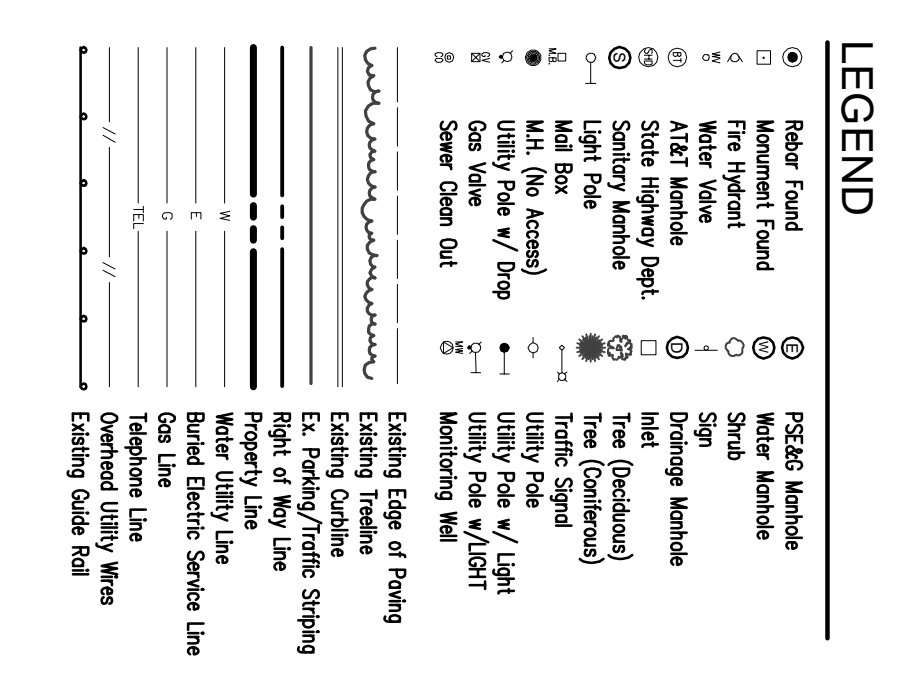


LEGEND:

(P) = PLAIN DISTANCE/BEARING
 (S) = SURVEY DISTANCE/BEARING
 (D) = DEED DISTANCE/BEARING

"MONUMENT" TO BE SET
 - IRON PIN WITH CAP TO BE SET
 - CONC MARKER FOUND
 - IRON PIPE/REBAR FOUND



REQUIRED	EXISTING	REMANDER	PROPOSED
MINIMUM LOT FRONTAGE:	60 ft	148.2 ft	98.2 ft
MIN. FRONT YARD SETBACK:	20 ft	20.4 ft	20.4 ft
MIN. REAR YARD SETBACK:	25 ft	> 25 ft	> 25 ft
MIN. SIDE YARD SETBACK:	7 ft	8.2 ft	7.7 ft
MIN. SIDE YARD - BOTH SIDE YARD:	14 ft	> 14 ft	> 14 ft
MAX. BLDG. COVERAGE:	n/a	10.4 %	4.20 %
MAX. LOT COVERAGE:	35 %	20.5 %	±30.9 %
MAX. BUILDING HEIGHT (IN FEET):	28	28.2 ft	< 30 ft
MIN. FLOOR AREA:	±1,400 sq ft	±1,400 sq ft	±1,400 sq ft

APPLICANT:
 KAREN & ALBERT L. HASTINGS
 70 NORTH OAKLAND AVENUE
 RUNNEMEDE, NEW JERSEY 08078

OWNER:
 KAREN & ALBERT L. HASTINGS
 70 NORTH OAKLAND AVENUE
 RUNNEMEDE, NEW JERSEY 08078

I HEREBY CERTIFY TO BE THE OWNER OF THE LAND DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THE APPROVED MAP IN THE CAMDEN COUNTY CLERK'S OFFICE.

MUNICIPAL CLERK:
 THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE MUNICIPAL LAND USE LAW, P.L. 1975, c.291 (G.40:55-1 et seq.) OR LOCAL ORDINANCE.

CAMDEN COUNTY APPROVAL:
 THIS PLAN IS HEREBY APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE CAMDEN COUNTY PLANNING BOARD.

