P.O.B.
Lot 35.02
N:630,022.8751
E:556,177.2558

N13°11'01"W

869.11'

BLOCK 590
LOT 21

P.O.B.
Lot 35.01
N:630,539.1886
E:556,061.4159

N13°13'58"W
27.96'

Tie Course N13°11'01"W 529.13'

Tie Course
N76°48'59"E 4.97'

S76°46'02"W
39.84'

SEE DETAIL
BELOW

N13°31'15"W
54.65'

N13°16'19"W
1.44'

S76°46'02"W
105.01'

S84°23'59"W
144.80'

PORT READING AVE.
(CARTWAY WIDTH VARIES 40-FEET
FROM WIDTH 60-FEET AS PER TAX MAP)

2 STORY CONC
BLOCK

1 STORY CONC
BLOCK BUILDING

20-FOOT WIDE PIPELINE EASEMENT

SEE DB 1732-461 & DB 1752-135

PAVEMENT

BLOCK 590
LOT 35

Proposed Lot 35.02

PAVEMENT

N13°13'58"W
51.54'

200.08'

N76°28'45"E

335.00'

N76°48'59"E

EDGE OF WOODS

1,042 Feet +/-

WOODBRIDGE RIVER

Lands N/F Below MHW as Claimed by the
State of New Jersey - 481 Square Feet ±

BASKETBALL AREA - IMPROVEMENTS NOT LOCATED

S76°46'02"W
94.77'

Proposed Lot 35.01

GRASS AREA

S13°13'58"E 136.57'

PAVEMENT

Along The Various Courses of

S05°07'29"W 917.14' Tie Course

WOODBRIDGE RIVER

CURRENT MEAN HIGH WATER LINE 2.2'
SURVEY SEPTEMBER 2020

BLOCK 606
LOT 10

S13°11'01"E
17.50'

N76°48'59"E
96.64'

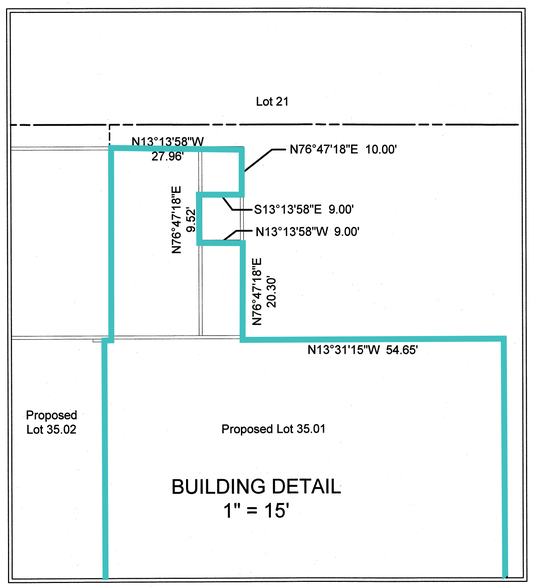
The Woodbridge River

SEWER EASEMENT

BLOCK 592
LOT 1.03

CHAIN-LINK FENCE

Existing Lot 35 Area = 5.535 Acres ± (241,117 Sq. Ft.)
Proposed Lot 35.01 Area = 0.523 Acre ± (22,808 Sq. Ft.)
Proposed Lot 35.02 Area = 5.012 Acres ± (218,309 Sq. Ft.)



NOTES:

1. THIS SURVEYOR IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS ARE PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
2. THIS SURVEYOR HAS NOT BEEN RETAINED TO MAKE ANY DETERMINATIONS AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.
3. THIS SURVEYOR CONDUCTED NO UNDERGROUND EXPLORATIONS. THEREFORE, ONLY THOSE PHYSICAL FEATURES WHICH WERE PLAINLY VISIBLE AT THE TIME OF THIS SURVEY ARE PORTRAYED HEREON.
4. SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN JULY THROUGH SEPTEMBER OF 2020, UPDATED IN DECEMBER 2021, AND DOCUMENTS PROVIDED BY THE CLIENT, TOWHSHIP OF WOODBRIDGE.
5. TITLE SEARCH PREPARED BY EAST COAST TITLE AGENCY, DATED SEPTEMBER 16, 2020, TITLE No. MISC4444.
6. BASIS FOR BEARINGS IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM, UNITED STATES SURVEY FOOT.
6. VERTICAL DATUM DERIVED VIA REAL TIME KINEMATIC SURVEY IN COORDINATION WITH KEYSTONE KEYNET VRS NETWORK. VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988. ALL VALUES EXPRESSED IN U.S. SURVEY FOOT.

NAD 83, U.S. SURVEY FOOT, GROUND COORDINATES.

NAVD 88, U.S. SURVEY FOOT (MON. H-38).

MHW ELEV. BASED UPON TIDAL BENCH MARK 853-1143 SEWAREN.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED	RELEASED

SURVEY & PROPOSED SUBDIVISION OF LOT 35, BLOCK 590

PREPARED FOR WOODBRIDGE TOWNSHIP
SITUATE IN THE
TOWNSHIP OF WOODBRIDGE — MIDDLESEX COUNTY, NEW JERSEY

CME ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS
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3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859-1162 — 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1974

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DAVID J. SAMUEL P.E. & P.P. NJ PE LIC NO. 20808 — NJ PP LIC NO. 2455
JOHN J. STEFANI P.E. L.S. & P.P. NJ PE & LS LIC NO. 24071 — NJ PP LIC NO. 2089
JAY B. CORNELL P.E. & P.P. NJ PE LIC NO. 32962 — NJ PP LIC NO. 3874
MICHAEL J. McCLELLAND P.E. & P.P. NJ PE LIC NO. 32468 — NJ PP LIC NO. 3770
GREGORY R. VALESI P.E. & P.P. NJ PE LIC NO. 34468 — NJ PP LIC NO. 4361

MICHAEL J. McGURL P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR — LIC. 38338

DATE 12/28/21

SCALE	DATE
1"=30'	DEC. 28, 2021
DRAWN BY: MLB	DESIGNED BY:
CHECKED BY: MJM	SHEET: 1 of 1

REGISTERED X.X.X. — DRAWING NO. 01-T — FILE NO. PWB-00033-03

File Path: Q:\JOBS\PROJ\PWB-00033-01\SURVEY\WOODBRIDGE CLUB BASE MAP.dwg