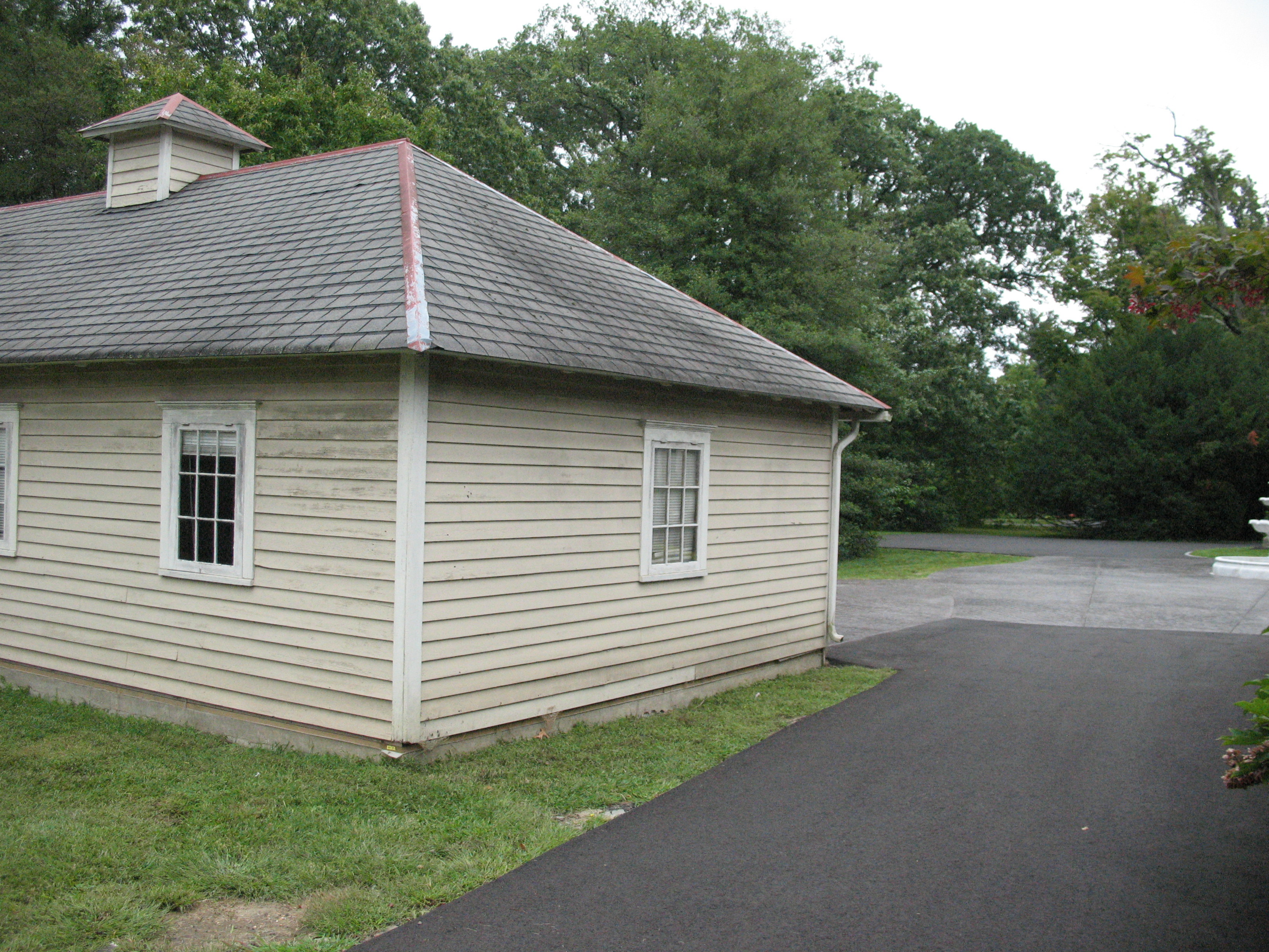
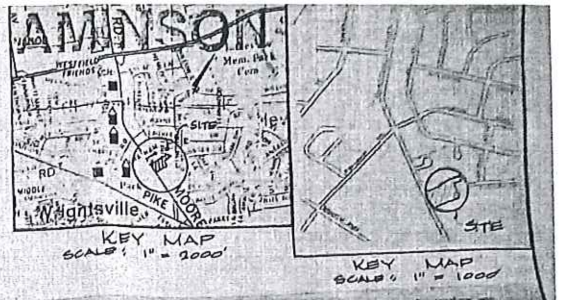



AMINSON
Wrightsville
SITE
PIKE
MOORE
KEY MAP
SCALE: 1" = 2000'
STE
KEY MAP
SCALE: 1" = 1000'

I HEREBY CERTIFY that this map/survey has been made under my supervision and complies with the provisions of the "Map Filing Law." the date of the survey was 8/9/94.

