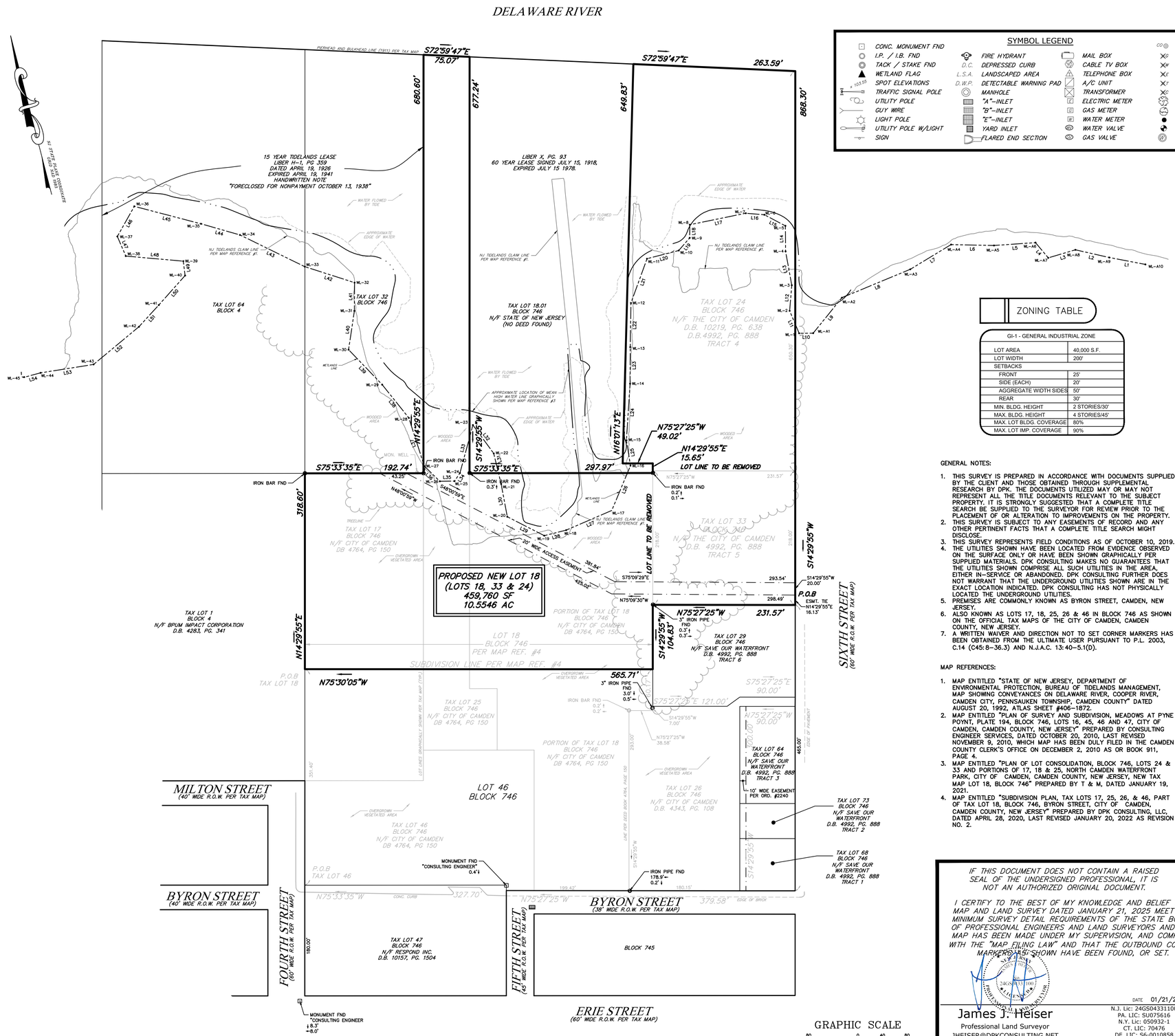
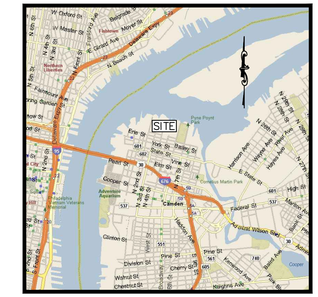


