

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JANUARY 19, 2007 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND 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 OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND TO BE SET.

Thomas J. Vorraso 1/19/08
 THOMAS J. VORRASO DATE
 N.J. PROFESSIONAL LAND SURVEYOR NO. 246503040700

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

James Smyth 1/17/08
 JAMES SMYTH DATE
 TOWNSHIP PLANNER

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.

Robert M. Sza 1/17/08
 ROBERT M. SZA DATE
 TOWNSHIP ENGINEER

VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT

Laurel
 LAUREL DATE
 TOWNSHIP CLERK

THE 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.40:550-1 ET SEQ.) OR LOCAL ORDINANCE.

Laurel
 LAUREL DATE
 TOWNSHIP CLERK

APPROVED BY THE EWING TOWNSHIP PLANNING BOARD ON

RE Ouf 1/31/08
 RE OUF DATE
 CHAIRMAN

APPROVED BY THE MERCER COUNTY PLANNING BOARD ON

David W. Sheehan 1-31-08
 DAVID W. SHEEHAN DATE
 SECRETARY

APPROVED BY THE MERCER COUNTY PLANNING BOARD ON

Donna M. J... 3/19/08
 DONNA M. J... DATE
 PLANNING DIRECTOR

Robert M. Sza 3/19/08
 ROBERT M. SZA DATE
 RECORDING SECRETARY

I / WE CONSENT TO THE FILING OF THIS PLAN WITH MERCER COUNTY

A. DiPasquale
 APPLICANT/OWNER ANTHONY AND LUCILLE DIPASQUALE
 UNDER CONTRACT: 70 AVENUE K
 MONROE TOWNSHIP, NJ 08831

#3998

FILED
 25 2008
 MERCER COUNTY CLERK

CALL BEFORE YOU DIG
 IN NJ, TOLL FREE
 1-800-272-1000
 FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
 IT'S THE LAW

LINE	LENGTH	BEARING
CL-1	16.25	S24°08'46"E
CL-2	16.65	S29°33'16"W
CL-3	12.99	S31°28'21"E
CL-4	30.09	S19°52'37"E
CL-5	27.54	S13°36'26"E
CL-6	17.50	S09°38'03"E
CL-7	17.21	S05°38'03"E
CL-8	36.69	S00°21'53"W
CL-9	31.48	S09°13'12"W
CL-10	28.39	S04°35'37"E
CL-11	313.77	S81°54'06"E
CL-12	548.44	S81°57'31"E
CL-13	478.57	S81°57'31"E

LINE	LENGTH	BEARING
WL-1	55.61	S22°38'25"W
WL-2	64.45	S36°01'35"W
WL-3	52.27	S27°21'56"W
WL-4	60.73	S72°44'08"W
WL-5	46.45	S62°39'02"W
WL-5-A	27.36	S60°11'15"W
WL-6	52.44	S63°25'02"W
WL-7	46.75	S21°02'06"W
WL-8	53.11	S32°11'58"E
WL-9	50.47	S11°29'26"E
WL-10	8.29	S07°15'51"W
WL-11	95.00	N82°02'42"E
WL-11-A	169.03	S82°02'42"E
WL-12	67.08	N85°36'28"E
WL-13	62.93	N55°34'25"W
WL-14	38.66	N24°02'20"E
WL-15	64.78	N12°45'33"E
WL-16	30.27	N64°43'31"E
WL-17	92.16	N60°26'00"E
WL-18	7.07	N52°26'53"W
WL-19	7.54	N47°58'47"E
WL-20	45.76	N20°10'40"W
WL-21	32.89	N54°04'24"E
WL-22	43.04	N68°31'07"E
WL-23	59.18	S34°47'10"E
WL-24	49.22	N23°34'04"E
WL-3-A	22.49	S27°21'56"E
WL-18-A	123.04	S81°57'31"E
WL-19-A	70.90	N47°58'47"E

GENERAL NOTES:

