

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.38'	275.00'	23.75'	47.32'	S82°24'25"W	40°52'17"
C2	123.43'	290.00'	83.00'	122.18'	N88°23'04"W	42°81'72"
C3	111.00'	225.00'	56.70'	109.97'	N88°23'04"W	42°81'72"
C4	21.49'	15.00'	13.06'	19.70'	N46°18'24"E	48°24'18"
C5	21.49'	15.00'	13.06'	19.70'	S39°45'54"E	48°24'18"
C6	23.58'	15.00'	15.00'	21.21'	N09°14'24"W	48°00'00"
C7	23.58'	15.00'	15.00'	21.21'	S89°45'36"E	48°00'00"
C8	23.58'	15.00'	15.00'	21.21'	N67°49'36"E	48°00'00"
C9	23.58'	15.00'	15.00'	21.21'	S39°14'24"E	48°00'00"
C10	23.58'	15.00'	15.00'	21.21'	N09°14'24"W	48°00'00"
C11	23.58'	15.00'	15.00'	21.21'	S89°45'36"E	48°00'00"
C12	22.67'	15.00'	14.14'	20.58'	N82°27'15"E	48°36'42"
C13	23.58'	15.00'	15.00'	21.21'	N09°14'24"W	48°00'00"
C14	28.09'	475.00'	14.00'	28.09'	S17°27'15"E	40°32'17"
C15	28.57'	500.00'	14.79'	28.56'	S17°27'15"E	40°32'17"
C16	23.58'	15.00'	15.00'	21.21'	S29°14'24"E	48°00'00"
C17	23.58'	15.00'	15.00'	21.21'	N89°45'36"E	48°00'00"
C18	91.34'	225.00'	46.31'	90.71'	S82°36'37"E	42°31'52"
C19	101.49'	290.00'	51.45'	100.79'	S82°36'37"E	42°31'52"
C20	111.64'	275.00'	56.60'	110.87'	S82°36'37"E	42°31'52"
C21	21.49'	15.00'	13.06'	19.70'	S10°39'52"E	48°24'18"
C22	21.49'	15.00'	13.06'	19.70'	N71°24'27"E	48°24'18"
C23	24.76'	275.00'	12.39'	24.76'	N70°08'11"W	40°59'34"
C24	94.84'	290.00'	48.00'	94.27'	N81°50'55"W	42°14'40"
C25	85.35'	225.00'	43.20'	84.84'	N81°50'55"W	42°14'40"
C26	70.13'	275.00'	35.26'	69.94'	N23°03'57"E	41°43'41"
C27	83.72'	290.00'	32.05'	83.58'	N23°03'57"E	41°43'41"
C28	57.38'	225.00'	28.85'	57.22'	N23°03'57"E	41°43'41"
C29	23.56'	15.00'	15.00'	21.21'	N80°45'36"E	48°00'00"
C30	24.87'	15.00'	16.37'	22.12'	N28°44'12"W	49°50'22"
C31	44.22'	475.00'	22.12'	44.20'	N23°28'59"E	40°52'00"
C32	90.23'	500.00'	45.24'	90.11'	N20°55'48"E	41°02'20"
C33	94.77'	525.00'	47.51'	94.64'	N20°55'48"E	41°02'20"
C34	23.56'	15.00'	15.00'	21.21'	S18°54'01"E	48°00'00"
C35	23.56'	15.00'	15.00'	21.21'	S71°05'59"W	48°00'00"
C36	23.56'	15.00'	15.00'	21.21'	S67°45'36"W	48°00'00"
C37	23.56'	15.00'	15.00'	21.21'	S29°14'24"E	48°00'00"

