



R=6060.00', L= 424.54'
(CHD BRG=N09°39'14\"E)
(CHD=424.45')

TAX LOT 23.01, BLOCK 2502
TAX LOT 24, BLOCK 2502

TAX LOT 3, BLOCK 2504

TAX LOT 6, BLOCK 2401

TAX LOT 4.05
CONTAINING 16.23± ACRES
(706,858.95 sq. ft.)

BLOCK 2504

TAX LOT 4
CONTAINING 5.0± ACRES
(217,950.40 sq. ft.)

LINE	LENGTH	LENGTH
L1	N81°04'59\"W	108.98
L2	S81°04'59\"E	201.85
L3	S08°55'01\"W	68.05
L4	N60°20'41\"W	36.34
L5	N21°28'47\"W	34.81
L6	N74°28'14\"E	49.81
L7	S77°22'13\"E	32.69
L8	N58°09'20\"E	48.95
L9	S01°05'20\"E	38.94
L10	S38°10'10\"W	50.51
L11	S85°21'24\"W	46.84
L12	S38°10'10\"W	43.08
L13	S01°05'20\"E	38.94
L14	N74°28'14\"E	49.81
L15	N21°28'47\"W	34.81
L16	N60°20'41\"W	36.34
L17	S85°21'24\"W	46.84
L18	S38°10'10\"W	7.43

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6060.00'	306.59'	2°53'56\"	N10°12'41\"E	306.56'
C2	6060.00'	117.85'	1°06'55\"	N08°12'16\"E	117.95'
C3	6060.00'	424.54'	4°00'50\"	N09°39'14\"E	424.45'
C4	6100.00'	45.82'	0°25'49\"	N08°32'48\"E	45.82'
C5	175.00'	119.91'	38°15'30\"	S18°32'25\"W	117.58'
C6	175.00'	353.45'	115°43'11\"	S58°56'56\"E	286.36'
C7	175.00'	41.99'	1°34'55\"	N81°20'41\"E	41.89'
C8	175.00'	293.06'	95°57'01\"	N28°29'43\"E	260.00'
C9	175.00'	118.71'	38°51'53\"	N40°54'44\"W	118.44'
C10	175.00'	104.76'	34°17'56\"	N77°28'39\"W	103.20'
C11	175.00'	144.12'	47°11'14\"	S61°45'47\"W	140.09'

LEGEND

- PROPERTY LINE
- - - ADJOINING LOT LINE
- IRON PIN SET
- ⊕ FOUND CONCRETE MONUMENT
- FOUND IRON PIN
- ⊙ FOUND STONE
- ⊖ STORM INLET
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- EDGE OF WOODS
- LOW/WET AREA
- FENCE
- EARTH ROAD
- EDGE OF PAVEMENT
- BUILDING / STRUCTURE

- NOTES:
- THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.
 - REFERENCED DEEDS:
TAX LOT 4, BLOCK 2504 - DEED BOOK 4232, PAGE 601.
TAX LOT 9, BLOCK 2401 - DEED BOOK 4960, PAGE 497.
TAX LOT 10, BLOCK 2401 - DEED BOOK 5134, PAGE 463.
TAX LOT 12, BLOCK 2401 SHOWN AS SCALED FROM THE TOWNSHIP OF WINSLOW TAX MAPS. LOT 12 CURRENTLY LISTED BY THE TOWNSHIP OF WINSLOW TAX ASSESSORS OFFICE AS OWNED BY AMERICAN TELEPHONE AND TELEGRAPH, NO DEED OF RECORD RECOVERED.
 - REFERENCE MAPS:
a) MAP ENTITLED "FLORENCE ESTATES, TRACT No. 1" PREPARED BY REMINGTON AND VOSBURY, DATED JUNE 1915, FILED.
b) NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP, ROUTE 73 (1953) SECTION 6 (SHEET 6 OF 22).
c) MAP ENTITLED "PLAN OF MINOR SUBDIVISION, TAX LOT 4, BLOCK 2504, SHEET 25, WINSLOW TOWNSHIP, CAMDEN COUNTY, NJ" PREPARED BY VARGO ASSOC., DATED OCTOBER 15, 2006, LAST REVISED FEBRUARY 13, 2008 FILED BY DEED IN THE CAMDEN COUNTY CLERK'S OFFICE AS DB 8806, PG 1433.
 - BEARING SYSTEM DEPICTED HEREON IS REFERENCED TO THE N.J. STATE PLANE COORDINATE SYSTEM, NAD '83.
 - PROPERTY IS SUBJECT TO AN AT&T EASEMENT AS DESCRIBED IN DEED BOOK 2946, PAGE 273 & DEED BOOK 3440, PAGE 542.
 - PROPERTY IS LOCATED IN FLOOD ZONE C AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP FOR WINSLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, COMMUNITY PANEL NUMBER 340148 0012 B, EFFECTIVE DATE JANUARY 20, 1982.
 - PROPERTY IS LOCATED IN THE PC-2 MAJOR COMMERCIAL DISTRICT ZONE.
 - NO DEVELOPMENT, INCLUDING CLEARING AND LAND DISTURBANCE, IS PERMITTED IN WETLANDS OR WETLANDS BUFFERS.
 - TAX LOT 4 IS SERVICED BY MUNICIPAL WATER AND SEWER PER THE WINSLOW TOWNSHIP M.U.A.
 - VERTICAL DATUM DEPICTED HEREON REFERENCED TO NAVD '83, BASED ON NGS MONUMENT T 62.

WARNING
As per N.J.A.C. 13:40-8.1
This plan does not have a raised impression seal. This plan reflects conditions as of 6/21/06 and may not show current conditions as of 6/21/23.

DATE	NO.	REVISIONS	BY	APPR.
11-21-08	2	ADDED BM, REVISED NOTES	EC	MRV
9-15-08	1	UPDATE SURVEY	MRV	MRV

MAP OF SURVEY
TAX LOTS 4 & 4.05, BLOCK 2504
WINSLOW TOWNSHIP, CAMDEN COUNTY, N.J.
PREPARED FOR:
TIM SCHAEFFER DEVELOPMENT CORP.

VARGO ASSOCIATES
SURVEYING - PLANNING
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Certificate of Authorization # 24GA28021200

SCALE	DRAWN BY	DATE	FIELD BK/PG.	PROJECT NO.	SHEET NO.
1"=60'	LML	06/29/06	--	02223-T	1 OF 1

MICHAEL R. VARGO
N.J. Professional Land Surveyor Lic. No. 33182 and Planner Lic. No. 3927
PA. Professional Land Surveyor License No. SU-05513-E

To: TIM SCHAEFFER DEVELOPMENT CORP.
I certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey made on June 29, 2006, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS". The information shown hereon correctly represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible. This certification is given solely to the above named parties except as follows:
A.
B.

CAUTION: If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered.

