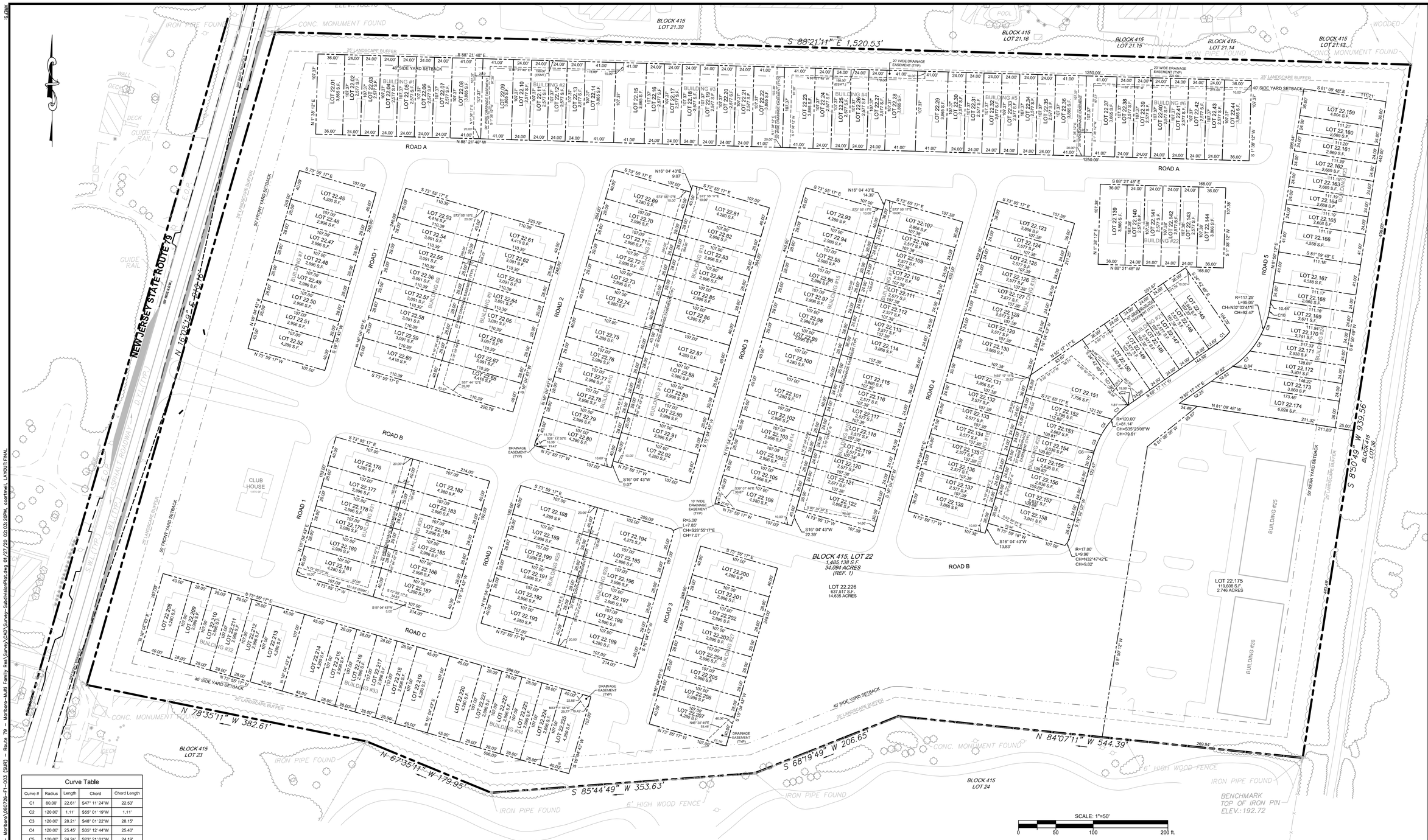

Curve Table				
Curve #	Radius	Length	Chord	Chord Length
C1	80.00'	22.61'	S47° 11' 24"W	22.53'
C2	120.00'	1.11'	S55° 01' 19"W	1.11'
C3	120.00'	28.21'	S48° 01' 22"W	28.15'
C4	120.00'	25.45'	S35° 12' 44"W	25.40'
C5	120.00'	24.24'	S23° 21' 01"W	24.19'
C6	120.00'	3.25'	S16° 47' 20"W	3.25'
C7	117.25'	30.25'	N47° 53' 44"E	30.17'
C8	117.25'	26.58'	N34° 00' 41"E	26.52'
C9	117.25'	24.64'	N21° 29' 49"E	24.60'
C10	117.25'	13.59'	N12° 09' 23"E	13.58'

LEGEND

LOT 1	DENOTES NEWLY ASSIGNED LOT NUMBER
(NR)	DENOTES NON-RADIAL LOT LINE
MF	DENOTES MULTIFAMILY LOT
■	DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT
◉	DENOTES PROPOSED OUTBOUNDS CAPPED REBAR
▣	DENOTES PROPOSED OUTBOUNDS CONCRETE MONUMENT
NOTE:	EACH PROPOSED MONUMENT SHALL BE SUBJECT TO A 5 FOOT RADIUS SURVEY EASEMENT AS DESCRIBED IN THE NEW JERSEY "MAP FILING LAW".
⊡	MONUMENT FOUND
●	IRON PIPE FOUND

Setback lines and dimensions shown hereon are at minimum distances in accordance with current minimum ordinance requirements. Actual dimensions may vary based on dwelling height and location.

