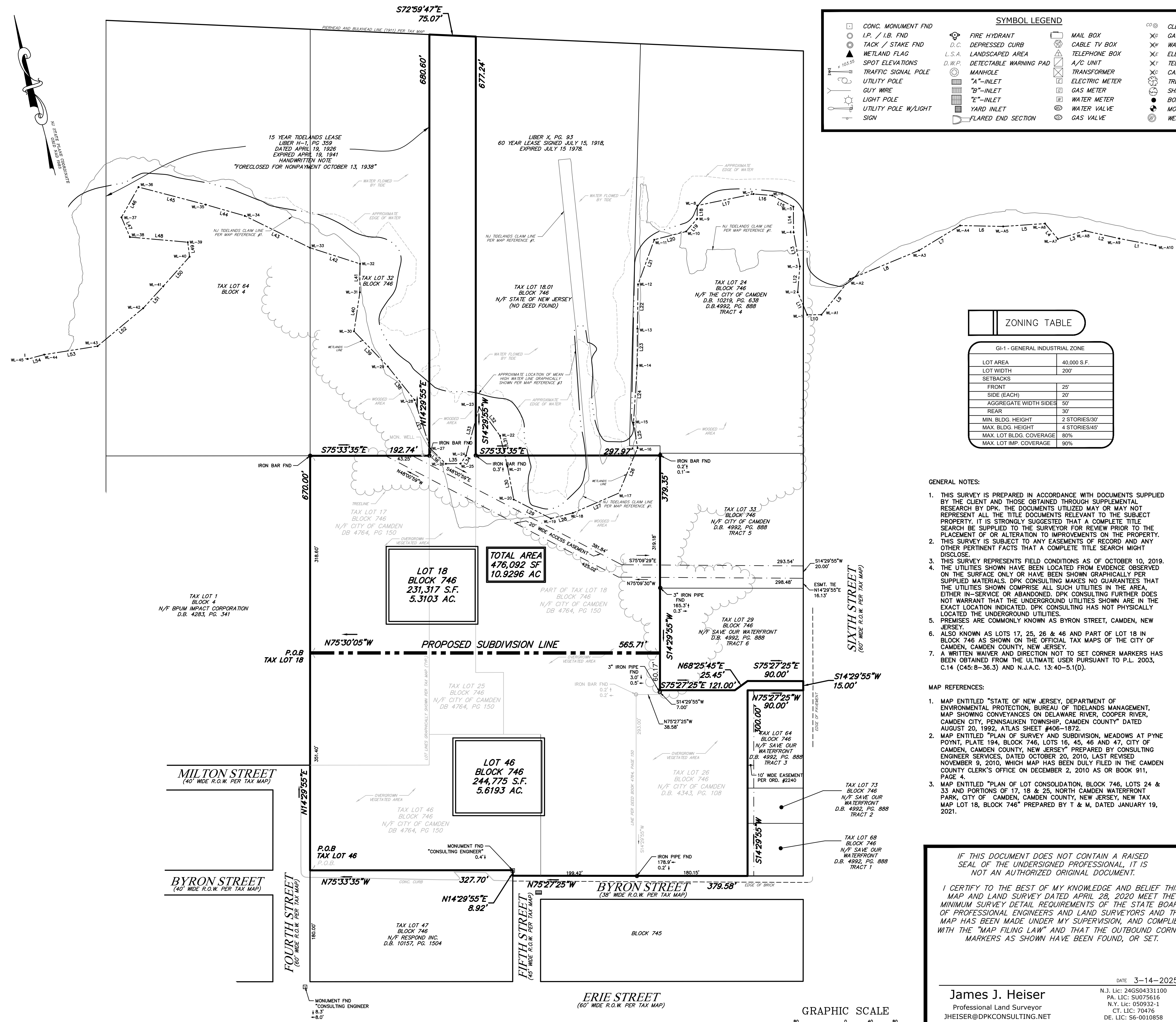


DELAWARE RIVER

WETLANDS LINE TABLE

Line #	BEARING	DISTANCE
L1	N84°40'00"W	56.76'
L2	N62°44'02"W	56.45'
L3	S87°58'25"W	46.04'
L4	N29°26'56"W	33.30'
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	38.63'
L12	N19°12'54"E	41.79'
L13	N04°03'53"E	55.97'
L14	N14°06'04"E	41.54'
L15	N47°38'50"W	38.91'
L16	N70°48'17"W	30.46'
L17	N87°07'18"W	92.86'
L18	S15°13'38"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	58.49'
L24	S16°10'28"W	92.12'
L25	S26°29'21"W	41.95'
L26	S37°06'51"W	78.91'
L27	S81°06'54"W	80.86'
L28	N89°37'22"W	36.64'
L29	N48°23'51"W	67.90'
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	35.29'
L37	N03°19'39"W	82.33'
L38	N24°09'17"W	69.32'
L39	N29°21'56"W	78.93'
L40	N22°58'18"E	63.76'
L41	N14°51'37"E	45.99'
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	23.80'
L50	S56°12'06"W	64.23'
L51	S56°52'33"W	47.89'
L52	S64°47'25"W	95.92'
L53	N64°32'38"W	87.21'
L54	S89°25'58"W	27.66'