RUNNEMEDE BOROUGH PLANNING BOARD APPROVAL:
 IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE ZONING MAP AND IS FULLY APPROVED BY THE COMMITTEE OF THE PLANNING BOARD OF RUNNEMEDE BOROUGH. PUBLIC HEARINGS ON THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE CAMDEN COUNTY RECORDING OFFICE ON/BEFORE _____.

MUNICIPAL ENGINEER:
 I HAVE CAREFULLY EXAMINED THIS MAP AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMPLIES WITH THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, RESOLUTION OF APPROVAL, AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

SURVEYORS CERTIFICATION:
 I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY, DATED JUNE 20, 2022, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLETS WITH THE MAP FILING LAW AND THAT THE OUTBOUND CORNERS AS SHOWN HAVE BEEN FOUND, OR SET.

OWNER NAME & ADDRESS	TAX PARCEL NO.
NICHOLAS J. & MARIA O. CORVELLO	BLOCK 59 LOT 1
VICTORIA MACKERLEY	BLOCK 59 LOT 1101
109 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 59 LOT 2
SHAYNA HARRIS	BLOCK 59 LOT 2
109 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 59 LOT 3
FOSCINI PROPERTIES, LLC	BLOCK 59 LOT 3
115 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 59 LOT 301
FOSCINI PROPERTIES, LLC	BLOCK 59 LOT 1
115 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 60 LOT 10.01
TERA A. HOLLAND	BLOCK 60 LOT 10.01
49 BOWERS AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 60 LOT 11
TARNA M. FERRY	BLOCK 60 LOT 11
53 BOWERS AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 60 LOT 12
DAVID W. & JACKLYN A. MALDON	BLOCK 60 LOT 12
63 BOWERS AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 60 LOT 13
ELI ABRAHAMOVICH, FADIMAZHARAHA	BLOCK 60 LOT 13
20 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 60 LOT 14
CEC & JEAN ABRONOSCHIEN	BLOCK 63 LOT 13
100 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 63 LOT 14

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 15	JOAN W. D'ANGELO	BLOCK 64 LOT 6	MICHAEL E. TOLASSI
BLOCK 60 LOT 15	114 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 6	200 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 15	JOAN W. D'ANGELO	BLOCK 64 LOT 6	210 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 15	JOAN W. D'ANGELO	BLOCK 64 LOT 6	210 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 15	JOAN W. D'ANGELO	BLOCK 64 LOT 6	210 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 16	JOHN V. DEANIGIS	BLOCK 64 LOT 7	SENTEC BAIL
BLOCK 60 LOT 16	114 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 7	323 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 16	JOHN V. DEANIGIS	BLOCK 64 LOT 7	323 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 16	JOHN V. DEANIGIS	BLOCK 64 LOT 7	323 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 17	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 9	ALBERT & CHAREN ROBINCIEZ
BLOCK 60 LOT 17	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 9	63 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 17	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 9	63 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 17	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 9	63 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 18	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 11	SEAN GOLDMAN & MEGAN STALEY
BLOCK 60 LOT 18	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 11	20 WEST OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 18	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 11	20 WEST OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 18	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 11	20 WEST OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078

