



LOCATION MAP
TAKEN FROM THE CAMDEN & MOORESTOWN
U.S.G.S. QUADRANGLE SHEETS
SCALE: 1" = 2000'

SURVEY NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND OR COVENANTS THAT A CURRENT REPORT OF TITLE OR COMPLETE SEARCH OF THE PUBLIC MAY DISCLOSE.
- THIS SURVEY WAS PREPARED UTILIZING THE FOLLOWING SOURCES OF INFORMATION:
 - PLAN OF PROPOSED SUBDIVISION, PLATE 50, BLOCK 433 LOT 15A & P/O LOTS 16A-16B AND FORMERLY 16F, PREPARED BY SIPPEL, MASTELLER & SICKES, INC., DATED 5/16/88 REVISED TO 6/17/88.
 - CONDOMINIUM PLAN, COTSWOLDS, PHASE 1 PREPARED BY SIPPEL, MASTELLER & SICKES, INC., DATED 11/23/87.
 - CONDOMINIUM PLAN, NORMANDY, PHASE 1 PREPARED BY SIPPEL, MASTELLER & SICKES, INC., DATED 11/23/87.
 - PLAN OF SURVEY, BLOCK 433 P/O LOTS 15A & 16A, PREPARED BY SIPPEL, MASTELLER & SICKES, INC., DATED 11/23/87.
 - PLAN OF LOTS, SECTION 1 BISHOP SQUARE FILED 41/07/73, DUPLICATE FILED 230-3091.
 - PLAN OF LOTS WOODCREST, SECTION 3, SUB. 'A' FILED 4/24/1957, MAP #323-1
 - PLAN OF LOTS WOODCREST, SECTION 3, SUB. 'C' FILED 4/24/1957, MAP #323-2
 - PARCEL PROPERTY MAP FOR NEW JERSEY TURNPIKE SHEET 50A OF 78.
 - CONSTRUCTION PLANS FOR NEW JERSEY TURNPIKE SHEETS 3 & 4 OF 39, CONTRACT #R-935, DATED 6/9/1986.
 - ROADWAY PLANS FOR IMPROVEMENT OF BROWNING LANE FROM COUNTY ROUTE #561 TO COUNTY ROUTE #671 PREPARED BY N.J.D.C.T., OBTAINED FROM THE CAMDEN COUNTY ENGINEERS OFFICE, SHEETS 10A, 11A & 12A.
 - DEEDS OF RECORD AS FILED WITH THE CAMDEN COUNTY REGISTER OF DEEDS.
 - AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR, WISEMAN AND TAYLOR.
- THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
- PARCEL IS SUBJECT TO THE FOLLOWING KNOWN EASEMENTS, RESTRICTION COVENANTS AND/OR RIGHTS:
 - MASTER DEED FOR THE HAMLETS DATED 7/27/88, RECORDED 8/25/88 AND LAST AMENDED IN DEED BOOK 4733 PG. 308, NOT-PLOTTABLE.
 - MASTER DEED FOR THE COTSWOLDS CONDO, LAST AMENDED IN DEED BOOK 4733 PG. 317, NOT-PLOTTABLE.
 - MASTER DEED FOR THE NORMANDY CONDO, LAST AMENDED IN DEED BOOK 4733 PG. 327, NOT-PLOTTABLE.
 - UTILITY EASEMENT IN DEED BOOK 4324 PAGE 640, EASEMENT TO P.S.E.&G NOT PLOTTED DUE TO INCOMPLETE DESCRIPTION.
- BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL CHERRY HILL TOWNSHIP, CAMDEN COUNTY TAX MAPS.
- PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM AERIAL PHOTOGRAPHY PREPARED BY PROMAPS. THE ACCURACY OF THE TOPOGRAPHIC DATA IS NOT GUARANTEED TO MEET NATIONAL MAP ACCURACY STANDARDS AND IS SUBJECT TO VERIFICATION. DATE OF PHOTOGRAPHY IS 9/20/03, 3/13/04 AND 3/25/08.
- ORIGINAL FIELD WORK CONCLUDED ON OCTOBER 18, 2005 LAST UPDATED ON 5/31/2022.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CAMDEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANELS 44 & 63 OF 305, MAP NUMBERS 3407C004E & 3407C005E, EFFECTIVE DATE 9/28/2007, THIS SITE IS PARTIALLY WITHIN OTHER FLOOD AREAS ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND PARTIALLY WITHIN OTHER FLOOD AREAS ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
- THE TAX ASSESSMENT MAPS FOR CHERRY HILL TOWNSHIP DEPICT THESE PARCELS AS BEING KNOWN AS BLOCK 433-20 LOT 1. DEED BOOK 4316 PAGE 161 IS A MINOR SUBDIVISION DEED WHOSE SOLE PURPOSE BEING TO CREATE THE MINOR SUBDIVISION OF THE FOUR TRACTS CREATED HEREIN. THIS DEED IS SIGNED BY BOTH THE PLANNING BOARD CHAIRMAN AND SECRETARY AND DATED 8/19/1988 AND CREATES THE 3 LOTS ORIGINALLY SURVEYED FOR THIS PLAN, AND THE LOT SHOWN AS COTSWOLD, PHASE 1, NORMANDY, PHASE 1 HAS BEEN REMOVED FROM SUBJECT PROPERTY AS PART OF REVISION 4.
- NO ATTEMPT WAS MADE DURING THE COURSE OF THIS SURVEY TO IDENTIFY OR QUANTIFY COMMON OR LIMITED COMMON ELEMENTS. CLIENT IS ADVISED THAT THEY SHOULD CONSULT WITH THEIR ATTORNEY TO IDENTIFY AND/OR QUANTIFY EXTENT OF COMMON AND LIMITED COMMON AREAS AS WELL AS PORTION ASSESSED TO EACH CONDOMINIUM FOR COMMON AND LIMITED COMMON AREAS.
- WETLANDS SHOWN FOR THESE PARCELS WERE DELINEATED AND FIELD LOCATED BY TAYLOR WISEMAN AND TAYLOR IN OCTOBER 2005. THIS WETLANDS LINE MAY NOT HAVE A VALID LOT, AND THE WETLANDS MAY HAVE TO BE RE-DELINEATED AND VALIDATED BY DJDEP TO ASSURE ITS ACCURACY.
- HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 1989

