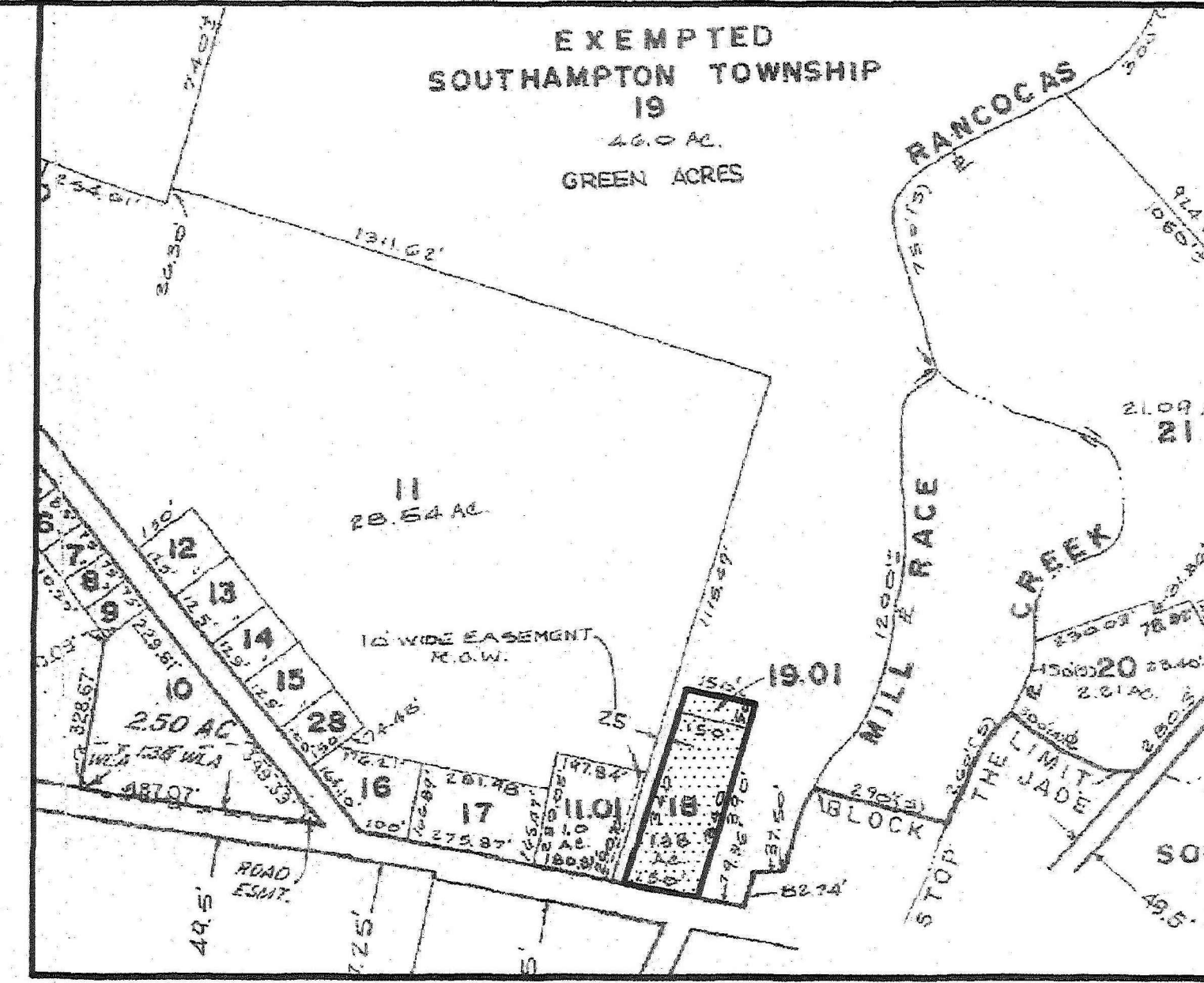
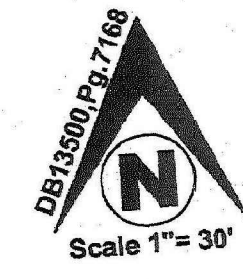


**Legend**

- existing contour
- easement line
- 6' wood fence
- 6' chain link fence
- overhead electric wires/poles
- tree line
- found concrete monument
- found iron pin/cap
- set iron pin/cap
- sanitary sewer manhole
- storm drainage manhole
- gas valve
- water valve and water line
- hydrant
- elec. or DOT manhole
- lamp pole
- sign
- guy anchor



**Tax map** N.T.S.

LOT 19, BLOCK 903  
#118 Landing Street  
n/f Properties 19, LLC  
13 Amesbury Parke  
Medford, NJ 08055  
DB13195, Pg. 7977

DOTTED AREA DENOTES THE FOLLOWING... TOGETHER WITH THE FREE USE OF A COMMON LANE OR DRIVEWAY USED IN COMMON WITH ADJOINERS AS CONTAINED IN DEED BOOK 1216, PAGE 118, RECORDED JANUARY 3, 1985

**LOT COVERAGE CALCULATIONS**  
EXISTING LOT (150'x450') = 67,500 SQ. FT. LOT

**EXISTING COVERAGE**

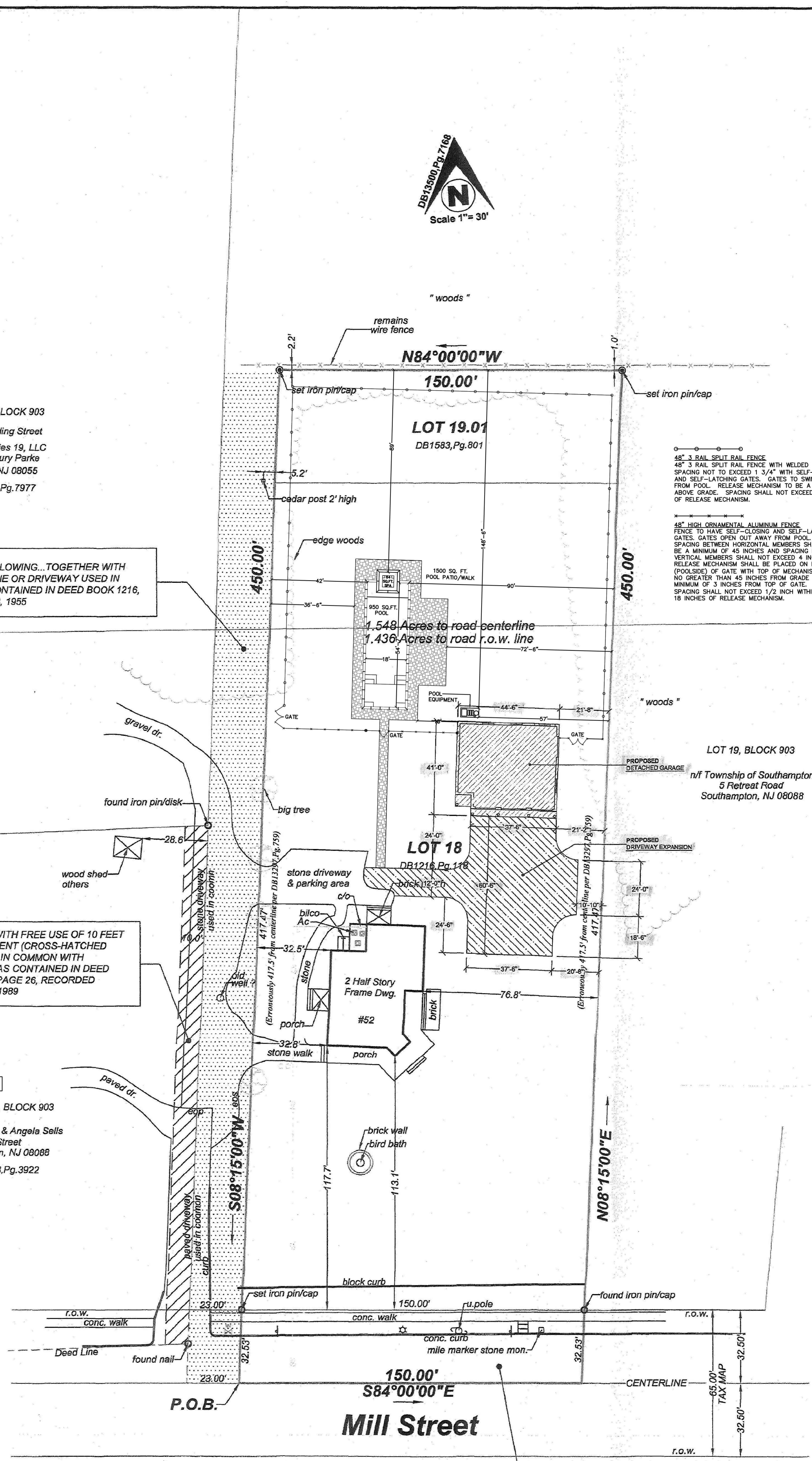
DWELLING (INCLUDES PORCHES, STEPS, BILCO DOORS, AC UNITS)	2,710 SQ. FT.
STONE WALKWAYS/DRIVEWAY/BRICK WALL	1,765 SQ. FT.
<b>TOTAL SQ. FT. EXISTING</b>	<b>4,475 SQ. FT.</b>
4,475 SQ. FT. / 67,500 X 100 = 6.63% EXISTING LOT COVERAGE	

**PROPOSED COVERAGE**

POOL/SPA	1180 SQ. FT.
POOL DECK	1500 SQ. FT.
POOL EQUIPMENT	35 SQ. FT.
NEW STONE DRIVEWAY	3,125 SQ. FT.
GARAGE	1,825 SQ. FT.
<b>TOTAL SQ. FT. PROPOSED</b>	<b>7,665 SQ. FT.</b>
7,665 SQ. FT. / 67,500 X 100 = 11.4% PROPOSED LOT COVERAGE	
4,475 SQ. FT. (EXISTING) + 7,665 SQ. FT. (PROPOSED) / 67,500 X 100 = 18% TOTAL LOT COVERAGE	

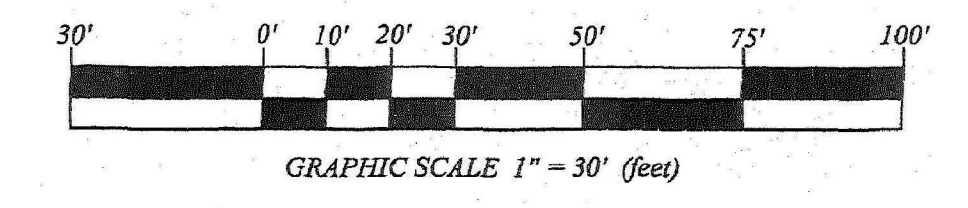
TOGETHER WITH FREE USE OF 10 FEET WIDE EASEMENT (CROSS-HATCHED AREA) USED IN COMMON WITH ADJOINERS AS CONTAINED IN DEED BOOK 384, PAGE 26, RECORDED JANUARY 1, 1985

LOT 11.01, BLOCK 903  
n/f James R. & Angela Sells  
64 Mill Street  
Southampton, NJ 08088  
DB13263, Pg. 3922



**GENERAL NOTES:**

- SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD AS CONTAINED IN TITLE REPORT, FILE#989-185843, ISSUED SEPTEMBER 28, 2021 BY FOUNDATION TITLE, LLC - MARLTON
- ALL LOT AND BLOCK NUMBERS REFER TO OFFICIAL SOUTHAMPTON TOWNSHIP TAX MAP CURRENT TAX RECORDS INDICATE LOT 18 AND 19.01 ARE ONE TAX PARCEL
- SURVEY REFERENCE:  
DEED BOOK 13500, PAGE 7168, RECORDED JANUARY 29, 2021  
DEED BOOK 13297, PAGE 759, RECORDED SEPTEMBER 19, 2017  
DEED BOOK 3098, PAGE 1, RECORDED NOVEMBER 18, 1985  
DEED BOOK 2016, PAGE 172, RECORDED JANUARY 27, 1978  
DEED BOOK 1923, PAGE 256, RECORDED AUGUST 4, 1975  
DEED BOOK 1883, PAGE 801, RECORDED FEBRUARY 26, 1965 (LOT 19.01) (METES & BOUNDS USED FOR THIS SURVEY)  
DEED BOOK 1216, PAGE 118, RECORDED JANUARY 3, 1985 (LOT 18) (METES & BOUNDS USED FOR THIS SURVEY)  
PLAN OF SURVEY FOR 52 MILL STREET PREPARED BY JAMES T. SAPIO, L.S., DATED OCTOBER 24, 1985
- LOCATION OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
- NO REVIEW OF THE PROPERTY REGARDING HAZARDOUS MATERIAL WAS CONDUCTED AS PART OF THIS SURVEY.
- ALTHOUGH NEARBY, IT DOES NOT APPEAR THIS PROPERTY IS IN 100 YEAR FLOOD ZONE A2 AS SHOWN ON FEMA, F.I.R.M., CP#340115 0020 B, DATED MARCH 4, 1980..MASER SURVEYING LLC TAKES NO RESPONSIBILITY FOR OTHERS DETERMINATION OF FLOOD ZONE LIMITS.
- A NEW METES & BOUNDS DESCRIPTION HAS BEEN WRITTEN BASED ON THIS SURVEY AND SHOULD BE INCLUDED WITH ANY NEW DEED FOR THIS PROPERTY.



TO: JOSEPH M. HOEY & JANINE D. HOEY  
FOUNDATION TITLE, LLC - MARLTON  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PLAN OF SURVEY  
LOT 18 & 19.01, BLOCK 903  
SOUTHAMPTON TOWNSHIP  
BURLINGTON COUNTY NEW JERSEY

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY OF INTEREST:  
"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY, IN MY OPINION, TO ITS ACCURACY AS OF THIS DATE EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND/OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON"

**MASER SURVEYING LLC**  
LAND SURVEYORS  
416 NEW ROAD, SOUTHAMPTON, NEW JERSEY 08088  
(609) 859-4470 Tel. (609) 859-4471 Fax  
masersurveying@aol.com

DATE 11/24/21  
REV.

**TIM J. MASER**  
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. #32958  
SCALE 1" = 30'  
DRAWN TJM  
FILE#17-8774

SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT CERTAIN PORTION OF MILL STREET...