1. BLOCK 364.01 LOT 22 SURVEYED IN ACCORDANCE WITH AND IS SUBJECT TO TIOR TITLE INSURANCE COMMITMENT FOR TITLE # T17678 DATED 7-3-06 & T17678A DATED 7-13-06
2. THIS MAP REFLECTS EXISTING SITE CONDITIONS AS THE RESULT OF A FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES IN AUGUST AND SEPTEMBER, 2006.
3. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
4. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN IF ANY. LOCATION OF ABOVE GROUND UTILITIES AS SHOWN.
5. NO CERTIFICATION IS MADE BY VECA AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.
6. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION CALL 1-800-272-1000 TO ORDER UTILITY MARKOUTS.
7. NUSPCS NAD 1983 COORDINATE VALUES SHOWN HEREON ESTABLISHED BY ATLANTIS AERIAL COMPANY.
8. NAVD 1988 TOPOGRAPHY SHOWN BASED ON ATLANTIS AERIAL DATED 4-16-04
9. ROTATION FROM NUSPCS NAD 83 BEARING FAMILY TO REFERENCE DEED FAMILY IS CCW 5°-57'-31".
10. A PORTION OF BLOCK 364.01, LOT 22 LIES WITHIN THE 100 YEAR FLOOD LINE ZONE-AE (PER REF. PLAN NO.4) ELEVATIONS SHOWN HEREON ARE NAVD 88, CONVERSION TO NAVD 29 ARE PLUS 1.00±
11. STORM DRAINAGE ALONG LOWER FERRY ROAD CURBLINE APPEARS TO BE INTO A DRAINAGE SYSTEM WITHIN THE ROADWAY. UNABLE TO PHYSICALLY LOCATE IN FIELD.
12. WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY AV AGOVINO ASSOCIATES, LLC ON AUGUST 2, 2006 AND FIELD LOCATED BY VECA ON AUGUST 21, 2006.
13. AS CONDITION TO FINAL APPROVAL OWNER SHALL DEED RESTRICT ALL LOTS IN WHICH ALL FUTURE HARDSCAPE IMPROVEMENTS SHALL BE THAT OF POROUS HARDSCAPE MATERIALS SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER.
14. EXISTING TREES TO BE PRESERVED SHALL BE FLAGGED BY CONTRACTOR AND APPROVED BY TOWNSHIP ENGINEER PRIOR DISTURBANCE TO SITE.
15. APPLICANT WILL CONTACT PSE&C COMPANY TO PROVIDE INFORMATION ON ADEQUACY OF EXISTING LIGHTING OR INFORMATION ON ADDITIONAL LIGHT FIXTURES.

ACREAGE SUMMARY:

TOTAL AREA OF BLOCK-364.01, LOT-22 : 3.991 AC.± TO DEEDLINE
 TOTAL AREA OF BLOCK-364.01, LOT-22 : 3.995 AC.± TO 16.5' R.O.W.
 TOTAL AREA OF BLOCK-364.01, LOT-22 : 3.916 AC.± TO PROP. R.O.W. DEDICATION
 TOTAL AREA OF WETLANDS ON BLOCK-364.01, LOT-22 : 0.391 AC.±

EWING TOWNSHIP TAX MAP INFORMATION

BLOCK 364.01
 LOTS 22
 SHEET 57

RECORD DEED INFORMATION
 LOT-22, BLOCK-364.01
 DEED BOOK 1806
 PAGE 831 & c.

EWING TOWNSHIP ZONING REQUIREMENTS FOR PROPOSED LOT 22 R-2 ZONE Residential, Single Family-Detached

	Required	Proposed Lot 22.01	Proposed Lot 22.02	Proposed Lot 22.03	Proposed Lot 22.04
Principal Building					
Minimum Lot Area-Corner Lot	12,100 sf	N/A	N/A	N/A	N/A
Minimum Lot Area-Interior Lot	10,000 sf	10,762.1 sf	10,539.1 sf	76,930.0 sf	72,349.4 sf
Minimum Lot Frontage	80'	91.02'	91.94'	21.71'	20.23'
Minimum Lot Width-Corner Lot	110'	N/A	N/A	N/A	N/A
Minimum Lot Width-Interior Lot	80'	90'	90'	110'	110'
Minimum Lot Depth	110'	>110'	>110'	>110'	>110'
Minimum Front Yard Setback	40'	>40'	>40'	N/A	N/A
Minimum Side Yard Setback (each)	10'	>10'	>10'	>10'	>10'
Minimum Rear Yard Setback	35'	>35'	>35'	>35'	>35'
Maximum Building Height	2 1/2 story/35'	2 1/2 story/35'	2 1/2 story/35'	2 1/2 story/35'	2 1/2 story/35'
Accessory Building					
Minimum Distance to Principal Buildings	20'	N/A	N/A	N/A	N/A
Minimum Side Yard Setback	5'	N/A	N/A	N/A	N/A
Minimum Rear Yard Setback	5'	N/A	N/A	N/A	N/A
Maximum Building Height	1 story/15'	N/A	N/A	N/A	N/A
Coverage					
Maximum Building Coverage	20%	<20%	<20%	<20%	<20%
Maximum Lot Coverage Total**	32%	<32%	<32%	<32%	<32%
** Variance Required					
** Includes Porous pavement used for proposed sidewalks & driveways					
** Lots to be deed restricted to future impervious cover (general note 13)					