LEGEND

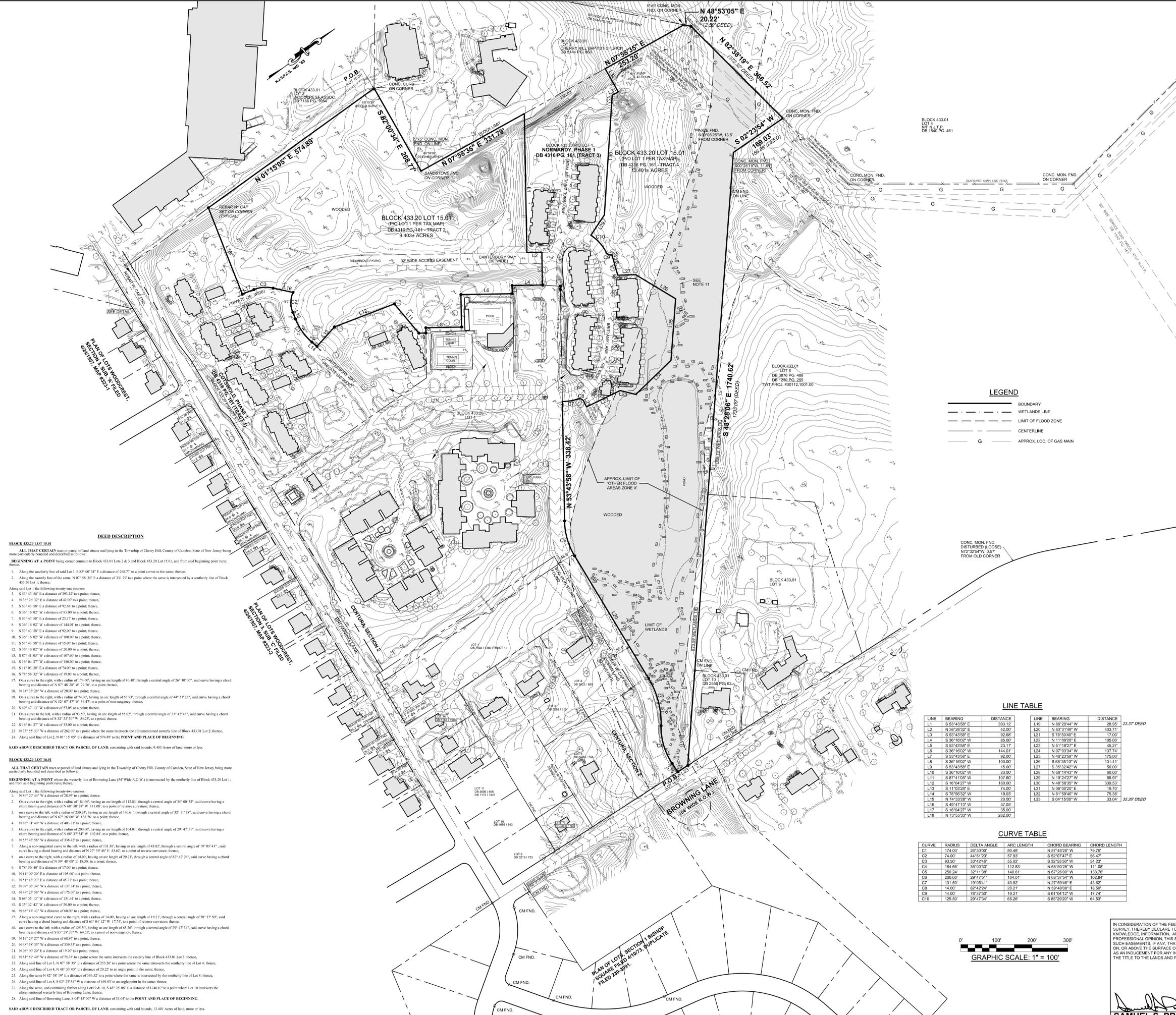
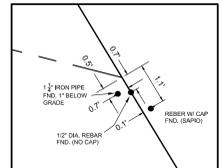
- BOUNDARY
- WETLANDS LINE
- LIMIT OF FLOOD ZONE
- CENTERLINE
- APPROX. LOC. OF GAS MAIN

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 53° 43' 58" E	393.12	L19	N 85° 20' 44" W	28.99
L2	N 30° 28' 32" E	42.00	L20	N 83° 13' 18" W	403.71
L3	S 53° 43' 58" E	92.68	L21	S 78° 50' 40" E	17.00
L4	S 36° 16' 02" W	89.00	L22	N 1° 10' 20" E	108.00
L5	S 53° 43' 58" E	23.17	L23	N 81° 11' 22" E	45.27
L6	S 36° 16' 02" W	144.01	L24	N 07° 03' 34" W	137.74
L7	S 53° 43' 58" E	92.00	L25	N 48° 23' 58" W	175.00
L8	S 36° 16' 02" W	100.00	L26	S 68° 38' 18" W	331.41
L9	S 53° 43' 58" E	15.00	L27	S 35° 32' 42" W	50.00
L10	S 36° 16' 02" W	20.00	L28	N 68° 14' 43" W	80.00
L11	S 87° 41' 00" W	107.60	L29	N 59° 24' 22" W	88.97
L12	S 16° 04' 27" W	180.00	L30	N 48° 58' 35" W	339.53