SYMBOL LEGEND

	CONC. MONUMENT FND		FIRE HYDRANT		MAIL BOX	CO	CLEAN OUT
	I.P. / I.B. FND	D.C.	DEPRESSED CURB		CABLE TV BOX		GAS
	TACK / STAKE FND	L.S.A.	LANDSCAPED AREA		TELEPHONE BOX		WATER
	WETLAND FLAG	D.W.P.	DETECTABLE WARNING PAD		A/C UNIT		ELECTRIC
	SPOT ELEVATIONS		MANHOLE		TRANSFORMER		TELEPHONE
	TRAFFIC SIGNAL POLE		"A"-INLET		ELECTRIC METER		CABLE TV
	UTILITY POLE		"B"-INLET		GAS METER		TREE
	GUY WIRE		"E"-INLET		WATER METER		SHRUB
	LIGHT POLE		YARD INLET		WATER VALVE		BOLLARD
	UTILITY POLE W/LIGHT		FLARED END SECTION		GAS VALVE		MONITORING WELL
	SIGN						WELL



VICINITY MAP
SCALE: N.T.S.

ZONING TABLE

GI-1 - GENERAL INDUSTRIAL ZONE	
LOT AREA	40,000 S.F.
LOT WIDTH	200'
SETBACKS	
FRONT	25'
SIDE (EACH)	20'
AGGREGATE WIDTH SIDES	50'
REAR	30'
MIN. BLDG. HEIGHT	2 STORIES/30'
MAX. BLDG. HEIGHT	4 STORIES/45'
MAX. LOT BLDG. COVERAGE	80%
MAX. LOT IMP. COVERAGE	90%

OWNER:

CITY OF CAMDEN, NEW JERSEY
520 MARKET STREET
CITY HALL, ROOM 105
P.O.BOX 95120
CAMDEN, NEW JERSEY 08101-5120

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER DATE

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE CITY OF CAMDEN HELD ON _____AND SAID MAP SHALL BE FILED IN CAMDEN COUNTY CLERK'S OFFICE ON OR BEFORE _____ IN ACCORDANCE WITH CHAPTER 358 P.L.1953, AND AMENDED BY CHAPTER 141, P.L.1960.

CHAIRMAN DATE

SECRETARY DATE

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF CAMDEN, NEW JERSEY

ATTESTED TO BY: DATE:

WETLANDS LINE TABLE

Line #	BEARING	DISTANCE
L1	N64° 40' 00"W	59.76'
L2	N62° 44' 02"W	56.45'
L3	S87° 58' 25"W	46.04'
L4	N25° 26' 56"W	32.30'
L5	N79° 25' 23"W	67.73'
L6	N74° 19' 47"W	69.70'
L7	S73° 18' 35"W	77.61'
L8	S81° 55' 25"W	120.46'
L9	S53° 26' 17"W	74.16'
L10	N75° 55' 31"W	22.86'
L11	N08° 23' 49"W	39.63'
L12	N19° 12' 34"E	41.79'
L13	N04° 03' 53"E	55.97'
L14	N14° 06' 04"E	41.54'
L15	N47° 38' 50"W	38.51'
L16	N70° 48' 17"W	30.46'
L17	N87° 07' 18"W	92.86'
L18	S15° 13' 36"W	21.42'
L19	S55° 19' 43"W	27.10'
L20	S89° 56' 43"W	53.29'
L21	S34° 27' 24"W	76.64'
L22	S15° 23' 37"W	71.74'
L23	S14° 46' 05"W	59.49'
L24	S18° 10' 26"W	92.12'
L25	S05° 29' 21"W	41.95'
L26	S37° 06' 51"W	78.91'
L27	S81° 06' 54"W	80.89'
L28	N89° 37' 22"W	36.64'
L29	N48° 23' 51"W	67.50'
L30	N03° 49' 48"E	54.21'
L31	N00° 49' 59"E	51.10'
L32	N21° 43' 20"W	57.28'
L33	S29° 37' 35"W	80.86'
L34	S48° 11' 45"W	15.78'
L35	N76° 15' 49"W	23.96'
L36	N31° 09' 10"W	35.25'
L37	N03° 19' 39"W	82.33'
L38	N24° 09' 17"W	69.32'
L39	N39° 21' 56"W	78.93'
L40	N22° 58' 18"E	63.78'
L41	N14° 51' 37"E	45.95'
L42	N57° 43' 18"W	84.85'
L43	N49° 26' 07"W	117.50'
L44	N59° 31' 33"W	65.82'
L45	N60° 51' 10"W	112.19'
L46	S43° 48' 15"W	56.20'
L47	S08° 44' 17"E	34.68'
L48	S70° 27' 17"E	93.85'
L49	S07° 19' 47"W	23.60'
L50	S56° 12' 08"W	64.23'
L51	S56° 52' 33"W	47.89'
L52	S64° 47' 25"W	95.92'
L53	N84° 32' 38"W	87.21'
L54	S89° 25' 58"W	27.66'