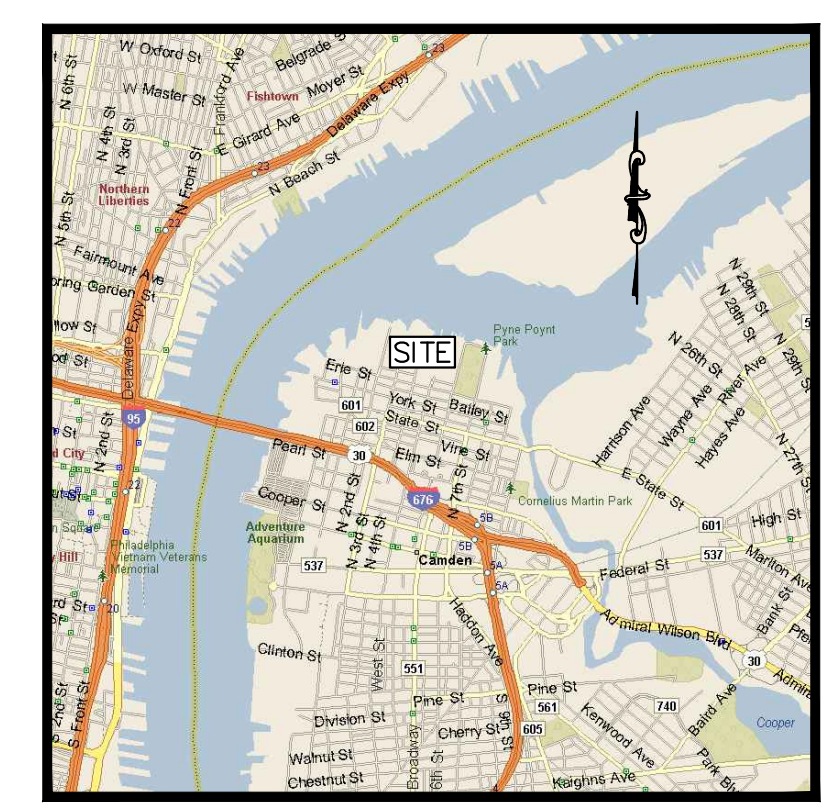


SYMBOL LEGEND

CONC. MONUMENT FND	FIRE HYDRANT	MAIL BOX	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

ZONING TABLE

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



VICINITY MAP
SCALE: N.T.S.

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: _____

GENERAL NOTES:

- 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.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF OCTOBER 10, 2019.
- 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.
- PREMISES ARE COMMONLY KNOWN AS BYRON STREET, CAMDEN, NEW JERSEY.
- ALSO KNOWN AS LOTS 17, 25, 26 & 46 AND PART OF LOT 18 IN BLOCK 746 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:6-36.3) AND N.J.A.C. 13:40-5.1(D).

MAP REFERENCES:

- 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.
- MAP ENTITLED "PLAN OF SURVEY AND SUBDIVISION, MEADOWS AT PYNE POINT, 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.
- 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.

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 APRIL 28, 2020 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.

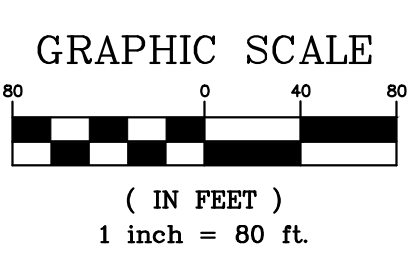
James J. Heiser
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET

DATE: 3-14-2025
N.J. LIC: 24G504331100
PA. LIC: SU075616
N.Y. LIC: 050932-1
CT. LIC: 70476
DE. LIC: 56-0010858

PROJECT NUMBER: 19-8574A
DRAWING FILE: 19-8574SD03

DATE: 04/28/2020
SCALE: 1" = 80'
DRAWN BY: J.L.M.
CHK'D BY: J.J.H.

SHEET 1 OF 1
REV. 3



REV	DATE	DESCRIPTION	BY	CHKD
3	3-14-2025	REVISED PER CLIENT COMMENTS	A.J.L.	D.J.N.
2	1-20-2022	ADDED WETLANDS LINE	J.D.L.	J.J.H.
1	10-13-2021	REVISED PER CITY LETTER DATED 9-6-2021	J.L.M.	J.J.H.

SUBDIVISION PLAN
TAX LOTS 17, 25, 26 & 46
PART OF TAX LOT 18
BLOCK 746
BYRON STREET
CITY OF CAMDEN
CAMDEN COUNTY NEW JERSEY