L13	S 11° 03' 28" E	74.00	L31	N 01° 00' 20" E	18.70
L14	S 79° 56' 32" W	19.83	L32	N 81° 15' 40" W	75.38
L15	N 74° 33' 28" W	20.00	L33	S 04° 15' 00" W	33.94
L16	S 49° 47' 13" W	57.00			
L17	S 10° 04' 27" W	35.00			
L18	N 73° 55' 33" W	262.00			

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	174.00	29° 30' 00"	61.48	N 87° 40' 20" W	79.78
C2	74.00	44° 51' 23"	57.93	S 82° 07' 47" E	56.47
C3	39.50	33° 42' 48"	55.02	S 32° 55' 50" W	54.23
C4	184.86	39° 03' 31"	112.83	N 68° 52' 50" W	111.08
C5	250.24	32° 11' 38"	140.61	N 67° 28' 00" W	138.76
C6	200.00	29° 47' 51"	134.01	N 88° 37' 54" W	102.84
C7	131.50	19° 50' 41"	63.82	N 27° 58' 04" E	43.62
C8	14.00	82° 42' 24"	20.21	N 59° 48' 08" E	18.50
C9	14.00	78° 37' 20"	19.21	S 61° 04' 12" W	17.74
C10	128.50	29° 47' 34"	65.28	S 85° 28' 20" W	64.53



