

CITY OF VINELAND

ORDINANCE # \_\_\_\_\_

**AN ORDINANCE TO ACCEPT FOUR PARCELS OF PROPERTY TO BE USED FOR THE CREATION OF A NEW STREET TO BE KNOWN AS DAPHNE DRIVE; THE FUTURE EXTENSION OF A STREET INTERSECTING ON THE NORTH SIDE OF DAPHNE DRIVE; THE EXTENSION OF AN EXISTING STREET KNOWN AS DIAMOND DRIVE; AND THE EXTENSION OF AN EXISTING STREET KNOWN AS LISBON LANE**

**WHEREAS, HIGHLAND PINES AT VINELAND, LLC, a New Jersey Limited Liability Company**, of the City of Vineland, County of Cumberland and State of New Jersey, has filed a Petition of Dedication and Deed of Dedication with the City of Vineland for dedication of certain parcels of real property to the public use for streets or highways; and

**WHEREAS**, the parcels of real property dedicated for public use as streets or highways are described on the attached **Exhibits A, B, C and D**, and are graphically depicted on that certain Final Plat prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, designated as Final Subdivision Plat: Highland Pines at Vineland Major Subdivision, Palermo Avenue, Block 6910, Lots 15 & 16, City of Vineland, Cumberland County, New Jersey, dated August 2, 2016, last revised June 13, 2017 ("Final Plat"), which has been filed with the Clerk of the City of Vineland; and

**WHEREAS**, the lands described in **Exhibit A** shall be used for the creation of a new street to be known as Daphne Drive as shown on the Final Plat; and the lands described in **Exhibit B** shall be used for the future creation/extension of a street intersecting with the north side of Daphne Drive, and shown on the Final Plat as "Future Road Extension" between proposed lots 15.02 and 16.01 of Block 6910; and the lands described on **Exhibit C** shall be used for the future extension of an existing street known as Diamond Drive as shown on the Final Plat; and the lands described on **Exhibit D** shall be used for the extension of an existing street known as Lisbon Lane as shown on the Final Plat.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Vineland:

1. That the aforesaid tracts of land described in the attached **Exhibits A, B, C and D** be and the same hereby are accepted as and for public streets or highways and the same shall be used for: 1) the creation of a new street to be known as Daphne Drive (**Exhibit A**); 2) the future creation/extension of a street intersecting with the north side of Daphne Drive, and shown on the Final Plat as "Future Road Extension" between proposed lots 15.02 and 16.01 of Block 6910 (**Exhibit B**); and 3) the future extension of an existing street known as Diamond Drive as shown on the Final Plat (**Exhibit C**); and 4) the extension of an existing street known as Lisbon Lane as shown on the Final Plat (**Exhibit D**).
2. That no building shall be erected or placed on any premises abutting said streets or highways contrary to the provisions of the Zoning Ordinance of the City of Vineland.

3. That the cost of said dedication and the passage and publication of this Ordinance shall be paid for by the dedicators.
4. That this Ordinance shall take effect upon its publication as provided by law.

Passed First Reading -  
Passed Final Reading -  
Approved by the Mayor

\_\_\_\_\_  
Paul Spinelli, President of City Council

\_\_\_\_\_  
Anthony Fanucci, Mayor

ATTEST:

\_\_\_\_\_  
Keith Petrosky, City Clerk

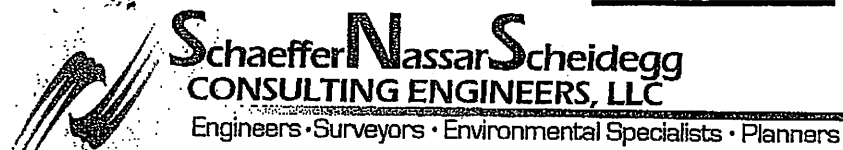
**CERTIFICATION**

I, **Keith Petrosky**, City Clerk of the City of Vineland, Cumberland County, New Jersey, do hereby certify that the foregoing Ordinance is a true and correct copy of an Ordinance adopted by the Council of the City of Vineland at a meeting held on \_\_\_\_\_, 2017 at City Hall, Vineland, New Jersey, and approved by the Mayor of the City of Vineland, New Jersey on \_\_\_\_\_, 2017.

(SEAL)

\_\_\_\_\_  
**Keith Petrosky, City Clerk**

# EXHIBIT A



Rami N. Nassar, PE, PP, CME  
David S. Scheidegg, PE, PP, CME  
Andrew F. Schaeffer, PE, PP  
Daniel F. Kwapinski, PE, PP  
Howard A. Transue, PLS

28 March 2007 (Revised 10 October 2016)

F-05-180  
Highland Pines at Vineland  
Block 6910, Lots 15 & 16  
Daphne Drive  
City of Vineland  
Cumberland County, New Jersey

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a point in the Southwesterly line of Palermo Avenue (50.00 feet wide), said point being North 50 degrees 36 minutes 46 seconds West 517.35 feet from the intersection of the Southwesterly line of Palermo Avenue and the Northwesterly line of Athens Way (50.00 feet wide); thence

1. through other lands of the Grantors herein, in a Westerly direction, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.53 feet to a Point of Tangency; thence
2. along the same, South 39 degrees 30 minutes 00 seconds West 334.54 feet to a Point of Curvature; thence
3. along the same, along a curve to the right having a radius of 250.00 feet for an arc distance of 29.82 feet to a Point of Tangency; thence
4. along the same, South 46 degrees 20 minutes 06 seconds West 94.96 feet to a Point of Curvature; thence
5. along the same, along a curve to the left having a radius of 200.00 feet for an arc distance of 23.86 feet to a Point of Tangency; thence
6. along the same, South 39 degrees 30 minutes 00 seconds West 427.16 feet to a Point of Curvature; thence
7. along the same, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.56 feet to a Point of Tangency; thence
8. along the Northeasterly line of Lisbon Lane (50.00 feet wide), North 50 degrees 30 minutes 00 seconds West 80.00 feet to a Point of Curvature; thence

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Description (Daphne Drive)

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9. through other lands of the Grantors herein, in an Easterly direction, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.56 feet to a Point of Tangency; thence
10. along the same, North 39 degrees 30 minutes 00 seconds East 427.16 feet to a Point of Curvature; thence
11. along the same, along a curve to the right having a radius of 250.00 feet for an arc distance of 29.82 feet to a Point of Curvature; thence
12. along the same, North 46 degrees 20 minutes 06 seconds East 94.96 feet to a Point of Curvature; thence
13. along the same, along a curve to the left having a radius of 200.00 feet for an arc distance of 23.86 feet to a Point of Tangency; thence
14. along the same, North 39 degrees 30 minutes 00 seconds East 334.39 feet to a Point of Curvature; thence
15. along the same, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.59 feet to a Point of Tangency; thence
16. along the Southwesterly line of Palermo Avenue, South 50 degrees 36 minutes 46 seconds East 80.00 feet to the Point of Beginning.



HOWARD A. TRANSUE

Professional Land Surveyor, NJ License No. 33541

# EXHIBIT B



Ramli N. Nassar, PE, PP, CME  
David S. Scheidegg, PE, PP, CME  
Andrew F. Schaeffer, PE, PP  
Daniel F. Kwapinski, PE, PP  
Howard A. Transue, PLS

30 March 2007 (Revised 10 October 2016)

F-05-180  
Highland Pines at Vineland  
Block 6910, Lots 15 & 16  
Future Road Extension  
City of Vineland  
Cumberland County, New Jersey

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a point in the Northwesterly line of Daphne Drive (50.00 feet wide), said point being South 39 degrees 30 minutes 00 seconds West 240.24 feet from the Southwesterly terminus of a 15.00 feet radius curve connecting the Northwesterly line of Daphne Drive with the Southwesterly line of Palermo Avenue (50.00 feet wide); thence

1. along the Northwesterly line of Daphne Drive, South 39 degrees 30 minutes 00 seconds West 80.00 feet to a Point of Curvature; thence
2. through other lands of the Grantors herein, in a Northerly direction, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.56 feet to a Point of Tangency; thence
3. along the same, North 50 degrees 30 minutes 00 seconds West 120.82 feet to a concrete monument found for a corner; thence
4. along Lot 14 of Block 6910, North 39 degrees 23 minutes 14 seconds East 50.00 feet to a point; thence
5. through other lands of the Grantors herein, South 50 degrees 30 minutes 00 seconds East 120.92 feet to a Point of Curvature; thence
6. along the same, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.56 feet to the Point of Beginning.