REFERENCE DATUM

1. ELEVATION DATUM IS NAVD 1988 IN US SURVEY FEET PROVIDED BY ATLANTIS AERIAL SURVEY CO., INC. USING BASE STATION MON. 11B1

REFERENCE PLANS:

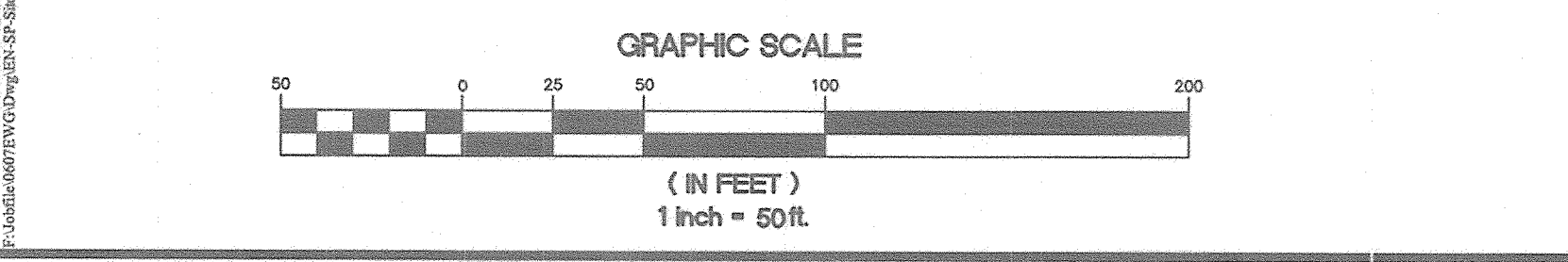
1. PLAN ENTITLED, "SECTION-5 SCOTCH FERRY FIELDS", PREPARED BY TRENTON ENGINEERING COMPANY DATED JULY 1956 AND FILED IN THE MERCER COUNTY CLERKS OFFICE ON MARCH 28, 1957 AS MAP NO. 1210
2. PLAN ENTITLED, "SECTION-1 BROOKWOOD", PREPARED BY A.J. LANNING ENGINEERING CO., INC. DATED AUGUST 20 1960 AND FILED IN THE MERCER CO. CLERKS OFFICE ON OCT. 20, 1960 AS MAP NO. 1464
3. PLAN ENTITLED, "MAP OF SURVEY PREPARED FOR EILEEN M. BALDWIN", PREPARED BY LAND MAP, INC. DATED 12-23-05 PROJ.# 10272
4. PLAN ENTITLED, "FIRM FLOOD INSURANCE RATE MAP", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP REVISED JUNE 6, 2001 COMMUNITY-PANEL NUMBER 345294 0002 D PANEL 2 OF 4

REV	DESCRIPTION	DATE	DATE
REV MONUMENTATION AS SET	TJV	11-23-07	DESIGNED BY: -- --
REV EASEMENT PER EX UTILITIES	JSL	8-06-07	DRAWN BY: DR/R.K.Y.
REV PER FILE MAP #1210 AND #1464	JSL	7-12-07	CHECKED BY: T.J.V.
REVISIONS	AUTH.	DATE	JOB NO. 06-07-EWG

BY: *Thomas J. Vorraso* DATE 1/19/08
 THOMAS J. VORRASO, P.L.S.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. 246503040700

