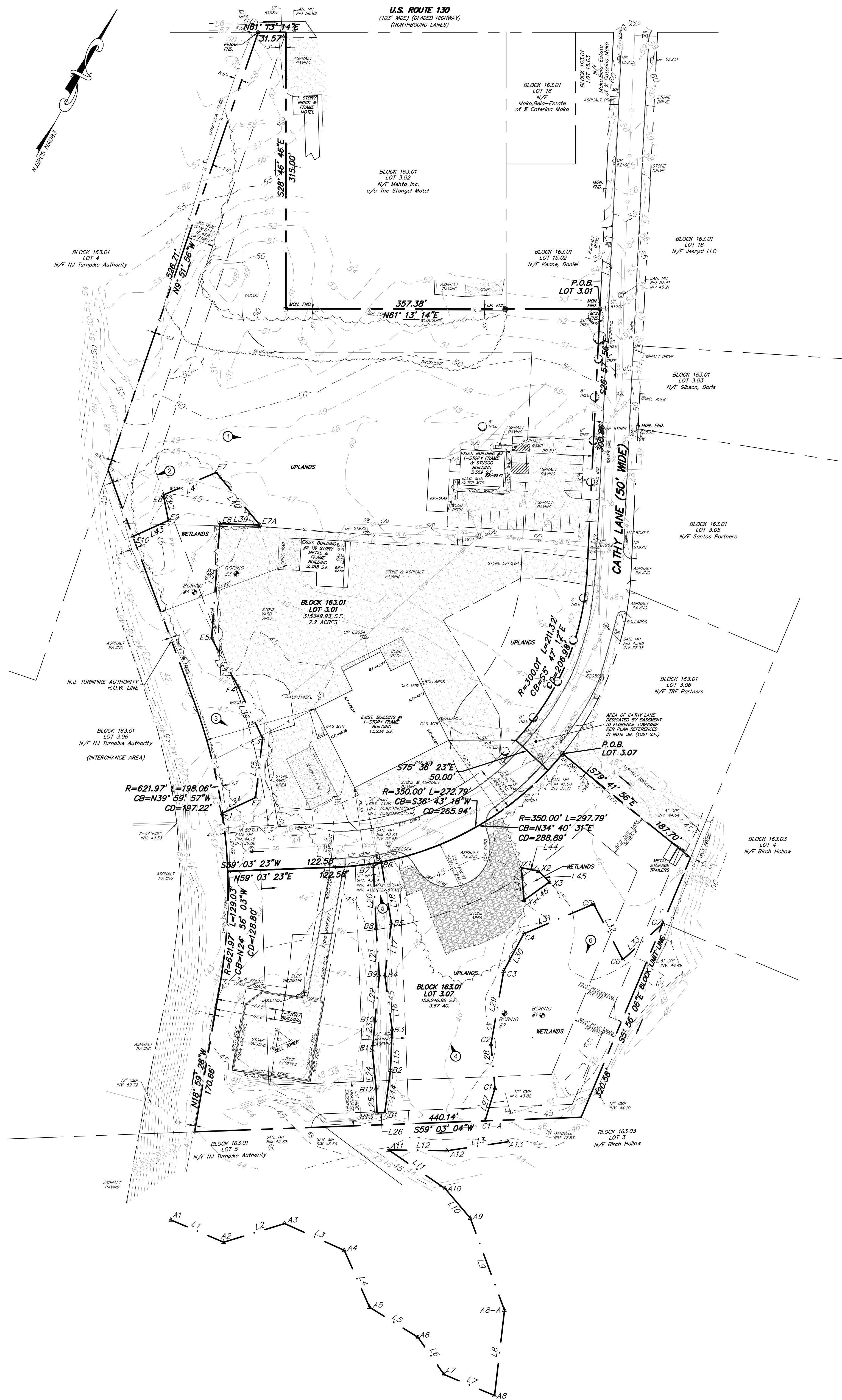




WETLANDS LINES A		
LINE #	DIRECTION	LENGTH
L1	N84° 06' 07"E	65.16
L2	N44° 12' 36"E	72.57
L3	N65° 23' 00"E	74.40
L4	S52° 43' 17"E	70.88
L5	S86° 55' 43"E	64.90
L6	S63° 38' 49"E	51.56
L7	N83° 48' 57"E	62.37
L8	N22° 07' 33"W	97.80
L9	N49° 08' 40"W	111.74
L10	N69° 07' 55"W	44.26
L11	N84° 24' 40"W	77.71
L12	N61° 55' 45"E	66.13
L13	N52° 53' 07"E	70.26