DEED DESCRIPTION

BLOCK 433-20 LOT 15.01
ALL THAT CERTAIN tract or parcel of land situate and lying in the Township of Cherry Hill, County of Camden, State of New Jersey being more particularly bounded and described as follows:
BEGINNING AT A POINT being corner common to Block 433.01 Lot 2 & 3 and Block 433.20 Lot 15.01, and from said beginning point run:
1. Along the southerly line of said Lot 2, S 53° 40' 34" E a distance of 268.77 to a point corner to the same; thence;
2. Along the easterly line of the same, N 07° 38' 33" E a distance of 331.79 to a point where the same is intersected by a southerly line of Block 433.20 Lot 1; thence;
3. S 53° 43' 58" E a distance of 293.12 to a point; thence;
4. N 36° 26' 32" E a distance of 42.00 to a point; thence;
5. S 53° 43' 58" E a distance of 92.68 to a point; thence;
6. S 36° 16' 02" W a distance of 89.00 to a point; thence;
7. S 53° 43' 58" E a distance of 23.17 to a point; thence;
8. S 36° 16' 02" W a distance of 144.01 to a point; thence;
9. S 53° 43' 58" E a distance of 92.00 to a point; thence;
10. S 36° 16' 02" W a distance of 100.00 to a point; thence;
11. S 53° 43' 58" E a distance of 15.00 to a point; thence;
12. S 36° 16' 02" W a distance of 20.00 to a point; thence;
13. S 87° 41' 05" W a distance of 107.60 to a point; thence;
14. S 16° 04' 27" W a distance of 180.00 to a point; thence;
15. S 11° 03' 28" E a distance of 74.00 to a point; thence;
16. S 79° 56' 32" W a distance of 19.83 to a point; thence;
17. On a curve to the right, with a radius of 174.00, having an arc length of 80.48, through a central angle of 26° 39' 00", said curve having a chord bearing and distance of N 87° 40' 28" W 79.76, to a point; thence;
18. N 74° 33' 28" W a distance of 20.00 to a point; thence;
19. On a curve to the right, with a radius of 74.00, having an arc length of 57.91, through a central angle of 44° 51' 23", said curve having a chord bearing and distance of N 82° 07' 47" W 56.47, to a point of non-angency; thence;
20. S 49° 47' 13" W a distance of 57.00 to a point; thence;
21. On a curve to the left, with a radius of 61.50, having an arc length of 35.02, through a central angle of 32° 43' 46", said curve having a chord bearing and distance of S 32° 55' 50" W 54.23, to a point; thence;
22. S 16° 04' 27" W a distance of 35.00 to a point; thence;
23. N 73° 55' 33" W a distance of 262.00 to a point where the same intersects the aforementioned easterly line of Block 433.01 Lot 2; thence;
24. Along said line of Lot 2, N 01° 15' 05" E a distance of 574.89 to the POINT AND PLACE OF BEGINNING.