PROPERTY OWNERS WITHIN 200 FT.:

BLOCK	LOT	PARCEL/ADDR	OWNERS NAME	STREET ADDRESS	CITY/STATE/ZIP
241.00	74.00	1214 Lower Ferry Road	Rolchel, David E.	1214 Lower Ferry Road	Ewing NJ 08618
364.01	22.00	1219 Lower Ferry Road	Baldwin, Eileen M.	1235 Lower Ferry Road	Ewing NJ 08618
364.01	23.00	1227 Lower Ferry Road	Baldwin, Eileen M.	1235 Lower Ferry Road	Ewing NJ 08618
364.01	25.00	78 Scotch Road	Ewing Cemetery Assn	78 Scotch Road	Ewing NJ 08628
364.01	79.00	1211 Lower Ferry Road	Pyatt, Patricia A. & William J.	1211 Lower Ferry Road	Trenton NJ 08618
364.01	80.00	4 Stowman Dr.	Hunkeler, Alfred & Paula	4 Stowman Dr.	Ewing NJ 08618
364.01	81.00	6 Stowman Dr.	Bankers Trust Co. Calif c/o Ilesani	6 Stowman Drive	Ewing NJ 08618
364.01	84.00	1235 Lower Ferry Road	Baldwin, Eileen M.	1235 Lower Ferry Road	Ewing NJ 08618
471.00	4.00	84 Main Blvd.	Tefft, Timothy A. & Robin M.	84 Main Blvd.	Ewing NJ 08618
472.00	1.00	85 Main Blvd.	Gargant, Lydia & Lori Holcombe	85 Main Blvd.	Ewing NJ 08618
472.00	2.00	1218 Lower Ferry Road	Smith, Jacqueline A	1218 Lower Ferry Road	Ewing NJ 08618
492.00	7.00	1210 Lower Ferry Road	Smith, Theodore & Marcia	1210 Lower Ferry Road	Ewing NJ 08618
492.00	8.00	1206 Lower Ferry Road	Kleinerman, Milton M.	1206 Lower Ferry Road	Ewing NJ 08618
506.00	20.00	32 Chelmsford Ct.	Mantoux, Patricia	32 Chelmsford Court	Ewing NJ 08618
506.00	21.00	34 Chelmsford Ct.	Cullen, Julie	34 Chelmsford Court	Ewing NJ 08618
506.00	22.00	36 Chelmsford Ct.	Shekita, John Etux	36 Chelmsford Court	Ewing NJ 08618
506.00	48.00	27 Great Woods Dr.	Foreman, Willae ux	27 Great Woods Drive	Ewing NJ 08618
506.00	47.00	25 Great Woods Dr.	Wesio, Charonn D.	25 Great Woods Drive	Ewing NJ 08618
506.00	48.00	23 Great Woods Dr.	Eika, Helen	23 Great Woods Drive	Ewing NJ 08618
506.00	60.00	Great Woods Dr. Rear	Township of Ewing	2 Jake Garzo Dr.	Ewing NJ 08628
531.00	1.00	1 Stowman Dr.	Leggett, Eugen M. ux	1 Stowman Dr.	Ewing NJ 08618
531.00	2.00	3 Stowman Dr.	Lester, Jr., Robert ux	3 Stowman Drive	Ewing NJ 08618
531.00	3.00	5 Stowman Dr.	Mullen, Eric & Tonyo	5 Stowman Drive	Ewing NJ 08618



Van Cleef ENGINEERING ASSOCIATES
 CONSULTING CIVIL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 MUNICIPAL ENGINEERING
 LAND SURVEYING
 PROFESSIONAL PLANNING
 LANDSCAPE ARCHITECTURE

SOUTHWESTERN NEW JERSEY OFFICE
 4 AAA DRIVE SUITE 102, HAMILTON NJ 08611
 EMAIL: VCS@VCEA.ORG WEB: WWW.VCEA.ORG
 PHONE: (609) 655-1100 FAX: (609) 655-1100 NJ LLC CERT. NO. 246A28132300

FINAL MAP
 FOR
 ANTHONY AND LUCILLE DIPASQUALE
 BLOCK-364.01, LOT-22
 SITUATE IN
 EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY