STATE PLANE CONVERSION NOTES

THE FOLLOWING NOTES ARE INCLUDED SOLELY FOR INFORMATIONAL PURPOSES
THE HORIZONTAL COORDINATES SHOWN HEREON ARE LOCAL GROUND COORDINATES THAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NEW JERSEY - NAD83 (U.S. FEET)
THE RELATIONSHIP BETWEEN THIS LOCAL GROUND SYSTEM AND THE GRID SYSTEM IS AS FOLLOWS:
1) BOTH SYSTEMS SHARE A COMMON CENTROID POINT WITH IDENTICAL COORDINATES OF:
NORTH: 469,033.64
EAST: 422,836.44
THE PROJECTION SURFACE USED FOR THE LOCAL GROUND SYSTEM IS BASED ON THE FOLLOWING:
AVERAGE ELEVATION: 78.00'
COMBINED SCALE FACTOR: 0.999906623
2) STATE PLANE COORDINATES CAN BE COMPUTED FROM THE LOCAL GROUND COORDINATES BY:
NG = NC - [(NC - NL) X CSF] EG = EC - [(EC - EL) X CSF]
WHERE:
NG, EG = GRID NORTH, GRID EAST
NC, EC = CENTROID NORTH, CENTROID EAST
NL, EL = LOCAL NORTH, LOCAL EAST
CSF = COMBINED SCALE FACTOR

NOTES

1. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES
2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR ANY OTHER PARTY
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A PROFESSIONAL LAND SURVEYORS RAISED SEAL IS ILLEGAL AND PUNISHABLE BY LAW
5. THE WORD CERTIFY AS USED HEREON MEANS AN EXPRESSION OF THE SURVEYOR'S PROFESSIONAL OPINION TO THE BEST OF HIS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE
6. NOTHING HEREON IS INTENDED TO EXPRESS AN OPINION AS TO OWNERSHIP OR TITLE
7. THE PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD
8. PROPERTY CORNERS AS SHOWN HEREON HAVE NOT BEEN SET PER CONTRACT.
9. BY CONTRACTUAL AGREEMENT, THIS SURVEY DOES NOT INCLUDE SURVEY OF ANY SUBTERRANEAN, UNDERWATER, HIDDEN OR OBSCURED STRUCTURE, OBJECT, IMPROVEMENT, ENCROACHMENT, POLLUTANT, BURIAL GROUND, CONDITION, QUANTITY, QUALITY OR VALUE
10. BY CONTRACTUAL AGREEMENT, THIS SURVEY DOES NOT INCLUDE DETERMINING OR DEMONSTRATING COMPLIANCE WITH ANY ZONING REQUIREMENT, CODE, LAW, ORDINANCE OR AGREEMENT, OR SURVEY OF ANY REGULATED ENVIRONMENTAL FEATURES WHICH MAY IMPACT DEVELOPMENT OR USE OF THE SUBJECT PARCELS.
11. TOPOGRAPHY AND AERIAL MAPPING SHOWN HEREON PREPARED BY ATLANTIS AERIAL SURVEY CO., INC. USING AERIAL PHOTOGRAPHY TAKEN ON 3-27-19.
12. WETLANDS AND STATE OPEN WATER DELINEATED BY ECOLSCIENCES, INC. OF ROCKAWAY, NEW JERSEY, MARCH 2019 AND FEBRUARY 2020.

REFERENCE

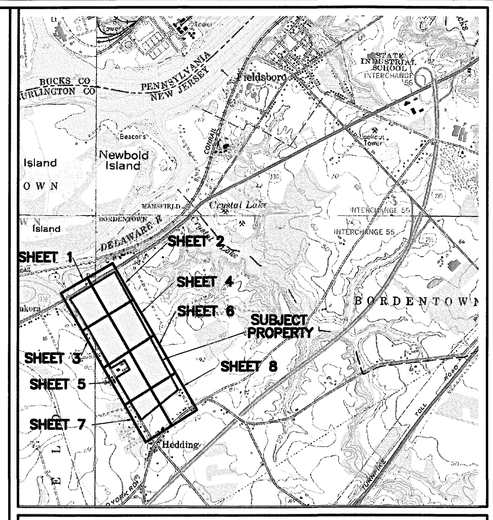
MAP ENTITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION - GENERAL PROPERTY PARCEL MAP ROUTE U.S. 130 (1953) SECTION 12 - KNICKERBOCKER ROAD TO FARNSWORTH AVENUE - SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF FLORENCE , MANSFIELD AND BORDENTOWN, COUNTY OF BURLINGTON", DATED AUGUST 1988.