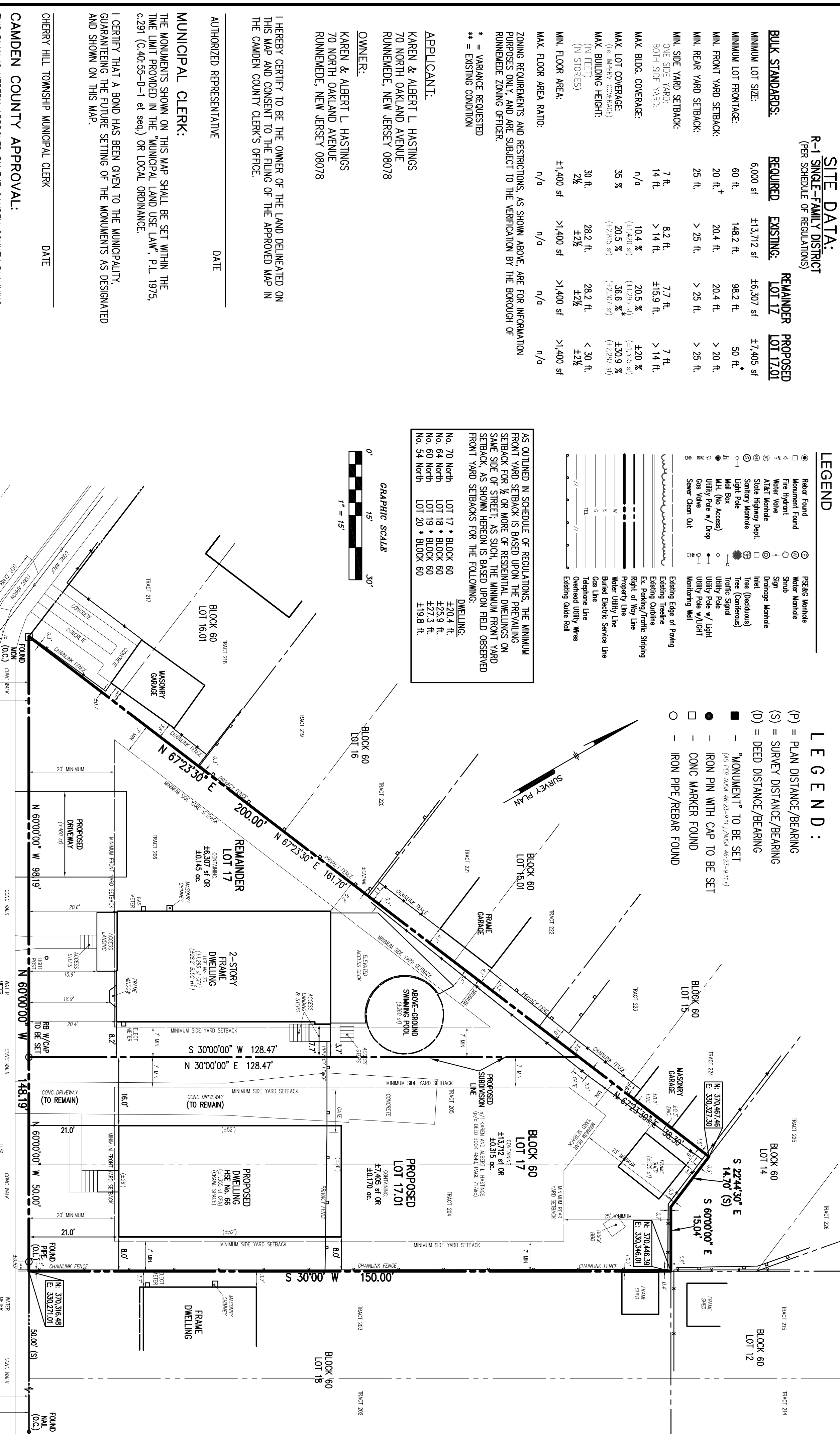
TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 19	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 12	MONARCH SURVEYING & ENGINEERING
BLOCK 60 LOT 19	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 12	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 19	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 12	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 20	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 13	MONARCH SURVEYING & ENGINEERING
BLOCK 60 LOT 20	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 13	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 20	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 13	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 21	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 14	MONARCH SURVEYING & ENGINEERING
BLOCK 60 LOT 21	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 14	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 21	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 14	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 22	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 15	MONARCH SURVEYING & ENGINEERING
BLOCK 60 LOT 22	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 15	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 22	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 15	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 23	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 16	MONARCH SURVEYING & ENGINEERING
BLOCK 60 LOT 23	120 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 16	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 23	MONARCH SURVEYING & ENGINEERING	BLOCK 64 LOT 16	24 N. BLACK HORSE PIKE RUNNEMEDE, NEW JERSEY 08078



PROPERTY OWNERS LIST

TAX PARCEL NO.	OWNER NAME & ADDRESS	TAX PARCEL NO.	OWNER NAME & ADDRESS
BLOCK 60 LOT 1	NICHOLAS J. & MARIA O. CORVELLO	BLOCK 64 LOT 6	MICHAEL E. TOLASSI
BLOCK 60 LOT 1	109 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078	BLOCK 64 LOT 6	200 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078
BLOCK 60 LOT 1	NICHOLAS J. & MARIA O. CORVELLO	BLOCK 64 LOT 6	210 WEST 1st AVENUE RUNNEMEDE, NEW JERSEY 08078