HOWARD A. TRANSUE  
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# EXHIBIT C



Rami N. Nassar, PE, PP, CME  
David S. Scheidegg, PE, PP, CME  
Andrew F. Schaeffer, PE, PP  
Daniel F. Kwapinski, PE, PP  
Howard A. Transue, PLS

30 March 2007 (Revised 10 October 2016)

F-05-180

Highland Pines at Vineland

Block 6910, Lots 15 & 16

Diamond Drive

City of Vineland

Cumberland County, New Jersey

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a point in the Southeasterly line of Daphne Drive (50.00 feet wide), said point being South 39 degrees 30 minutes 00 seconds West 97.16 feet from a Point of Tangency, said Point of Tangency being along a curve to the left having a radius of 200.00 feet and an arc distance of 23.86 feet from a Point of Curvature, said Point of Curvature being South 46 degrees 20 minutes 06 seconds West 94.96 feet from a Point of Tangency, said Point of Tangency being along a curve to the right having a radius of 250.00 feet and an arc distance of 29.82 feet from a Point of Curvature and said Point of Curvature being South 39 degrees 30 minutes 00 seconds West 334.54 feet from the Southwesterly terminus of a 15.00 feet radius curve connecting the Southeasterly line of Daphne Drive with the Southwesterly line of Palermo Avenue (50.00 feet wide); thence

1. through other lands of the Grantors herein, in a Southerly direction, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.56 feet to a Point of Tangency; thence
2. along the same, South 50 degrees 30 minutes 00 seconds East 246.82 feet to a point; thence
3. along the Northwesterly terminus of the existing Diamond Drive, South 39 degrees 30 minutes 00 seconds West 50.00 feet to a point; thence
4. through other lands of the Grantors herein, North 50 degrees 30 minutes 00 seconds West 246.82 feet to a Point of Curvature; thence
5. along the same, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.56 feet to a Point of Tangency; thence
6. along the Southeasterly line of Daphne Drive, North 39 degrees 30 minutes 00 seconds East 80.00 feet to the Point of Beginning.

  
HOWARD A. TRANSUE

Professional Land Surveyor, NJ License No. 33541

# EXHIBIT D



**Schaeffer Nassar Scheidegg**  
**CONSULTING ENGINEERS, LLC**

Engineers • Surveyors • Environmental Specialists • Planners

Rami N. Nassar, PE, PP, CME  
David S. Scheidegg, PE, PP, CME  
Andrew F. Schaeffer, PE, PP  
Daniel F. Kwapinski, PE, PP  
Howard A. Transue, PLS

30 March 2007 (Revised 10 October 2016)

F-05-180  
Highland Pines at Vineland  
Block 6910, Lots 15 & 16  
Lisbon Lane  
City of Vineland  
Cumberland County, New Jersey

All that certain tract or parcel of land, situate in the City of Vineland, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a point in the Southwesterly terminus of Daphne Drive (50.00 feet wide), said point being along a curve to the left having a radius of 15.00 feet and an arc distance of 23.56 feet from a Point of Curvature, said Point of Curvature being South 39 degrees 30 minutes 00 seconds West 427.16 feet from a Point of Tangency, said Point of Tangency being along a curve to the left having a radius of 200.00 feet and an arc distance of 23.86 feet from a Point of Curvature, said Point of Curvature being South 46 degrees 20 minutes 06 seconds West 94.96 feet from a Point of Tangency, said Point of Tangency being along a curve to the right having a radius of 250.00 feet and an arc distance of 29.82 feet from a Point of Curvature and said Point of Curvature being South 39 degrees 30 minutes 00 seconds West 334.54 feet from the Southwesterly terminus of a 15.00 feet radius curve connecting the Southeasterly line of Daphne Drive with the Southwesterly line of Palermo Avenue (50.00 feet wide); thence

1. through other lands of the Grantors herein, in a Southeasterly direction, South 50 degrees 30 minutes 00 seconds East 246.82 feet to a point; thence
2. along the Northwesterly terminus of the existing Lisbon Lane (50.00 feet wide), South 39 degrees 30 minutes 00 seconds West 50.00 feet to a point; thence
3. through other lands of the Grantors herein and along Lots 34, 35, 36 and 37 of Block 6910, North 50 degrees 36 minutes 46 seconds West 560.93 feet to a pin found for a corner; thence
4. along Lot 14 of Block 6910, North 39 degrees 23 minutes 14 seconds East 110.00 feet to a point; thence
5. through other lands of the Grantors herein, along a curve to the left having a radius of 175.00 feet for an arc distance of 30.58 feet and having a chord bearing South 07 degrees 04 minutes 14 seconds East 30.54 feet to a point; thence
6. along the same, along a curve to the right having a radius of 50.00 feet for an arc distance of 130.88 feet to a Point of Reverse Curvature; thence

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Description (Lisbon Lane)

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7. along the same, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.27 feet to a Point of Tangency; thence
8. through other lands of the Grantors herein and along the Southwesterly terminus of Daphne Drive, South 50 degrees 30 minutes 00 seconds East 183.39 feet to the Point of Beginning.



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