NOTES:

1. Subject property is known as Lot 22 in Block 415 as shown on Township of Marlboro, Monmouth County Tax Map Sheets 166 & 174, is located entirely within the Generational Housing 2 District Area, and contains 1,485,138 S.F. or 34.094 acres.
2. Existing Lot and Block numbers shown hereon refer to the Tax Map of the Township of Marlboro, Monmouth County, NJ.
3. Boundary information shown hereon was taken from a survey entitled, "ALTA/NSPS Land Title Survey for Block 415 Lot 22," as prepared by Maser Consulting P.A. (Ref. 1).
4. Setback lines and dimensions shown hereon are at minimum distances in accordance with current minimum ordinance requirements. Actual dimensions may vary based on dwelling height and location.
5. The Horizontal Datum shown hereon is NAD83. Coordinates shown hereon are based on the New Jersey State Plane Coordinate system and a survey by Maser Consulting P.A.
6. Final Lot numbering to be approved by Township Tax Assessor.

REFERENCES:

1. Map entitled, "ALTA/NSPS Land Title & Topographic Survey for Block 415, Lot 22, Township of Marlboro, Monmouth County, New Jersey," as prepared by Maser Consulting P.A., dated 6/21/2016 and revised to 4/26/2017.
2. Plans entitled, "Preliminary and Final Major Subdivision & Preliminary and Final Site Plan, Tax Map Sheet 166 Dated 12/1987, Rev 04-10-01 and Sheet 174 Dated 12/1987, Rev 5-12-2003, EL at Marlboro 79, LLC - Marlboro Parke, Block 415, Lot 22, Township of Marlboro, Monmouth County, New Jersey," as prepared by Bowman Consulting Group, Ltd., Project No. 080726-F1-003.

I certify that to the best of my knowledge, information and belief that this land survey dated 01/17/2020 has been made under my supervision and meets the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors and that the outbound corner markers as shown have been found, or set.

Eric V. Wilde
Professional Land Surveyor Lic. No. GS43279
Date

MONMOUTH COUNTY PLANNING BOARD

This plan is hereby approved by the Monmouth County Planning Board subject to the restrictions, agreements, and conditions set forth by the Monmouth County Planning Board.

Chairman
Date

MUNICIPAL ENGINEER'S CERTIFICATION

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 applicable municipal ordinances and requirements.

Municipal Engineer
Date

OWNER'S CERTIFICATION

The subdivision shown hereon is made with the free consent and in accordance with the desires of the owners, who hereby consent to the filing thereof.

(owner)
(street address)
(city, state zip)

By:
Name:
Date

I certify that this map has been made under my supervision and complies with the "Map Filing Law".

I further certify that the monuments as designated and shown hereon have been set.

Martin F. Tirella
Professional Land Surveyor Lic. No. 24GS02747700
Date

MUNICIPAL CERTIFICATION

I hereby certify that this map complies with the provisions of Chapter 141 P.L. 1960 and further certify that it has been approved for filing in the Monmouth County Clerk's Office by the Planning Board of the Township of Marlboro.

This certification shall expire if this map is not properly filed with said County Clerk on or before _____

Planning Board Chairwoman
Date

Planning Board Secretary
Date

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 (C.40:55D-1 et seq.) or local ordinance.

I certify that a bond has been given to the municipality, guaranteeing the future setting of the monuments as designated and show on this map.

I hereby certify that the municipal body has approved the highways, streets, lanes or alleys as shown on this map.

Municipal Clerk
Date

REVISION	DATE	CHKD
1		
2		
3		
4		
5		
6		
7		
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11		
12		

REVISION	DATE	CHKD
1		
2		
3		
4		
5		
6		

PROJ.: 080726-F1-003
DATE: 01/17/2020
DRWN BY: J.M.
CHKD:

THESE PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE INSTRUMENTS OF SERVICE OF BOWMAN CONSULTING AND THE WORK WAS CONTRACTED FOR TO THE USE OF THE PROJECT OWNER AND MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR TRANSFERRED UPON OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION FROM BOWMAN CONSULTING GROUP. © 2020 BOWMAN CONSULTING GROUP, LTD. ALL RIGHTS RESERVED

Bowman CONSULTING
Formerly Omland Engineering Associates, Inc

Bowman Consulting Group, Ltd.
50 W. Main St.
Freehold, New Jersey 07728
WWW.BowmanConsulting.com
E-mail: NJ@BowmanConsulting.com

Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222600

MARTIN F. TIRELLA, N.J. Professional Land Surveyor Lic. 24GS02747700

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN & PRELIMINARY AND FINAL SITE PLAN
TAX MAP SHEET 166 DATED 12/1987, REV 04-10-01 AND SHEET 174 DATED 12/1987, REV 5-12-2003

EL at MARLBORO 79, LLC - MARLBORO PARKE

SUBDIVISION PLAN

BLOCK 415, LOT 22
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY NEW JERSEY

SHEET No. 1 OF 1

\\N:\cadd\-1f\wvh\Vastata\TALONFAST_CORE\TALONFAST-SRV\Shared_Projects\080726 - Route 79 - Marlboro-MUH Family Rea\Survey\CAD\Survey-SubdivisionPlot.dwg 01/22/20 02:03:20PM, ccortmeli, LAYOUT:FINAL