WETLANDS LINES B		
LINE #	DIRECTION	LENGTH
L14	N21° 12' 02"W	49.04
L15	N26° 23' 04"W	46.17
L16	N36° 29' 29"W	61.75
L17	N21° 42' 44"W	60.02
L18	N38° 13' 37"W	70.64
L19	S33° 51' 44"W	10.12
L20	S31° 26' 13"E	70.29
L21	S32° 29' 43"E	54.30
L22	S23° 26' 58"E	51.69
L23	S23° 45' 31"E	34.02
L24	S34° 22' 53"E	43.66
L25	S30° 46' 00"E	27.54
L26	N59° 55' 22"E	8.92

WETLANDS LINES C		
LINE #	DIRECTION	LENGTH
L27	N11° 52' 59"W	38.21
L28	N33° 55' 08"W	50.24
L29	N18° 58' 21"W	84.75
L30	N00° 21' 59"W	48.16
L31	N38° 09' 54"E	86.38
L32	S56° 22' 16"E	71.52
L33	N19° 09' 06"E	61.12

WETLANDS LINES E		
LINE #	DIRECTION	LENGTH
L34	N35° 58' 15"E	41.63
L35	N22° 01' 46"W	67.89
L36	N54° 04' 55"W	64.86
L37	N57° 35' 37"W	62.74
L38	N24° 39' 46"W	131.18
L39	N63° 15' 33"E	45.49
L40	N68° 29' 30"W	77.72
L41	S38° 08' 51"W	65.40
L42	S40° 00' 02"E	29.60
L43	S37° 03' 31"W	44.34

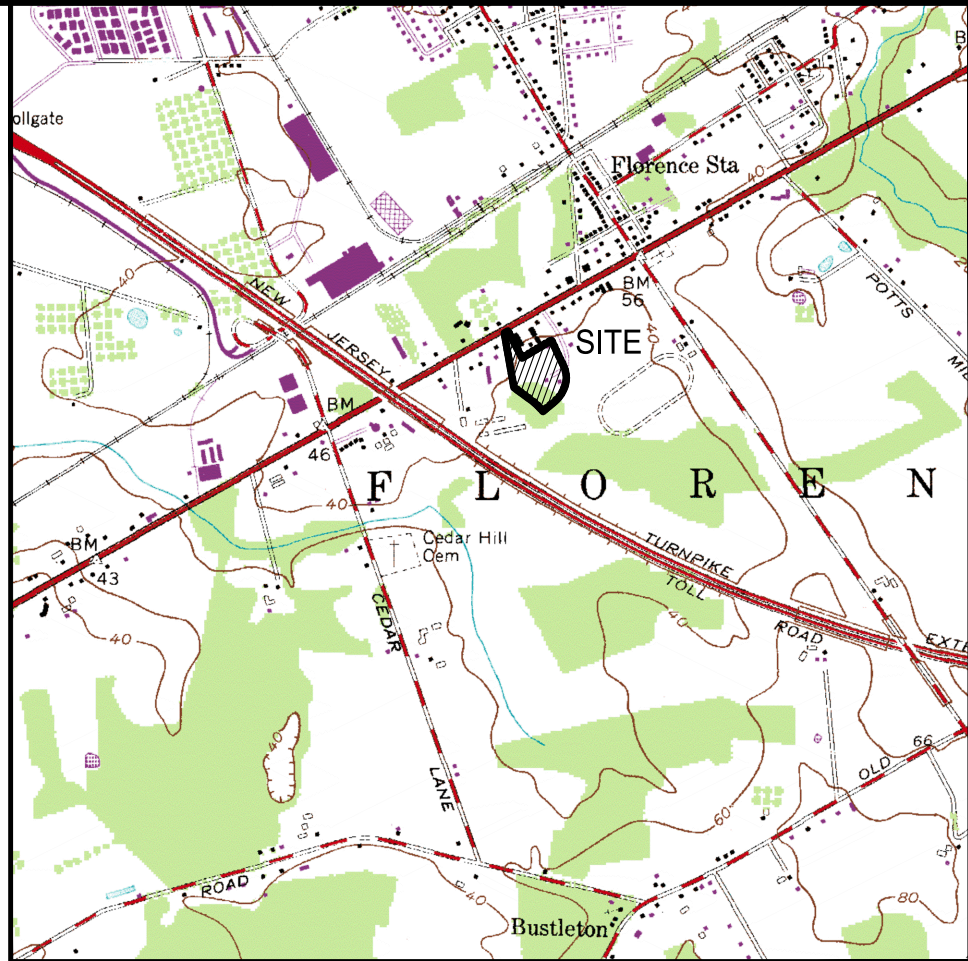
WETLANDS LINES X		
LINE #	DIRECTION	LENGTH
L44	N72° 38' 50"E	19.96
L45	S73° 47' 43"E	17.53
L46	S25° 41' 49"W	35.46
L47	N33° 34' 40"W	37.08