Date:
W. Jerome Smith, Jr., P. E. & P. L. S.,
N. J. Lic. Land Surveyor, #14816

The undersigned certified that he/she is the owner of record of lands to be subdivided. (Lot 27.01, Block 2404, Plate 24)

Owner: Estate of Helen A. Richards
C/O Dr. Randall Richards
45 Birdseye Glen
Verona, NJ 07044

Owner:
Date:

Applicant: Matthew Pendino
350 Wayland Road
Cherry Hill, NJ 08034

Applicant:
Date:

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

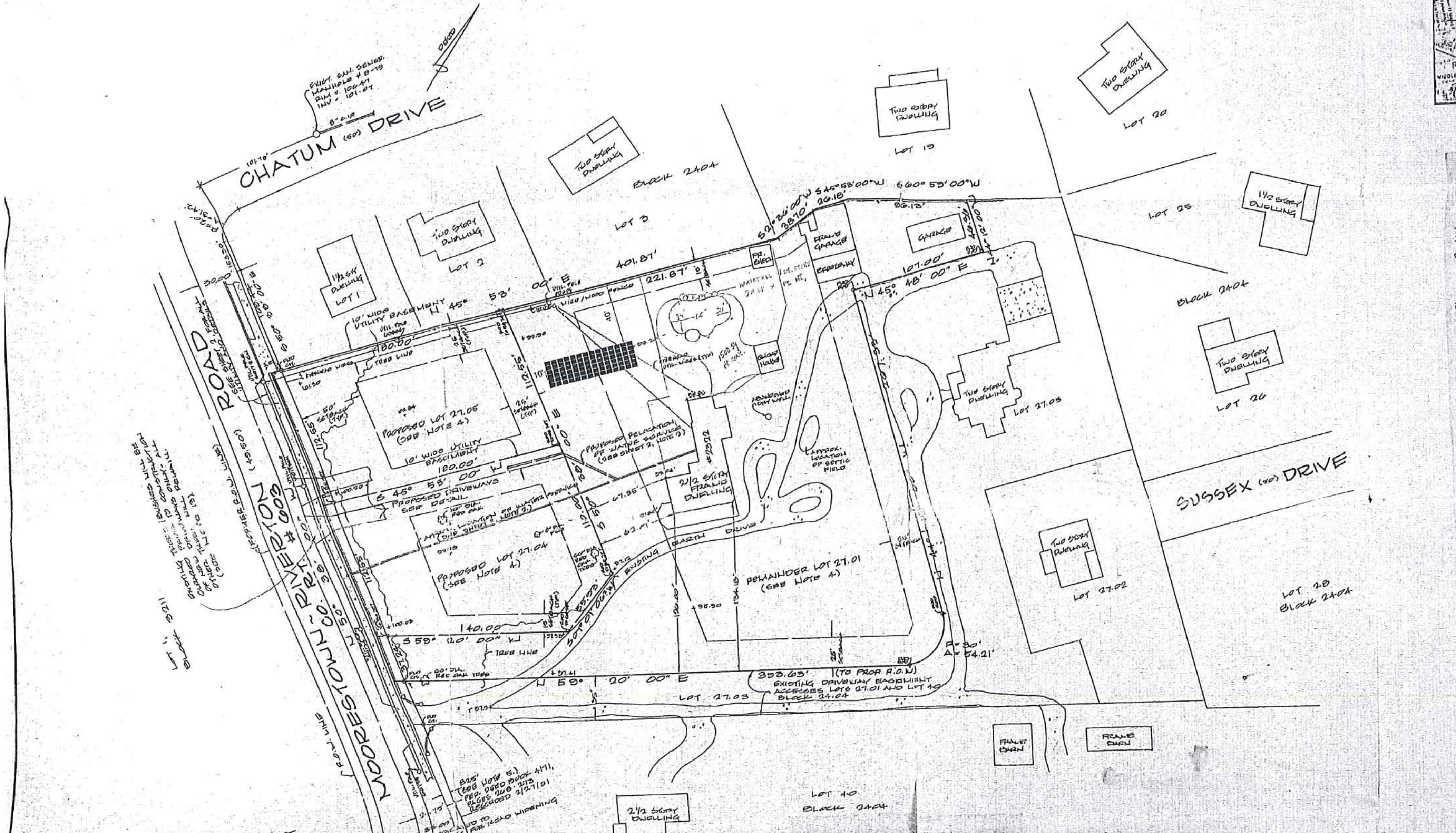
Date:
Chairman:

This plan is hereby approved by the Cinnaminson Planning Board of the Township of Cinnaminson.

Date:
Chairman:

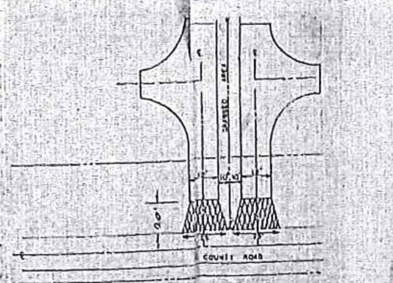
Date:
Secretary:

Date:
Engineer:


EXIST. SAN. SEWER MANHOLE # B-19 RIM = 106.47 INV = 101.87
CHATUM (50) DRIVE
BLOCK 2404
TWO STORY DWELLING
1 1/2 STORY DWELLING
LOT 1
LOT 2
LOT 3
LOT 19
LOT 20
LOT 25
LOT 26
1 1/2 STORY DWELLING
TWO STORY DWELLING
10' WIDE UTILITY EASEMENT
N 45° 53' 00" E
401.87'
221.87'
S 45° 58' 00" W
S 60° 53' 00" W
N 45° 48' 00" E
107.00'
FRAME GARAGE
GARAGE
BREEZEWAY
PROPOSED LOT 27.05 (SEE NOTE 4)
10' WIDE UTILITY EASEMENT
100.00'
S 45° 58' 00" W
PROPOSED DRIVEWAYS SEE DETAIL
PROPOSED LOT 27.04 (SEE NOTE 4)
PROPOSED RELOCATION OF WATER SERVICE (SEE SHEET 2, NOTE 2)
2 1/2 STORY FRAME DWELLING
APPROX. LOCATION OF SEPTIC FIELD
REMAINDER LOT 27.01 (SEE NOTE 4)
EXISTING EARTH DRIVE
140.00'
S 59° 20' 00" W
N 59° 20' 00" E
393.63' (TO PROP. R.O.W.)
EXISTING DRIVEWAY EASEMENT ACCESSES LOTS 27.01 AND LOT 40 BLOCK 2404
LOT 27.03
TWO STORY DWELLING
LOT 27.03
SUSSEX (50) DRIVE
TWO STORY DWELLING
LOT 27.02
LOT 28 BLOCK 2404
R=30' A=54.21'
MOORESTOWN-RIVERTON ROAD
CO. RT. 603
(50' R.O.W.)
FRAME BARN
FRAME BARN
2 1/2 STORY DWELLING
LOT 40 BLOCK 2404
LOT 1 BLOCK 3211
DEDICATED TO COUNTY FOR ROAD WIDENING
PER DEED BOOK 4711, PAGES 208-213, RECORDED 3/27/01