**SHADE TREE & UTILITY EASEMENT:**

THE GRANTEE SHALL BE THE HOMEOWNERS ASSOCIATION. THE GRANTEE HERIN AND ITS MEMBERS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, ASSIGNS, AND ALL SUBSEQUENT OWNERS AND ENCUMBRANCES, TENANTS, AND SUB-TENANTS SHALL BE REQUIRED TO MAINTAIN IN PERPETUITY SUCH SHADE TREE & UTILITY EASEMENT AND SHALL BE PROHIBITED FROM PLANTING TREES AND OTHER PLANTINGS OR LOCATING STRUCTURES WITHIN THE EASEMENT. THE GRANTEE SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SHADE TREES WITHIN THE LIMITS OF THE EASEMENT. THIS COVENANT SHALL BE INSERTED IN ALL SUBSEQUENT DEEDS AS IT IS INTENDED TO BENEFIT ALL LOTS OF THE SUBDIVISION MAKING EACH SUBSEQUENT GRANTEE OF THE INDIVIDUAL LOTS SUBJECT TO ITS PROVISIONS. THE GRANTEE OF EACH INDIVIDUAL LOT OF THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH SHADE TREE & UTILITY EASEMENT. IN THE EVENT OF A FAILURE TO MAINTAIN SUCH SHADE TREE & UTILITY EASEMENT, THE REASONABLE COST OF SUCH MAINTENANCE BY THE TOWNSHIP OF BARNEGAT SHALL BE ASSESSED TO THE OWNER OF EACH LOT INVOLVED. SUCH SHALL BE CONSIDERED A TAX LIEN THEREON, AND SHALL BE ENFORCED AND COLLECTED BY THE TOWNSHIP OF BARNEGAT IN THE SAME MANNER AS OTHER REAL ESTATE TAXES AND ASSESSMENTS. IT IS THE INTENTION OF THE GRANTEE THAT IF ANY PROVISION OF THIS COVENANT SHALL BE JUDGED INVALID BY A COURT OF COMPETENT JURISDICTION, SUCH INVALIDITY SHALL NOT AFFECT OR INVALIDATE THE REMAINDER OF THE COVENANT. IT IS INTENDED THAT THE CLAUSES OF THIS COVENANT ARE DECLARED TO BE SEVERABLE.

**SIGHT TRIANGLE EASEMENT:**

THE GRANTEE SHALL BE THE HOMEOWNERS ASSOCIATION. THE GRANTEE HERIN AND ITS MEMBERS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, ASSIGNS, AND ALL SUBSEQUENT OWNERS AND ENCUMBRANCES, TENANTS, AND SUB-TENANTS SHALL BE REQUIRED TO MAINTAIN IN PERPETUITY SUCH TRIANGLE EASEMENT AS SHOWN ON THIS FINAL SUBDIVISION PLAT AND SHALL BE PROHIBITED FROM LOCATING STRUCTURES WITHIN THE EASEMENT. THE GRANTEE SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH TRIANGLE EASEMENT. IN THE EVENT OF A FAILURE TO MAINTAIN SUCH TRIANGLE EASEMENT, THE REASONABLE COST OF SUCH MAINTENANCE BY THE TOWNSHIP OF BARNEGAT SHALL BE ASSESSED TO THE OWNER OF EACH LOT INVOLVED. SUCH SHALL BE CONSIDERED A TAX LIEN THEREON, AND SHALL BE ENFORCED AND COLLECTED BY THE TOWNSHIP OF BARNEGAT IN THE SAME MANNER AS OTHER REAL ESTATE TAXES AND ASSESSMENTS. IT IS THE INTENTION OF THE GRANTEE THAT IF ANY PROVISION OF THIS COVENANT SHALL BE JUDGED INVALID BY A COURT OF COMPETENT JURISDICTION, SUCH INVALIDITY SHALL NOT AFFECT OR INVALIDATE THE REMAINDER OF THE COVENANT. IT IS INTENDED THAT THE CLAUSES OF THIS COVENANT ARE DECLARED TO BE SEVERABLE.

**DRAINAGE EASEMENT:**

THE GRANTEE HERIN AND ITS MEMBERS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, ASSIGNS, AND ALL SUBSEQUENT OWNERS AND ENCUMBRANCES, TENANTS, AND SUB-TENANTS SHALL BE REQUIRED TO MAINTAIN IN PERPETUITY SUCH DRAINAGE EASEMENT AS SHOWN ON THIS FINAL SUBDIVISION PLAT AND SHALL BE PROHIBITED FROM LOCATING STRUCTURES WITHIN THE EASEMENT. THE GRANTEE SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH DRAINAGE EASEMENT. IN THE EVENT OF A FAILURE TO MAINTAIN SUCH DRAINAGE EASEMENT, THE REASONABLE COST OF SUCH MAINTENANCE BY THE TOWNSHIP OF BARNEGAT SHALL BE ASSESSED TO THE OWNER OF EACH LOT INVOLVED. SUCH SHALL BE CONSIDERED A TAX LIEN THEREON, AND SHALL BE ENFORCED AND COLLECTED BY THE TOWNSHIP OF BARNEGAT IN THE SAME MANNER AS OTHER REAL ESTATE TAXES AND ASSESSMENTS. IT IS THE INTENTION OF THE GRANTEE THAT IF ANY PROVISION OF THIS COVENANT SHALL BE JUDGED INVALID BY A COURT OF COMPETENT JURISDICTION, SUCH INVALIDITY SHALL NOT AFFECT OR INVALIDATE THE REMAINDER OF THE COVENANT. IT IS INTENDED THAT THE CLAUSES OF THIS COVENANT ARE DECLARED TO BE SEVERABLE.