SUBDIVISION NOTES:

- AS MAY BE APPROVED BY THE RUNNEMEDE BOROUGH LAND USE BOARD, THE EXISTING RESIDENTIAL DWELLING AND ASSOCIATED IMPROVEMENTS ARE TO BE DEMOLISHED AND THE BROWARD COUNTY ZONING CODES, RULES, AND REGULATIONS OF THE BOROUGH OF RUNNEMEDE.
- AS PART OF THE NEW PROPOSED DWELLING(S) TO BE SUBMITTED AND RECORDED AS PART OF THE CONSTRUCTION PERMIT APPLICATION, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING TO THE BOROUGH OF RUNNEMEDE:
- A GRADING PLAN FOR EACH NEW PROPOSED DWELLING(S) TO BE SUBMITTED AND RECORDED AS PART OF THE CONSTRUCTION PERMIT APPLICATION, AND THE CODE OF CHERRY HILL TOWNSHIP, AND WILL BE CONTAINED WITHIN THE PROPERTY LIMITS FOR EACH LOT.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND, AS PER THE CODE OF CHERRY HILL TOWNSHIP, AND WILL BE CONTAINED WITHIN THE PROPERTY LIMITS FOR EACH LOT.
- AS MAY BE REQUIRED UNDER RESOLUTION OF APPROVAL, THE APPLICANT HAS AGREED TO RELOCATE ANY CURBING OR SIDEWALK ALONG FRONTAGE AS MAY BE DAMAGED DURING CONSTRUCTION.
- APPLICANT HAS AGREED THAT THE PROPOSED DWELLING ON LOT 11.01 TO HAVE PRIMARY FRONTAGE ALONG EAST SHAWARVA AVE.
- APPLICANT HAS AGREED TO PROPOSED TWO-STORY HOME(S) TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS FOR THE PROJECT.
- ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE KEEPER (IF APPLICABLE).
- ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE KEEPER (IF APPLICABLE).
- ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE KEEPER (IF APPLICABLE).
- ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE KEEPER (IF APPLICABLE).

SUBDIVISION APPLICATION NOTES:

VARIANCES/ALTERATIONS REQUESTED OF THE LAND USE BOARD OF THE BOROUGH OF RUNNEMEDE:

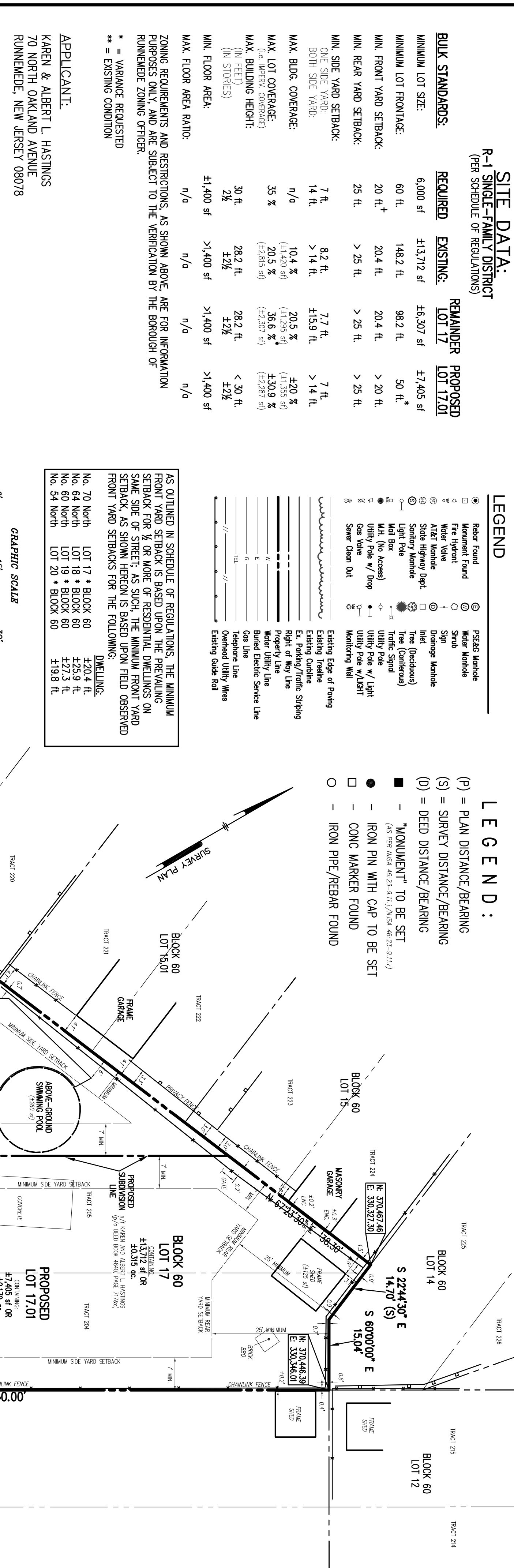
- \$395-6.8. A VARIANCE IS REQUESTED TO ALLOW MINIMUM LOT FRONTAGE OF 50 FT FOR PROPOSED LOT 17,01, WHEREAS A MINIMUM LOT FRONTAGE OF 60 FT IS REQUIRED.
- \$395-6.1. SETBACKS MAY BE REQUIRED FOR A MINIMUM FRONT YARD SETBACK OF 20 FT AS MAY BE DETERMINED BY THE EXISTING DIMENSIONS ALONG THE SAME SIDE OF NORTH OAKLAND AVENUE.
- \$395-6.1(D). A VARIANCE IS REQUESTED TO ALLOW FOR A LOT COVERAGE OF 44.6 % FOR REMAINDER LOT 17, WHEREAS A MAXIMUM LOT COVERAGE OF 35 % IS ALLOWED.
- REQUESTED SUBMISSION VARIANTS FOR LAND USE BOARD APPLICATION:
 - LOCATION/DIMENSIONS AND DETAILS OF SIGNS AND LIGHTING
 - SUBMISSION WHAT IS REQUESTED PROVIDING THE LOCATION, PROPOSED OR EXISTING, AS THE NOTED INFORMATION DOES NOT AFFECT THE NOTED APPLICATION.
 - EXISTING/PROPOSED SPOT ELEVATIONS, ETC.
 - PROPOSED SPOT ELEVATIONS FOR THE PROPOSED EXISTING AND PROPOSED SPOT ELEVATIONS FOR THE PROJECT APPLICATION AS A GRADING PLAN FOR EACH NEW PROPOSED DWELLING(S) IS TO BE SUBMITTED AND INCLUDED AS PART OF A CONSTRUCTION PERMIT APPLICATION, AND WILL CONFORM TO THE REQUIREMENTS AS OUTLINED WITHIN CODE OF THE BOROUGH OF RUNNEMEDE.
- LANDSCAPING AND BUFFERING PLAN
- SUBMISSION WHAT IS REQUESTED FOR PROVIDING EXISTING AND PROPOSED SPOT ELEVATIONS FOR THE PROJECT APPLICATION AS A GRADING PLAN FOR EACH NEW PROPOSED DWELLING(S) IS TO BE SUBMITTED AND INCLUDED AS PART OF A CONSTRUCTION PERMIT APPLICATION, AND WILL CONFORM TO THE REQUIREMENTS AS OUTLINED WITHIN CODE OF THE BOROUGH OF RUNNEMEDE.
- LANDSCAPING AND BUFFERING PLAN AND ELEVATION DATA BASED UPON ASSUMED DATUM AND ESTABLISHED UPON FIELD SURVEY BY MONARCH.

NOTE:

BY GENERAL PLOTTING ONLY, THE PROPERTY APPEARS NOT TO BE LOCATED WITHIN AN AREA OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR RUNNEMEDE BOROUGH (CAMDEN COUNTY), AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE AUGUST 17, 2016, MAP NO. 38060Z02.

NOTE:

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER WITH THE MONARCH SURVEYING & ENGINEERING, INC. ENGINEERING LICENSE NO. 34288 AND LAND SURVEYING LICENSE NO. 222081A. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER WITH THE MONARCH SURVEYING & ENGINEERING, INC.



SITE SUMMARY

TAX MAP REFERENCE:
 SUBJECT PROPERTY KNOWN AS LOT 17 * BLOCK 60 * PLATE 301, AS SHOWN ON TAX MAPS OF THE BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY.