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER NAME & MAILING ADDRESS
2404	27.02	Mark Sitzler & Wendy Booth 50 Sussex Dr., Cinna., NJ 08077
2404	40	Wm. J. Gallagher 2328 Riverton Rd., Cinna., NJ 08077
2404	1	T. Moore, 2320 Riverton Rd., Cinna., NJ 08077
2404	2	David Fawcett 5 Chatham Pl., Cinna., NJ 08077
2404	3	D.S. Grimmo 4 Chatham Dr. Cinna., NJ 08077
2404	4	L.N. Cugelman, Jr. 3 Chatham Dr., Cinna., NJ 08077
2404	6	W.C. Mawery 1 Chatham Dr., Cinna., NJ 08077
2404	7	Wm. DeSimone 2304 Riverton Rd., Cinna., NJ
2404	18	P.E. Pellecchia 3 Laurel Ct., Cinna., NJ
2404	19	C. Callahan 2 Laurel Ct., Cinna., NJ
2404	20	J.T. Cooley 1 Laurel Ct., Cinna., NJ
2404	22	T.C. Neil, Jr. 2314 Laurel Dr., Cinna., NJ
2404	21	Alice Hart 2411 Chestnut Lane Cinna., NJ
2404	25	W.F. Snyder 2413 Chestnut Lane Cinna., NJ
2404	26	W.C. Ticken 2415 Chestnut Lane Cinna., NJ
2404	28	E.E. Reitz 60 Sussex Dr. Cinna., NJ
2404	29	S. Dalitan 62 Sussex Dr./, Cinna., NJ
3211	1	Cinnaminson Twp. 1621 Riverton Rd. Box 2100 Cinna., NJ


COUNTY ROAD

NOTES CONTINUED:

11. I, Dr. Randall Richards, have given my consent to the applicant and/or approval of this plan.

12. There are no deed restrictions or protective covenants existing on the subject lot.

13. All efforts will be made to preserve specimen trees and protect them during constuction.

14. The septic system servicing

NOTES:

1. Boundary information is based upon a survey performed by: Land Professional Group, Inc., on August 9, 1994.

2. The applicant is proposing to subdivide Lot 27.01, Block 2404, Plate 24 into (3) Lots.

3. Zoning: R-2 Residential

Lot Size: 15000 Sq. Feet
Frontage: 100 Feet
Front Setback: 35 Feet
Rear Setback: 25 Feet
Side Setback: 15/(40) Aggr. Feet
Building Height: 35 Feet (Max.)
Impervious Coverage: 6919 Sq. Feet or 7.10% of Lot Area

4. Proposed Lot 27.04, Block 2404, Plate 24 (to be conveyed)
Contains: 22998.57 Sq. Feet or 0.53 Acres
Proposed Lot 27.05, Block 2404, Plate 24 (to be conveyed)
Contains: 20128.10 Sq. Feet or 0.46 Acres
Remainder Lot 27.01, Block 2404, Plate 24 (to be retained)
Contains: 97803.22 Sq. Feet or 2.25 Acres

TOTAL PARCEL AREA CONTAINS: 140929.89 Sq. Feet or 3.24 Acres

5. An additional 8.25 feet R.O.W. width dedicated to the County for road widening purposes
Contains: 2462.11 Sq. Feet or 0.06 Acres

6. Existing dwelling (Lot 27.01) is serviced by City Water and Septic System.

7. Existing driveway easement (Part of Lot 27.03) will be used by the owner of Lot 27.01. No additional driveway will be built for Lot 27.01.

8. Land Professional Group, Inc., has determined by site inspection and examination of the National Wetlands Map that there are no wetlands, water courses or flood plains within 100 feet of the site.

