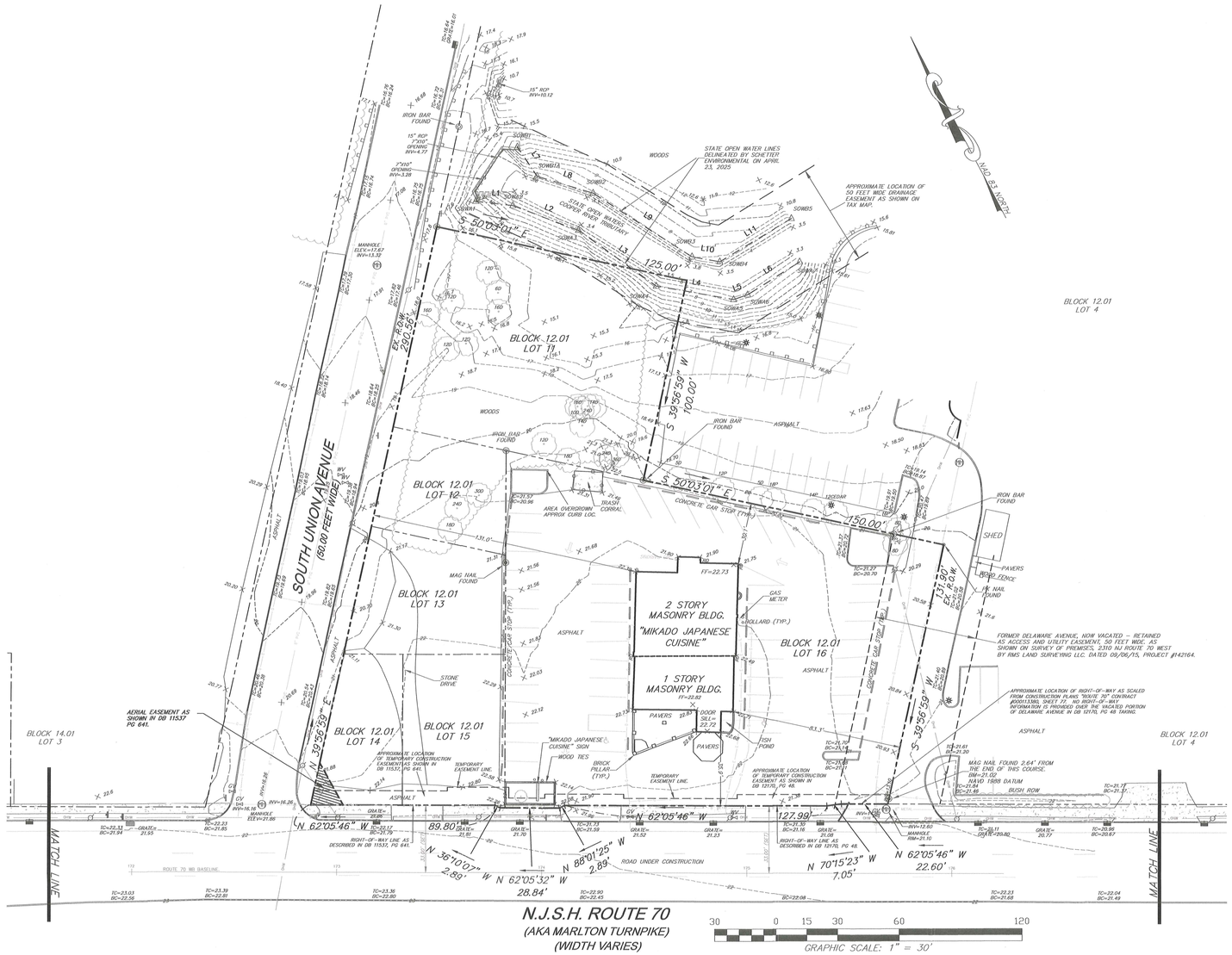


GENERAL NOTES

1. TITLE SEARCH:
THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT. MADE BY SURETY TITLE COMPANY, FILE NO. 18143KD-01, DATED APRIL 10, 2025.

2. WETLANDS:
STATE OPEN WATERS DELINEATED BY SCHETTER ENVIRONMENTAL ON APRIL 23, 2025.

3. UTILITIES:
NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION , CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.

4. HAZARDOUS SUBSTANCES:
WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF POTENTIALLY HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OR ABSENCE OF SUCH SUBSTANCES.

5. BUILDING OFFSETS:
ALL BUILDING OFFSETS SHOWN ARE TO THE FACE OF THE SIDING, UNLESS OTHERWISE NOTED. THE OFFSETS ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.

6. GENERAL:
ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS' EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

THIS PLAT DOES NOT SHOW, NOR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT OF WAYS.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF PENNELL LAND SURVEYING, INC.

