
3. NORTH 87 DEGREES 53 MINUTES 06 SECONDS EAST ALONG THE COMMON LINE OF TAX MAP LOTS 6 AND 9 BLOCK 38, 15.00 FEET TO A POINT; THENCE
4. NORTH 01 DEGREES 52 MINUTES 41 SECONDS WEST ALONG THE COMMON LINE OF TAX MAP LOTS 6 AND 7 BLOCK 38, 132.17 FEET TO A POINT; THENCE
5. NORTH 88 DEGREES 07 MINUTES 19 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HENRY STREET (40' RIGHT OF WAY), 96.50 FEET TO A POINT; THENCE
6. SOUTH 01 DEGREES 10 MINUTES 57 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE AVENUE (40' RIGHT OF WAY), 131.79 FEET TO A POINT; THENCE
7. SOUTH 87 DEGREES 53 MINUTES 06 SECONDS WEST ALONG THE COMMON LINE OF TAX MAP LOTS 8 AND 9 BLOCK 38, 0.51 FEET TO A POINT; THENCE
8. SOUTH 01 DEGREES 16 MINUTES 25 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE STREET (40' RIGHT OF WAY), 27.06 FEET TO A POINT; THENCE
9. SOUTH 01 DEGREES 47 MINUTES 41 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE STREET (40' RIGHT OF WAY), 80.00 FEET TO A POINT; THENCE
10. SOUTH 81 DEGREES 04 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF TAX MAP LOTS 10 AND 11 BLOCK 38, 110.00 FEET TO A POINT; THENCE
11. SOUTH 01 DEGREES 35 MINUTES 01 SECONDS EAST ALONG THE COMMON LINE OF TAX MAP LOTS 16.01 AND 11 BLOCK 38, 56.00 FEET TO A POINT; THENCE
12. NORTH 81 DEGREES 18 MINUTES 02 SECONDS EAST ALONG THE COMMON LINE OF TAX MAP LOTS 11, 12, 13, 14 AND 15 BLOCK 38, 110.15 FEET TO A POINT; THENCE
13. SOUTH 01 DEGREES 47 MINUTES 41 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MAPLE STREET (40' RIGHT OF WAY), 87.90 FEET TO A POINT; THENCE
14. SOUTH 77 DEGREES 44 MINUTES 02 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF REID STREET (49.5' FEET WIDE RIGHT OF WAY), 111.15 FEET TO A POINT; THENCE
15. SOUTH 77 DEGREES 51 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF REID STREET (49.5' FEET WIDE RIGHT OF WAY), 8.40 FEET TO A POINT; THENCE
16. NORTH 85 DEGREES 34 MINUTES 41 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROSPECT STREET (24.44' FROM CENTERLINE), 183.30 FEET TO A POINT; THENCE
17. NORTHERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROSPECT STREET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' AN ARCH LENGTH OF 21.87' AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 43° 48' " WEST – 19.99' TO THE POINT AND PLACE OF BEGINNING.

LEGEND

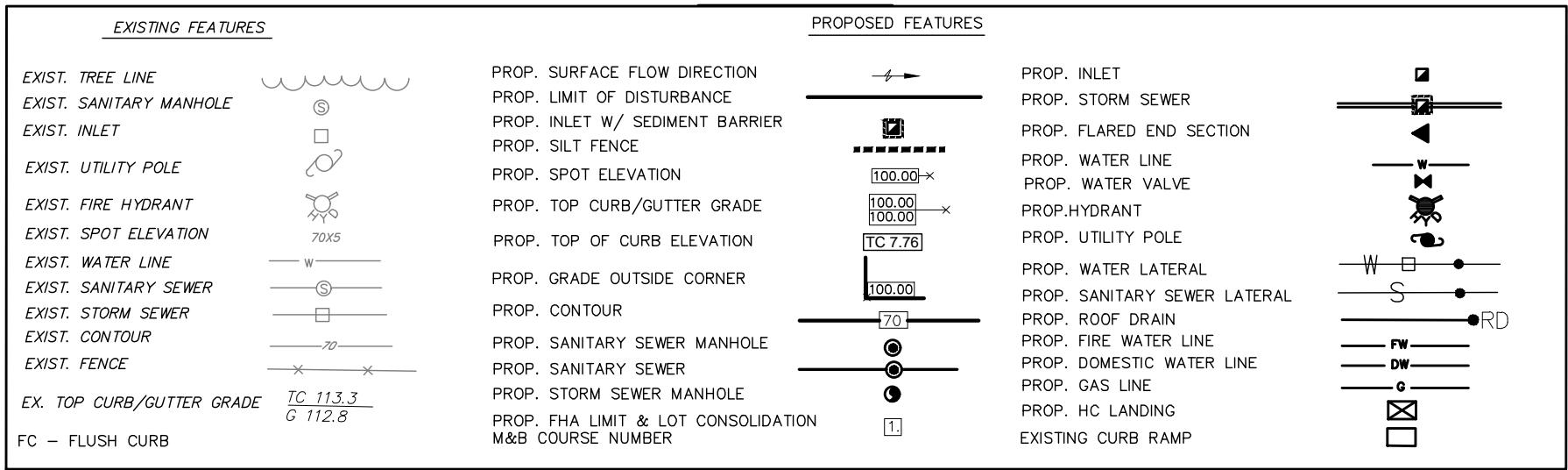


EXHIBIT "C"

9.	REVISED PER MIDDLESEX COUNTY COMMENTS	9/2/22	AF
8.	REVISED PER MIDDLESEX COUNTY COMMENTS	4/28/22	PAO
7.	REV. OUTBOUND-ADD MISSING COURSE.	3/22/22	KAW
6.	REV. TO ADD LOT CONSOLIDATION AND FHA M&B.	10/19/21	AJL
5.	REV. TO ADD FLOOD HAZARD AREA NOTE.	10/18/21	AJL
4.	REV. PER NJDEP LETTER, DATED 4/9/21	10/5/21	AJL
3.	REV. PER MIDDLESEX COUNTY FIRE MARSHAL'S LETTER DATED 4/13/21	4/20/21	FA D
2.	REVISED FOR RESOLUTION COMPLIANCE	3/5/21	FA D
1.	REVISED FOR TOWNSHIP SUBMISSION	8/14/20	SH
NO	DESCRIPTION	DATE	D / C

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989.300 •

EXHIBIT "C"

PRELIMINARY AND FINAL MAJOR SITE PLAN
LOTS 7, 8, 8.01, 9, 10, 16.01,
17.01, 18.01, 18.02 and 13, 14 & 15
BLOCK 38
(TAX MAP SHEET No. 6)
SOUTH RIVER BOROUGH
MIDDLESEX COUNTY, NEW JERSEY

PONDVIEW VILLAGE
SITE PLAN

FILE N-5833

DWG. NO. CAD FILE: 5833 SITE XREF: XREF:

DATE 6/15/20
SCALE 1"=20'
DRAWN E. A.D.
CHECKED
SHEET 3 OF 10
POCKET