9. This plan will be filed by deed upon approvals.

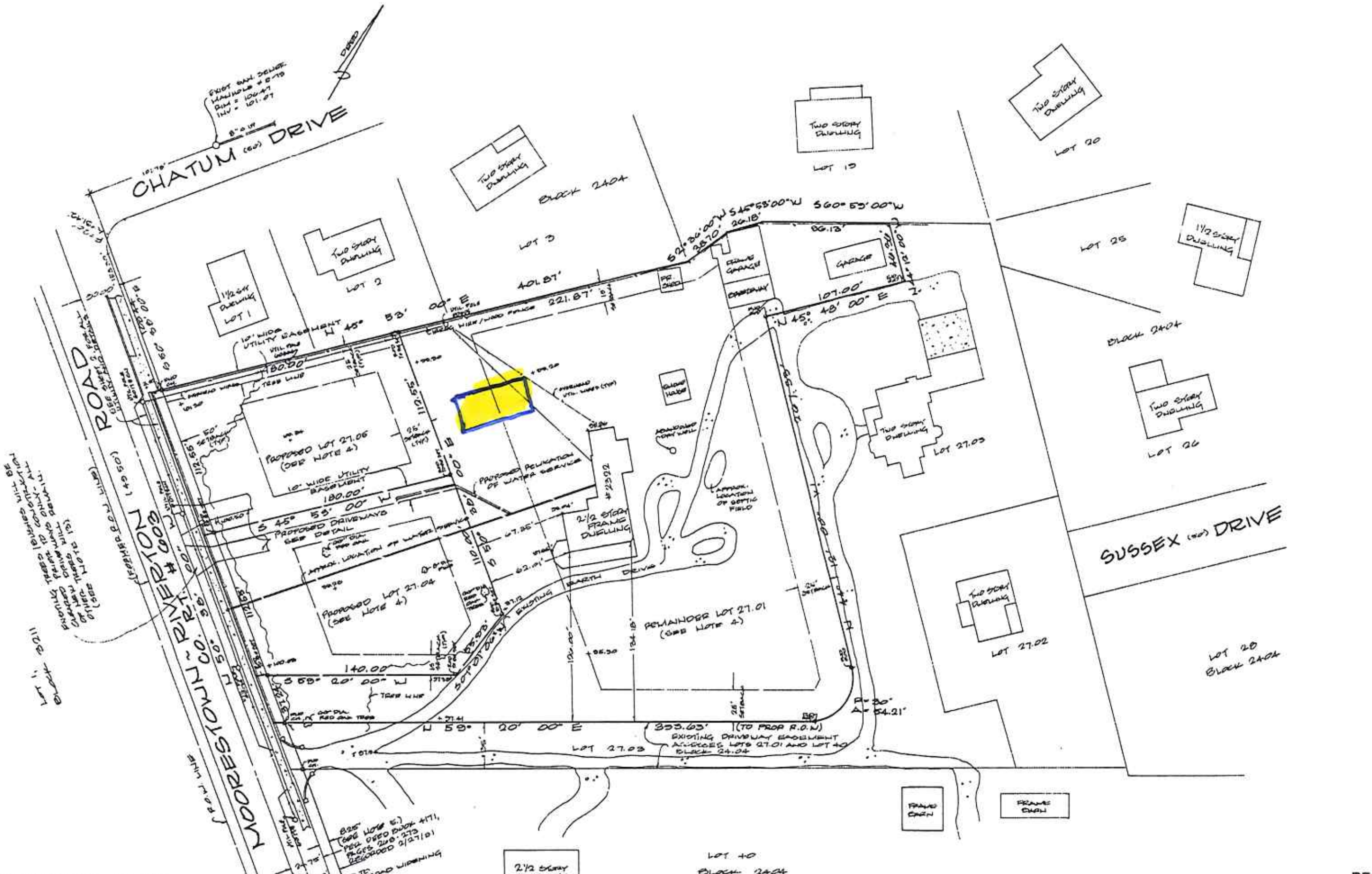
10. Property corners will be set upon approvals.

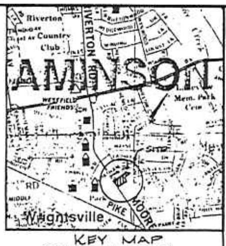
REV.	DATE	DESCRIPTION	DRAWN	CHK.
2	10/01/94	REV. PER COUNTY PB2	MTS	C
1	9/21/94	REV. PER TWP. AND CO. ENGINEER	MTS	C

PROPOSED MINOR SUBDIVISION PLAN
LOT 27.01, BLOCK 2404, PLATE 24
MOORESTOWN-RIVERTON ROAD
CINNAMINSON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

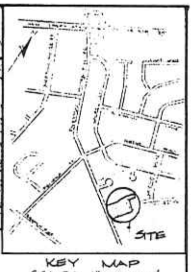
GRAPHIC SCALE

DATE: AUG. 11, 1994
DRAWN BY: MTS
PROJECT NO:


MOORESTOWN ~ RIVERTON ROAD
CO. RT. # 603
CHATUM (50') DRIVE
SUSSEX (50') DRIVE
PROPOSED LOT 27.05 (SEE NOTE 4)
PROPOSED LOT 27.04 (SEE NOTE 4)
REMAINDER LOT 27.01 (SEE NOTE 4)
10' WIDE UTILITY EASEMENT
PROPOSED DRIVEWAYS SEE DETAIL
APPROX. LOCATION OF WATER SERVICE
PROPOSED RELOCATION OF WATER SERVICE
APPROX. LOCATION OF SEPTIC FIELD
2 1/2 STORY FRAME DWELLING
#2322
EXISTING EARTH DRIVE
EXISTING DRIVEWAY EASEMENT ACCESSES LOTS 27.01 AND LOT 40 BLOCK 24.04
(TO PROP R.O.W.)
EXISTING TREES/BUSHES WILL BE CLEARED PRIOR TO CONSTRUCTION OF NEW DRIVEWAYS ONLY - ALL OTHER TREES WILL REMAIN. (SEE NOTE 13)
LOT 1, BLOCK 3211
(FORMER R.O.W. LINE) (49.50')
R.O.W. LINE
8.25' (SEE NOTE 5) PER DEED BOOK 4171, PAGES 268-273 RECORDED 2/27/01 DEDICATED TO COUNTY FOR ROAD WIDENING
EXIST. SAN. SEWER MANHOLE
N 50° 38' 00" W
N 45° 53' 00" E
S 45° 53' 00" W
S 59° 20' 00" W
N 59° 20' 00" E
N 45° 48' 00" E
S 60° 53' 00" W
S 45° 53' 00" W
401.87'
221.87'
112.55'
110.00'
140.00'
180.00'
134.18'
120.00'
107.00'
333.63'
80.00'
26.18'
86.13'
R=30' A=54.21'
TWO STORY DWELLING
1 1/2 STORY DWELLING
2 1/2 STORY DWELLING
GARAGE
FRAME GARAGE
FRAME BARN
LOT 1
LOT 2
LOT 3
LOT 15
LOT 20
LOT 25
LOT 26
LOT 27.02
LOT 27.03
LOT 40
LOT 28
BLOCK 2404


Riverton
Country Club
AMINSON
Westfield Friends
Mem. Park
SITE
Wrightsville
PIKE
MOORE

KEY MAP
SCALE: 1" = 2000'



KEY MAP
SCALE: 1" = 1000'

I HEREBY CERTIFY that this map/survey has been made under my supervision and complies with the provisions of the "Map Filing Law," the date of the survey was 8/9/94.

Date:

W. Jerome Smith, Jr., P. E. & P. L. S.,
N. J. Lic. Land Surveyor, #14816

The undersigned certified that he/she is the owner of record of lands to be subdivided. (Lot 27.01, Block 2404, Plate 24)

Owner: Estate of Helen A. Richards
C/O Dr. Randall Richards
45 Birdseye Glen
Verona, NJ 07044

Randall Richards 10/17/94
Owner: Date:

Applicant: Matthew Pendino
350 Wayland Road
Cherry Hill, NJ 08034

Pendino 10/22/94
Applicant: Date:

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

Date: Chairman:

This plan is hereby approved by the Cinnaminson Planning Board of the Township of Cinnaminson.

12/13/94 M.E. Koller
Date: Chairman:

12/15/94 Pamela J. McCarthy
Date: Secretary:

Date: Engineer:

NOTES:

1. Boundary information is based upon a survey performed by: Land Professional Group, Inc., on August 9, 1994.
2. The applicant is proposing to subdivide Lot 27.01, Block 2404, Plate 24 into (3) Lots.
3. Zoning: R-2 Residential

Lot Size:	15000 Sq. Feet
Frontage:	100 Feet
Front Setback:	25 feet
Rear Setback:	25 feet
Side Setback:	15/(40) Aggr. Feet
Building Height:	35 Feet (Max.)
Impervious Coverage:	6949 Sq. Feet or 7.10% of Lot Area

4. Proposed Lot 27.04, Block 2404, Plate 24 (to be conveyed)
Contains: 22994.57 Sq. Feet or 0.53 Acres
Proposed Lot 27.05, Block 2404, Plate 24 (to be conveyed)
Contains: 20128.10 Sq. Feet or 0.46 Acres
Remainder Lot 27.01, Block 2404, Plate 24 (to be retained)
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TOTAL PARCEL AREA CONTAINS: 140929.89 Sq. Feet or 3.24 Acres

5. An additional 8.25 feet R.O.W. width dedicated to the County for road widening purposes
Contains: 2462.11 Sq. Feet or 0.06 Acres
6. Existing dwelling (Lot 27.01) is serviced by City Water and Septic system.
7. Existing driveway easement (Part of Lot 27.03) will be used by the owner of Lot 27.01. No additional driveway will be built for Lot 27.01.
8. Land Professional Group, Inc., has determined by site inspection and examination of the National Wetlands Map that there are no wetlands, water courses or flood plains within 500 feet of the site.
9. This plan will be filed by deed upon approvals.
10. Property corners will be set upon approvals.