7. TAX MAP REFERENCE:
TOWNSHIP OF CHERRY HILL, SALEM COUNTY, NEW JERSEY
SHEET: 106
BLOCK: 12.01
LOTS: 11, 12, 13, 14, 15, & 16

8. DEED:
LOTS 11 & 12: DB 12105, PG 1083
LOTS 13, 14, & 15: DB 12220, PG 875
LOT 16: DB 9522, PG 326

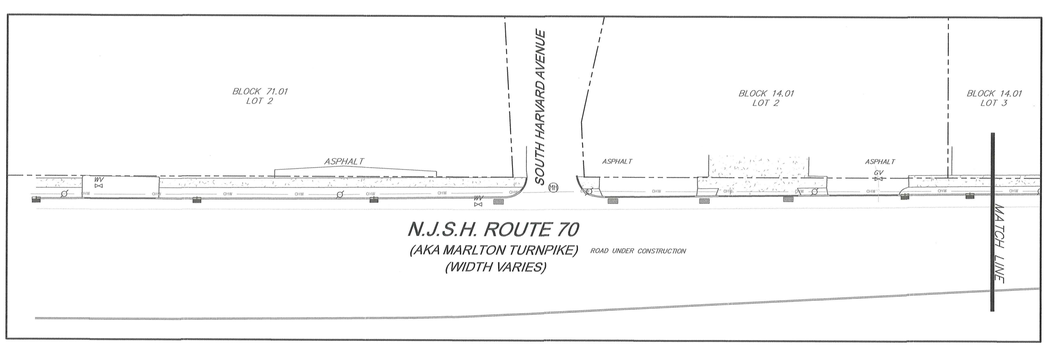
9. AREA:
LOT 11: 12,500.00± S.F./0.29± ACRES
LOT 12: 3,088.25± S.F./0.07± ACRES
LOT 13: 4,055.79± S.F./0.09± ACRES
LOT 14: 2,713.57± S.F./0.06± ACRES
LOT 15: 3,691.45± S.F./0.08± ACRES
LOT 16: 30,446.38± S.F./0.70± ACRES
TOTAL: 56,495.44± S.F./1.29± ACRES

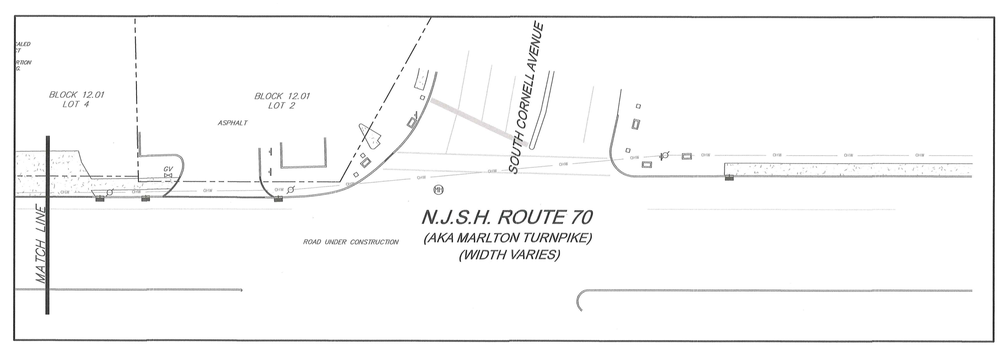
10. ELEVATIONS:
ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

10. EASEMENT:
SUBJECT TO THE TERM, CONDITIONS AND EASEMENTS LISTED IN DB 11537, PG 641, DB 12170, PG 48 AND DB 782, PG 233.

STATE OPEN WATERS LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°38'59" E	18.14'
L2	S 41°42'50" E	34.34'
L3	S 26°38'11" E	46.87'
L4	S 52°24'05" E	38.31'
L5	S 81°08'06" E	7.25'
L6	N 85°38'32" E	29.90'
L7	S 06°19'30" E	17.23'
L8	S 45°19'36" E	28.62'
L9	S 29°30'59" E	57.52'
L10	S 52°16'02" E	13.84'
L11	N 86°40'36" E	40.71'





IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON 4-25-25 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE SURVEY. THE MONUMENTS SHOWN HAVE BEEN FOUND OR SET AS DESCRIBED AND ARE IN THE PROPER PLACES, UNLESS NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE AS PROVIDED HEREIN.

DONALD C. PENNELL DATE: 6/4/25
PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 33393

PENNELL LAND SURVEYING, INC.
327 GLEMS RUN
WOLLASTON HILL, N.J. 08062
(856)-478-4571 FAX (856) 478-0286

REV.	DATE	DESCRIPTION	BY

PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY
#2320 ROUTE 70
TOWNSHIP OF CHERRY HILL
CAMDEN COUNTY, NEW JERSEY

PROJECT NO.: 25-63
DATE: 5-29-25
SCALE: 1" = 30'
DRAWN BY: MJT
CHECKED BY: DP
DRAWING NO.: 1

SHEET NO.
1 OF 1