LEGEND

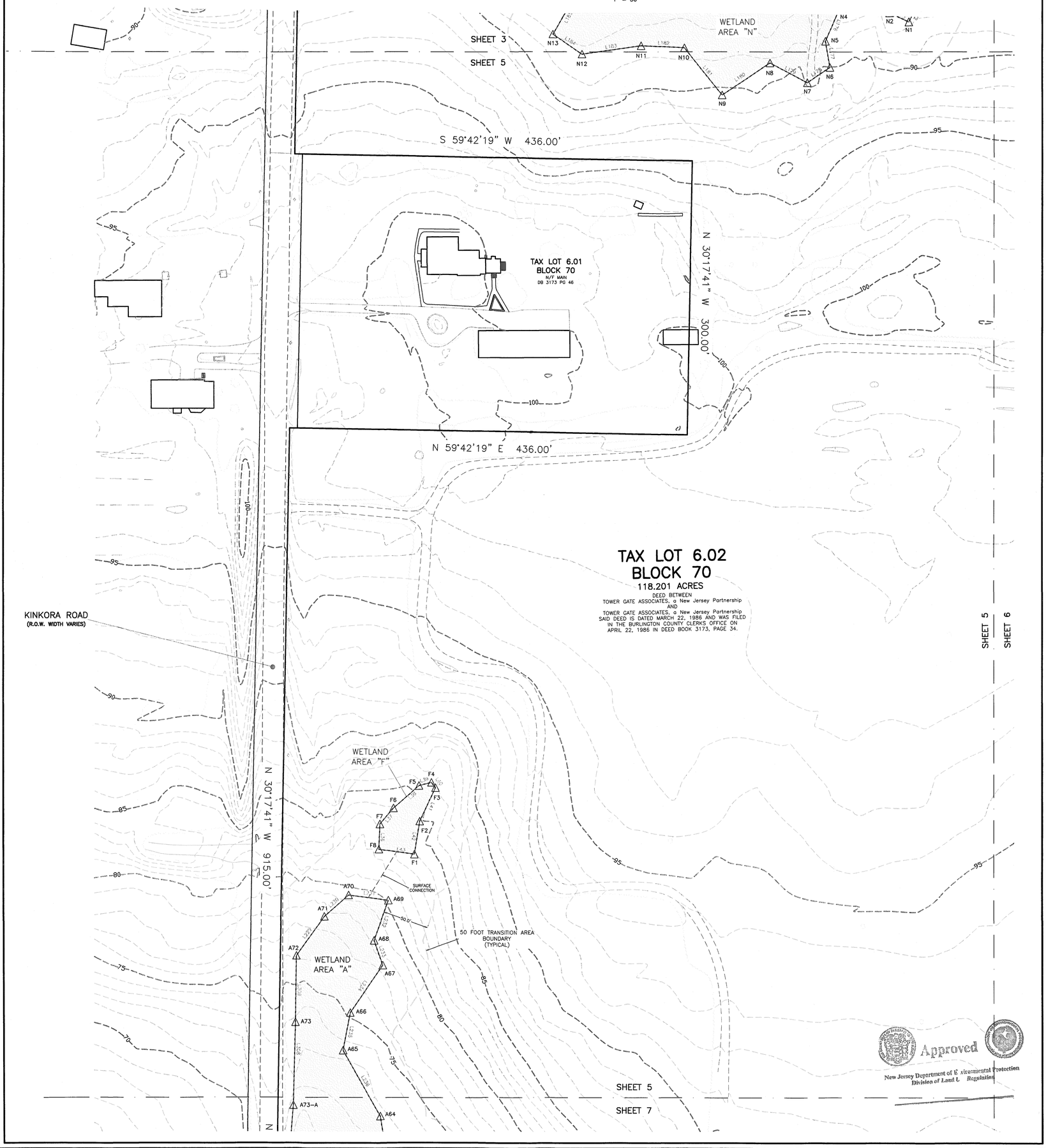
- WETLAND SOIL BORING — B6
- WETLAND FLAG AND NUMBER — J11
- UTILITY POLE
- SWAMP
- WATER
- WETLAND LINE
- ROCK WALL
- EDGE OF TREES
- FENCE
- INDEX CONTOUR
- CONTOUR
- EDGE PAVEMENT
- HEDGE
- TRAIL

NJ GRID NORTH - NAD 83

0' 50' 100' 150' 200'
GRAPHIC SCALE
1" = 50'



KEY MAP – USGS QUAD SHEETS – COLUMBUS
SCALE: 1"=2000'



LANDS OF TOWER GATE ASSOCIATES
TAX LOT 6.02 BLOCK 70
MANSFIELD TOWNSHIP, BURLINGTON COUNTY, NJ
WETLAND LOCATION PLAT – SHEET 5

DYKSTRA ASSOCIATES, PC
11 LAWRENCE ROAD
NEWTON, N.J. 07860
(973) 579-2177

DOUGLAS O. DYKSTRA
PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 34846
PROFESSIONAL PLANNER N.J. LIC. No. 04808

PROJECT NO.: MAN-1	
CONTOUR INT.: 1'	
SCALE: 1" = 50'	
DATE: 06/14/2019	
SHEET 5 OF 9	

DYKSTRA ASSOCIATES

DATE	REVISION
7-30-19	ADDED LINE TABLE
8-15-19	ADDED BORING B3
12-31-19	CHANGED SCALE AND EDITED TO FIT NEW SCALE
1-02-20	ADDED TRAIL AND HEDGE TO LEGEND AND CHANGE LINE TYPES
03-05-20	PER REQUESTED NJDEP REVISIONS