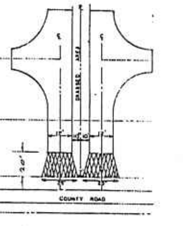
RECEIVED
SEP 30 1994
TOWNSHIP OF CINNAMINSON
PLANNING BOARD

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER NAME & MAILING ADDRESS
2404	27.02	Mark Sitzler & Wendy Booth 50 Sussex Dr., Cinna., NJ 08077
2404	40	Wm. J. Gallagher 2328 Riverton Rd., Cinna., NJ 08077
2404	1	T. Moore, 2320 Riverton Rd., Cinna., NJ 08077
2404	2	David Fawcett 5 Chatham Pl., Cinna., NJ 08077
2404	3	D.E. Grimme 4 Chatham Dr. Cinna., NJ 08077
2404	4	L.S. Caggiano, Jr. 3 Chatham Dr., Cinna., NJ 08077
2404	6	W.C. Massey 1 Chatham Dr., Cinna., NJ 08077
2404	7	Wm. DeSimone 2308 Riverton Rd., Cinna., NJ
2404	18	P.L. Pellecchia 3 Laurel Ct., Cinna., NJ
2404	19	C. Callahan 2 Laurel Ct., Cinna., NJ
2404	20	J.T. Conley 1 Laurel Ct., Cinna., NJ
2404	22	T.C. Heil, Jr. 2314 Laurel Dr., Cinna., NJ
2404	24	Alice Hart 2411 Chestnut Lane Cinna., NJ
2404	25	N.F. Snyder 2413 Chestnut Lane Cinna., NJ
2404	26	N.C. Timken 2415 Chestnut Lane Cinna., NJ
2404	28	E.E. Blitz 60 Sussex Dr. Cinna., NJ
2404	29	S. Baliban 62 Sussex Dr./, Cinna., NJ
3211	1	Cinnaminson Twp. 1621 Riverton Rd. Box 2100 Cinna., NJ

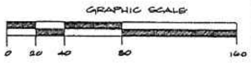
NOTES CONTINUED:

11. I, Dr. Randall Richards, have given my consent to the applicant and/or approval of this plan.
12. There are no deed restrictions or protective covenants existing on the subject lot.
13. All efforts will be made to preserve specimen trees and protect them during constuction.
14. The septic system servicing Lot 24.01, will be utilized. The system has been checked and certified by Rancocas Environmental Laboratories, Inc..
15. No existing san. sewer main in front of subject property. Existing manholes are located on plan.


DRAINAGE AREA
30'
COUNTY ROAD

▨ PAVE AT LEAST THE FIRST 20' OF THE DRIVEWAY WITH 2" FABC-1 AND 4" QUARRY BLEND.

DETAIL
N.T.S.


GRAPHIC SCALE
0
20
40
80
160

9407 2

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
1	9/27/94	REV. PER TWP. AND CO. ENGINEER	MTS	CZ WJS

PROPOSED MINOR SUBDIVISION PLAN
LOT 27.01, BLOCK 2404, PLATE 24
MOORESTOWN-RIVERTON ROAD
CINNAMINSON TOWNSHIP
BURLINGTON COUNTY NEW JERSEY

DATE: AUG. 11, 1994	DRAWN BY: MTS	PROJECT NO: 1-94-0200
SCALE: 1" = 40'	CHECKED BY: CZ-WJS	SHEET NO: 1-OF 1

W. JEROME SMITH, JR.
NEW JERSEY LIC. NO. 14816
W. Jerome Smith 8/11/94
DATE

LAND PROFESSIONAL GROUP
INCORPORATED
ENGINEERS PLANNERS SURVEYORS
451 WOODBURY-GLASSBORO ROAD SEWELL, NEW JERSEY 08080
OFFICE (609) 582-3888 FAX (609) 582-5327