TOTAL AREA (ORIGINAL TRACT): 427,367 sq ft OR 40,828 ac.

REMAINDER LOT 17: 46,307 sq ft OR 10.445 ac.

PROPOSED LOT 17.01: 47,405 sq ft OR 10.170 ac.

R/W WIDENING DEDICATION: 40 sq ft OR 0.10 ac.

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

LOT NUMBER: ONE (1)

EXISTING NO. OF LOTS: TWO (2)

PROPOSED NO. OF LOTS: TWO (2)

THIS PROPOSED SUBDIVISION INTENDED TO BE FILED BY DEED.

GENERAL NOTES:

- THIS PLAN DOES NOT GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PLAN.
- ONLY CORNERS OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR'S DEPOSED SEAL SHALL BE CONSIDERED A VALID COPY.
- BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF RUNNEMEDE BOROUGH, CAMDEN COUNTY, NEW JERSEY.
- IF FIELD CONDITIONS REFLECT ANY INCONSISTENCIES WITH THE INFORMATION SHOWN, MONARCH SURVEYING & ENGINEERING, LLC SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. SHOULD THE OWNER OR CONTRACTOR HAVE ANY DIFFERENCES WITH THE INFORMATION TO MONARCH, HE OR SHE ACCEPTS FULL RESPONSIBILITY.
- THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED TO MONARCH SURVEYING & ENGINEERING, LLC.
- LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. WHEREAS ADDITIONAL BURRED UTILITIES OR STRUCTURES MAY BE DISCOVERED, NO EXCAVATIONS WERE MADE DURING THE PREPARATION OF THIS SURVEY TO LOCATE BURRED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR OF SHALL BE OBTAINED AT LEAST 72 HOURS BEFORE THE COMMENCEMENT OF ANY EXCAVATION. EVALUATION ACTIVITIES, N. APPLICABLE LAWS, RULES, AND REGULATIONS. & ENGINEERING, LLC.
- THE PROPERTY BOUNDARY INFORMATION AS SHOWN HEREON IS BASED UPON THE FOLLOWING INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, AS FOLLOWS:
 - DEED(RECORD(S)) AND TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC FOR THE PROJECT.
 - FOUND SURVEY MONUMENTATION RECOVERED AT THE TIME OF FIELD SURVEY OF SUBJECT PREMISES, JUNE 2022.
 - ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE BASED UPON FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC, JUNE 2022.
- THE PROPERTY APPEARS TO NOT BE ENCUMBERED WITH FRESHWATER WETLANDS AND/OR ASSOCIATED TRANSITION AREA, BASED UPON CURSORY REVIEW OF QS RESOURCE DATA MADE AVAILABLE BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- BY GENERAL PLOTTING, AND FOR INFORMATION PURPOSES, ONLY, SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED (R1) ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF RUNNEMEDE BOROUGH, AND SUBJECT TO CONDITIONS/RESTRICTIONS & REQUIREMENTS OUTLINED IN THE DEVELOPMENT AND SUBJECT TO VERIFICATION BY THE ZONING OFFICER FOR RUNNEMEDE BOROUGH AND SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE KEEPER (IF APPLICABLE).

SITE LOCATION MAP

USGS QUADS: RUNNEMEDE, NEW JERSEY
 Scale 1" = 2000'
 Latitude: N 43° 50' 55"
 Longitude: W 73° 04' 50"

MONARCH SURVEYING & ENGINEERING, INC.
 P.O. BOX 177
 PITMAN, NEW JERSEY 08071
 PH (856) 582-8200 FAX (856) 582-8204
 www.monarchsurgeng.com

MONARCH SURVEYING & ENGINEERING

NJ CERT. OF AUTHORIZATION: 24628/133000
 DE CERT. OF AUTHORIZATION: S8-000087

LOT 17 * BLOCK 60 * PLATE 301 No. 70 NORTH OAKLAND AVENUE RUNNEMEDE BORO., CAMDEN COUNTY, NEW JERSEY	MINOR SUBDIVISION PLAN KAREN & ALBERT L. HASTINGS 70 NORTH OAKLAND AVENUE RUNNEMEDE, NEW JERSEY 08078
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