I, WE HEREBY CERTIFY THAT I / WE ARE THE RECORD HOLDER(S) OF THE TITLE TO THE LANDS REFINANCED ON THIS MAP AND APPROVE THE FILING THEREOF.

NOTARY PUBLIC OF NEW JERSEY: *Michelle O. Reicher*  
MY COMMISSION EXPIRES ON July 22, 2020

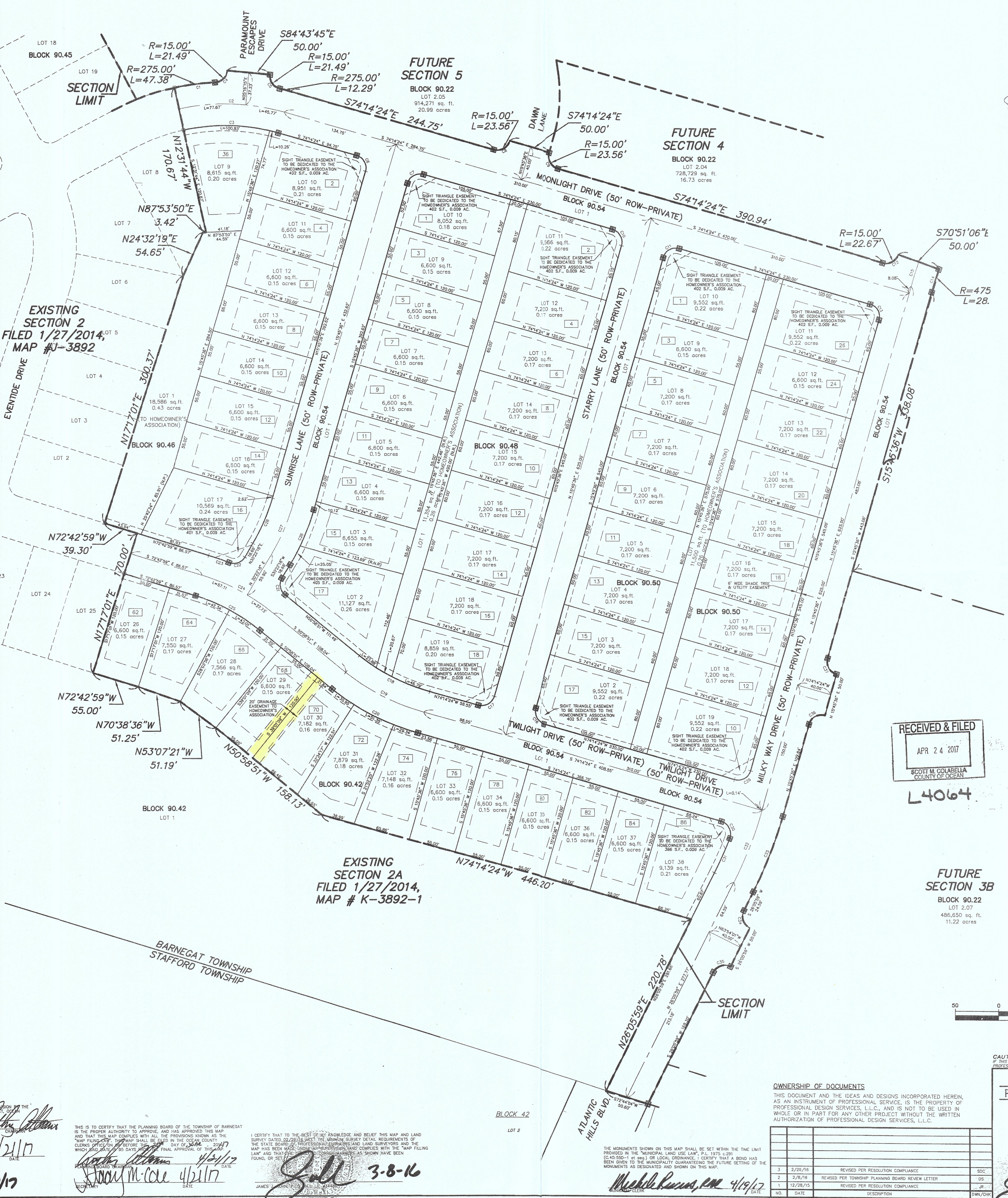
I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE STREETS, AVENUES, AND ROADS AS ALL SHOWN HERE ON.