LEGEND

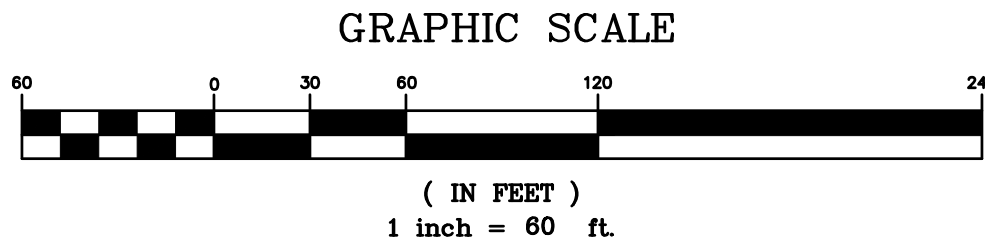
	PROPERTY LINE
	WETLANDS LINE
	SETBACK LINE
	EASEMENT LINE
	CURB
	CONTOUR LINE
	SPOT ELEVATION
	TREELINE/BRUSH LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	CHAIN LINK FENCE LINE
	WOOD FENCE LINE
	OVERHEAD WIRES
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	MANHOLE
	"B" INLET
	"A" INLET
	HEADWALL
	CLEANOUT
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	UTILITY POLE W/LIGHT
	SIGN
	TREE W/DIAMETER
	PK NAIL FOUND
	CONCRETE MONUMENT FOUND
	SOIL BORING
	WETLANDS FLAG
	DEEDED CENTERLINE
	PHOTO LOCATION, DIRECTION & NO.

NOTES:

1. LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF FLORENCE TAX MAP, SHEET NUMBER 14.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.
3. PLAN/DEED REFERENCES:
 - A. "PLAN OF SURVEY & TOPOGRAPHY, BLOCK 163.01 - LOTS 3.01 & 3.07" PREPARED BY STOUT & CALDWELL ENGINEERS, LLC OF CINNAMINSON NJ, DATED AUGUST 16, 2019, REVISED TO OCTOBER 14, 2019.
 - B. "PLAN OF MINOR SUBDIVISION, BLOCK 163.01 - LOT 3.01" PREPARED BY AM LUZON OF MT. HOLLY, NJ, DATED MAY 1, 2007, REVISED TO JULY 10, 2007.
 - C. DEED BOOK 6887 - PAGE 755
 - D. DEED BOOK 6467 - PAGE 483
4. ALL BEARINGS SHOWN ON THIS PLAN HAVE BEEN ROTATED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM. ANGLE OF ROTATION BETWEEN NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ABOVE REFERENCED DEED IS 30°58'56" COUNTER-CLOCKWISE.
5. THE BOUNDARY SHOWN ON THIS PLAN CLOSES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. (1 IN 5000), ACTUAL CLOSURE LOT 3.01 1: 987,503.2 LOT 3.01 1: 493,503.3
6. VERTICAL DATUM = NAVD 88
HORIZONTAL DATUM = NAD 83
7. TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE LOCATED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT OCTOBER 10, 2022. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN.
8. SURFACE FEATURES SUCH AS INLETS, MANHOLES, WATER VALVES, GAS VALVES, ETC. WERE LOCATED BY FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR FACILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES.
9. AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
10. THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:
ZONE X: AREAS OUTSIDE OF MINIMAL FLOOD HAZARD.
AS INDICATED ON THE FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 131 OF 641, COMMUNITY PANEL NUMBER: 340098 0131 F, MAP NUMBER 3400500131F, EFFECTIVE DATE: DECEMBER 21, 2017.
11. WETLANDS DELINEATION COMPLETED BY STOUT & CALDWELL DURING THE MONTH OF NOVEMBER, 2022.



LOCATION MAP
U.S.G.S QUADRANGLE: BRISTOL - PA & NJ
SCALE: 1"=2000'



Rev. No.	Date	Description	By
2	08/04/23	REVISED PER NJDEP COMMENTS	MGK
1	10/20/22	INITIAL SUBMISSION	CDC

BLUE STONE CATHY LANE LLC
61 CATHY LANE
FLORENCE, NJ 08016

ROBERT R. STOUT
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 38421

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www.stoutcaldwell.com
Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 246A28092700

PLAN OF WETLANDS & TOPOGRAPHY
61 CATHY LANE
BLOCK 163.01 - LOT 3.01 & 3.07
TAX MAP SHEET #14
LAND SITUATE IN
FLORENCE TOWNSHIP
BURLINGTON COUNTY - NEW JERSEY

Scale: 1" = 60'	Drawn by: CDC	Checked by: RRS	Drawing No.: WP-1
Job Number: 0701-006C	Sheet No.: 1 OF 1		