BLOCK 433-20 LOT 16.01

ALL THAT CERTAIN tract or parcel of land situate and lying in the Township of Cherry Hill, County of Camden, State of New Jersey being more particularly bounded and described as follows:
BEGINNING AT A POINT where the westerly line of Browning Lane (54' Wide R.O.W.) is intersected by the southerly line of Block 433-20 Lot 1, and from said beginning point run, thence;
1. Along said Lot 1, the following twenty-two courses:
1. N 86° 23' 58" E a distance of 150.68 to a point; thence;
2. On a curve to the right, with a radius of 184.66, having an arc length of 112.83, through a central angle of 39° 03' 31", said curve having a chord bearing and distance of N 68° 52' 50" W 111.08, to a point of reverse curvature; thence;
3. On a curve to the left, with a radius of 200.24, having an arc length of 140.61, through a central angle of 32° 11' 38", said curve having a chord bearing and distance of N 67° 28' 00" E 138.76, to a point; thence;
4. N 83° 31' 49" W a distance of 403.71 to a point; thence;
5. On a curve to the right, with a radius of 200.00, having an arc length of 104.01, through a central angle of 29° 47' 51", said curve having a chord bearing and distance of N 68° 14' 43" W 80.00, to a point; thence;
6. N 53° 43' 58" E a distance of 338.42 to a point; thence;
7. Along a non-angency curve to the left, with a radius of 131.50, having an arc length of 43.82, through a central angle of 19° 05' 41", said curve having a chord bearing and distance of S 82° 07' 47" E 56.47, to a point of reverse curvature; thence;
8. On a curve to the right, with a radius of 14.00, having an arc length of 20.21, through a central angle of 82° 42' 24", said curve having a chord bearing and distance of N 59° 48' 08" E 18.50, to a point; thence;
9. N 11° 09' 20" E a distance of 105.00 to a point; thence;
10. N 51° 18' 27" E a distance of 45.27 to a point; thence;
11. N 07° 03' 34" W a distance of 137.74 to a point; thence;
12. N 48° 23' 58" W a distance of 175.00 to a point; thence;
13. S 68° 38' 18" W a distance of 331.41 to a point; thence;
14. S 35° 32' 42" W a distance of 50.00 to a point; thence;
15. S 35° 32' 42" W a distance of 50.00 to a point; thence;
16. N 68° 14' 43" W a distance of 80.00 to a point; thence;
17. Along a non-angency curve to the right, with a radius of 14.00, having an arc length of 19.21, through a central angle of 78° 37' 50", said curve having a chord bearing and distance of S 61° 04' 12" W 17.74, to a point of reverse curvature; thence;
18. On a curve to the left, with a radius of 125.50, having an arc length of 65.28, through a central angle of 29° 47' 34", said curve having a chord bearing and distance of S 85° 28' 20" W 64.53, to a point of non-angency; thence;
19. N 16° 04' 27" W a distance of 68.97 to a point; thence;
20. N 48° 58' 35" W a distance of 339.53 to a point; thence;
21. N 01° 00' 20" E a distance of 18.70 to a point; thence;
22. N 81° 15' 40" W a distance of 75.38 to a point where the same intersects the easterly line of Block 433.01 Lot 3; thence;
23. Along said line of Lot 3, N 07° 38' 33" E a distance of 231.20 to a point where the same intersects the southerly line of Lot 4; thence;
24. Along said line of Lot 4, N 48° 53' 05" E a distance of 20.22 to an angle-point in the same; thence;
25. Along the same N 82° 38' 19" E a distance of 366.52 to a point where the same is intersected by the southerly line of Lot 8; thence;
26. Along said line of Lot 8, S 02° 23' 54" W a distance of 169.03 to an angle-point in the same; thence;
27. Along the same, and continuing further along Lot 8, N 16° 04' 27" W a distance of 174.02 to a point where Lot 8 intersects the aforementioned westerly line of Browning Lane; thence;
28. Along said line of Browning Lane, S 04° 15' 00" W a distance of 33.04 to the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND, containing with said bounds, 13.40 Acres of land, more or less.

SHEET SIZE: 30" X 42"

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS SURVEY IS ACCURATE EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW, ON, OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON:

PLAN OF SURVEY AND TOPOGRAPHY
CENTURA
BLOCK 433.20 LOTS 15.01 & 16.01
(P/O LOT 1 PER TAX MAP)
CHERRY HILL TOWNSHIP CAMDEN COUNTY, STATE OF NEW JERSEY

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TWT

SAMUEL S. PREVITERA (DATE SIGNED) 6/14/22
NJ LICENSED LAND SURVEYOR NO. 246503897800

REVISIONS:
1. 11/15/05
2. 02/04/10
3. 09/22
4. 6/14/22

CHANGED SCOPE OF SURVEY AND REVISED LEGAL DESCRIPTION, NOTE 1 AND LOT NUMBERS ON PLAN AND TITLE BLOCK
UPDATE TO CURRENT CONDITIONS AND TITLE REPORT (REVISED)
UPDATE TO CURRENT CONDITIONS AND TITLE REPORT (REVISED)
GENERAL REVISIONS

DATE: 10/14/05 SCALE: 1" = 100' SHEET: 1 OF 1