APPROVED AS A FINAL PLAT OF A MAJOR SUBDIVISION BY THE PLANNING BOARD OF THE TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY, ON 4/17/17

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY COMPLY WITH ALL THE PROVISIONS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MAP FILING ACT AND THE REQUIREMENTS THEREOF AS SHOWN ABOVE.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY COMPLY WITH ALL THE PROVISIONS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MAP FILING ACT AND THE REQUIREMENTS THEREOF AS SHOWN ABOVE.

DATE: 4/17/17 SIGNATURE: *Michelle Reicher, PE*



**BARNEGAT ZONING: RL/AC PLANNED ADULT COMMUNITY**

	REQUIRED	PROVIDED
MINIMUM TRACT AREA	100 ACRES	195.0 ACRES
MAXIMUM GROSS DENSITY W/OUT CREDITS	2.25 UNITS / ACRE	N/A
MAXIMUM GROSS DENSITY W/ CREDITS	3.3 UNITS / ACRE	1.72 UNITS / ACRE (2)
MAXIMUM TREE REMOVAL	85%	< 85%
MINIMUM OPEN SPACE	20%	> 20%
MINIMUM CLUBHOUSE SIZE	6 SQ. FT. / UNIT	6 SQ. FT. / UNIT (1)
MINIMUM SWIMMING POOL SIZE	2,500 SQ. FT.	2,500 SQ. FT. (1)
LOT REQUIREMENTS		
SINGLE FAMILY DWELLING	COAH(ATTACHED)	STANDARD(SF)
MINIMUM LOT AREA	5,000 SQ. FT.	6,600 SQ. FT.
MINIMUM LOT WIDTH	50 FT.	55 FT.
MINIMUM LOT FRONTAGE	---	40 FT.
MINIMUM LOT DEPTH	---	120 FT.
MINIMUM FRONT YARD SETBACK	20 FT.	20 FT.
MINIMUM REAR YARD SETBACK	20 FT.	20 FT.
MINIMUM SIDE YARD SETBACK	5 FT. (15' TOTAL)	5 FT. (15' TOTAL)

**DESIGN WAIVERS REQUESTED**

- 55-1621 - FIFTY FOOT BUFFER IS REQUIRED ALONG THE PERIMETER, DISTURBANCE TO THE BUFFER IS PROPOSED ADJACENT TO THE STORMWATER RETENTION BASIN AND IN THE SOUTHWEST CORNER OF THE SITE.
- 55-11702(1)(c) - SINGLE SECTION OF A SUBDIVISION SHALL NOT CONTAIN MORE THAN 100 LOTS, 102 LOTS ARE PROPOSED IN SECTION 3.
- 55-65K - A MINIMUM OF ONE (1) CLUBHOUSE OR COMMUNITY BUILDING IS REQUIRED, A CLUBHOUSE IS PROPOSED WITHIN SECTION 1 LOCATED IN STAFFORD TOWNSHIP.
- 55-126130 - MAXIMUM STRAIGHT LINE DISTANCE ALONG CENTERLINE OF ROADWAY = 1,000 FT., 1,114.95 FT. IS PROPOSED.
- 55-65E(8) - BUFFER AREAS ARE REQUIRED ALONG THE PERIMETER OF ALL PLANNED ADULT COMMUNITIES, INCLUDING ALONG ALL ROAD FRONTS, NO BUILDING OR STRUCTURE OTHER THAN ENTRANCES, CLOTHES, WALLS AND FENCES SHALL BE LOCATED WITHIN FIFTY (50) FEET OF ANY EXTERIOR BOUNDARY LINE OF THE TRACT, THE REQUIRED FIFTY (50) FOOT BUFFER TO BE LOCATED ON THE ADJOINING PROPERTY LINE RATHER THAN BEING INCLUDED AS PART OF THE PLANNED ADULT COMMUNITY ALONG THE WESTERLY SIDE OF THE TRACT IN FUTURE SECTION 8.