GENERAL NOTES:

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY DPK. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
3. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF OCTOBER 10, 2019.
4. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. PREMISES ARE COMMONLY KNOWN AS BYRON STREET, CAMDEN, NEW JERSEY.
6. ALSO KNOWN AS LOTS 17, 18, 25, 26 & 46 IN BLOCK 746 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).

MAP REFERENCES:

1. MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF TIDELANDS MANAGEMENT, MAP SHOWING CONVEYANCES ON DELAWARE RIVER, COOPER RIVER, CAMDEN CITY, PENNSAUKEN TOWNSHIP, CAMDEN COUNTY" DATED AUGUST 20, 1992, ATLAS SHEET #406-1872.
2. MAP ENTITLED "PLAN OF SURVEY AND SUBDIVISION, MEADOWS AT PYNE POYNT, PLATE 194, BLOCK 746, LOTS 16, 45, 46 AND 47, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY CONSULTING ENGINEER SERVICES, DATED OCTOBER 20, 2010, LAST REVISED NOVEMBER 9, 2010, WHICH MAP HAS BEEN DULY FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON DECEMBER 2, 2010 AS OR BOOK 911, PAGE 4.
3. MAP ENTITLED "PLAN OF LOT CONSOLIDATION, BLOCK 746, LOTS 24 & 33 AND PORTIONS OF 17, 18 & 25, NORTH CAMDEN WATERFRONT PARK, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY, NEW TAX MAP LOT 18, BLOCK 746" PREPARED BY T & M, DATED JANUARY 19, 2021.
4. MAP ENTITLED "SUBDIVISION PLAN, TAX LOTS 17, 25, 26, & 46, PART OF TAX LOT 18, BLOCK 746, BYRON STREET, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY DPK CONSULTING, LLC, DATED APRIL 28, 2020, LAST REVISED JANUARY 20, 2022 AS REVISION NO. 2.

REV	DATE	DESCRIPTION	BY	CHKD

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JANUARY 21, 2025 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DATE 01/21/2025

James J. Heiser
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET
N.J. Lic: 24GS04331100
PA. LIC: SU075616
N.Y. Lic: 050932-1
CT. LIC: 70476
DE. LIC: S6-0010858

PROJECT NUMBER:	DRAWING FILE:	SHEET
19-8574A	19-8574ALC00	1 / 1
DATE: 01/21/2025	SCALE: 1" = 80'	DRAWN BY: A.J.L.
CHK'D BY: J.J.H.		REV. 0

LOT CONSOLIDATION
PROPOSED NEW LOT 18

EXISTING LOTS 18, 33 & 44
BLOCK 746
BYRON STREET
CITY OF CAMDEN
CAMDEN COUNTY NEW JERSEY

DPK CONSULTING
DPK CONSULTING, LLC
200 METROPLEX DRIVE - STE. 285, EDISON, NJ 08817
P:732-764-0100 F: 732-764-0990
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28042200