**GENERAL NOTES**

- THIS DEVELOPMENT CONSISTS OF LOT 2.03 IN BLOCK 90.22 AS SHOWN ON SHEET NUMBER 23 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BARNEGAT.
- ORIGINAL OUTBOUND INFORMATION SHOWN PURSUANT TO A PLAN ENTITLED, "BOUNDARY SURVEY OF TAX MAP LOT 13.01, BLOCK 90, TAX MAP LOT 2, BLOCK 90.22, TAX MAP LOT 37, BLOCK 92, TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY, PREPARED BY PROPERTY DEVELOPMENT SERVICES, L.L.C., DATED 12/1/06.
- SECTION 3A OUTBOUND INFORMATION SHOWN PURSUANT TO A PLAN ENTITLED "AMENDED FINAL PLAT, MAJOR SUBDIVISION FOR PARAMOUNT ESCAPES OCEAN BREEZE SECTION 3A, TAX LOT 2, BLOCK 90.22, TAX LOT 37, BLOCK 92 & TAX LOT 13.01, BLOCK 90, BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY, PREPARED BY PROFESSIONAL DESIGN SERVICES, L.L.C., DATED OCTOBER 8, 2013 AND FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON JANUARY 27, 2014 AS MAP # K-3892-1.
- SECTION 3 CONTAINS A TOTAL AREA OF 28.43 ACRES.
- AREA TO BE USED FOR SECTION 3A = 15.27 ACRES
- AREA TO BE RESERVED FOR SECTION 3B = 11.16 ACRES
- THE PROPOSED DEVELOPMENT IS SITUATED IN THE RL / AC ZONE.
- OWNER/APPLICANT: PARAMOUNT ESCAPES AT FOREST HILLS, LLC  
JACKSONVILLE, NJ 08527  
(732) 266-2900
- THE APPLICANT PROPOSES TO CONSTRUCT THE FOLLOWING:  
RESIDENTIAL LOTS - 58 UNITS  
1 LOT FOR FUTURE SECTION 3B  
3 OPEN SPACE/DRAINAGE LOTS
- SURVEY CLOSURE: 1:10,000
- THE ROADS, STORM DRAINAGE FACILITIES AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL EASEMENTS AND OTHER NOTED LOT DEDICATIONS WILL BE DEDICATED BY THE FILING OF THIS PLAT.
- A BLANKET PERPETUAL AND NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, ACROSS AND THROUGH THE PROPERTY IS GRANTED TO BARNEGAT TOWNSHIP (GRANTEE), ITS AGENTS, SERVANTS, CONTRACTORS AND SUBCONTRACTORS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL WATER, SEWER, STORM DRAINAGE UTILITIES, AND OPEN SPACE AREAS AS DEPICTED ON THIS FINAL SUBDIVISION PLAT UPON COMPLETION OF INSTALLATION OF ANY WORK PERFORMED BY GRANTEE IN, UPON, OVER, UNDER, ACROSS AND THROUGH THE PROPERTY. GRANTEE WILL REPAIR AND RESTORE THE SURFACE OF THE PROPERTY TO ITS PRE-EXISTING CONDITION TO THE EXTENT REASONABLY PRACTICABLE.
- BLOCK, LOT AND STREET ADDRESSES ARE SHOWN AS APPROVED BY THE BARNEGAT TOWNSHIP TAX ASSESSOR.

RECEIVED & FILED  
APR 24 2017  
SCOTT M. COLABELLA  
COUNTY OF OCEAN  
L4064

RECEIVED  
MAR 18 2020  
CME ASSOCIATES

RECEIVED  
MAR 10 2020  
Barnegat Township  
Planning & Zoning

**FUTURE SECTION 3B**

BLOCK 90.22  
LOT 2.07  
486,650 sq. ft.  
11.22 acres

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL DESIGNER, ENGINEER, ARCHITECT, AND/OR LAND SURVEYOR, IT IS UNLAWFUL AND MAY BE VOID.

**PDS PROFESSIONAL DESIGN SERVICES, L.L.C.**  
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KULBERP@PDS.COM  
NEW JERSEY STATE BOARD OF P.E.'S & L.S.'S  
CERTIFICATE OF AUTHORIZATION NO. 046182540  
**JAMES J. KUHN, P.L.S.**  
1. PROFESSIONAL LAND SURVEYOR LICENSE NO. 9486

**FINAL PLAT - CONSTRUCTION PLANS**  
FOR  
**PARAMOUNT ESCAPES OCEAN BREEZE SECTION 3A**  
TAX LOT 2.03 BLOCK 90.22  
BARNEGAT TOWNSHIP  
OCEAN COUNTY NEW JERSEY  
SCALE: 1"=50' DATE: MAY 1, 2015 JOB NUMBER: 25013 SHEET: 1  
DRAWN BY: TW CALCD BY: JK CHECKED BY: JK

**OWNERSHIP OF DOCUMENTS**

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NO.	DATE	REVISION	DESCRIPTION	BY	CHKD BY
1	12/28/15	REVISED PER RESOLUTION COMPLIANCE		JR	
2	2/9/16	REVISED PER TOWNSHIP PLANNING BOARD REVIEW LETTER		OS	
3	3/29/16	REVISED PER RESOLUTION COMPLIANCE		OS	

DATE: 4/17/17 SIGNATURE: *Michelle Reicher, PE*