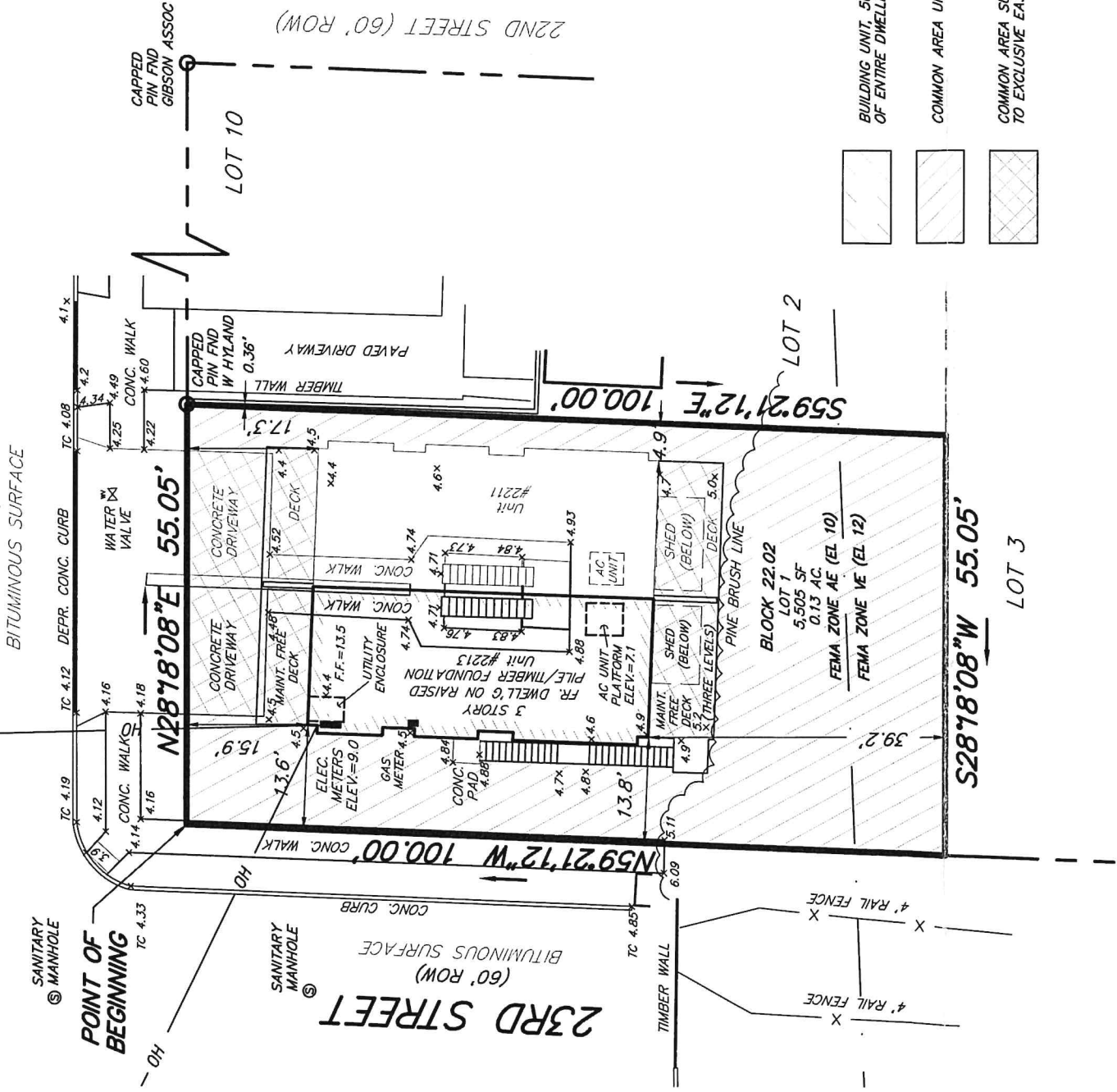


**LANDIS AVENUE**  
 (A.K.A. C.R. 619)  
 BITUMINOUS SURFACE  
 (70' ROW)



**REFERENCES:**

1. MASTER DEED, DEED BOOK 1605, PAGE 996.
2. VESTING DEED, DEED BOOK 3854, PAGE 823.

**GENERAL NOTES:**

1. PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 22.02, LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY (SHEET 2).
2. PROPERTY IS PARTIALLY LOCATED IN ZONE AE (EL 10). THE PROPERTY IS ALSO PARTIALLY LOCATED IN ZONE VE (EL 12) ACCORDING TO FEMA FIRM No. 34009C0166F, EFFECTIVE DATE OCTOBER 5, 2017.
3. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH A TITLE COMMITMENT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER 2003-EPD-15028 WITH A COMMITMENT DATE OF FEBRUARY 24, 2020.

**SURVEY RELATED EXCEPTIONS:**

- EXCEPTION #7: THE RIGHT OF UTILITY COMPANIES TO SERVICE THE PREMISES.
- EXCEPTION #8: RESTRICTIONS CONTAINED IN DEED BOOK 50, PAGE 506, NOT PLOTTABLE.
- EXCEPTION #9: RESTRICTIONS IMPOSED BY SEA ISLE CITY IMPROVEMENT COMPANY, NOT PLOTTABLE.
- EXCEPTION #10: TERMS AND CONDITIONS AS SET FORTH IN MASTER DEED AS CONTAINED IN DEED BOOK 1605, PAGE 996 AND AS AMENDED IN DEED BOOK 3301, PAGE 299, NOT PLOTTABLE.
- EXCEPTION #11: EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK 1605, PAGE 1047.
- EXCEPTION #12: RIGHTS OF ADJOINING OWNERS, TENANTS AND OCCUPIERS IN PARTY WALLS.
- EXCEPTION #13: SUBJECT TO THE PROVISIONS OF THE NEW JERSEY CONDOMINIUM ACT, ITS SUPPLEMENTS AND AMENDMENTS.
- EXCEPTION #14: PERCENTAGE INTEREST IN THE BUILDING UNIT IS 50% OF THE ENTIRE DWELLING. UNIT 2211 IS NOT PART OF THIS SURVEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (c-45-8-36.3) AND N.J.A.C. 13:40-5.1(c).
- THIS PLAN HAS BEEN ROTATED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM. BEARINGS SHOWN HEREON MAY NOT MATCH PREVIOUSLY RECORDED DEEDS OR MAPS.
- BUILDING TIES ARE TO THE SIDING CORNER.
- IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
- THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON MARCH 10, 2020.

**SURVEY CERTIFICATION**

THIS PLAN IS CERTIFIED TO:  
 HANS LAMPART AND LORI ANNE FIOCCHI  
 OCEANFIRST BANK N.A.  
 OLD REPUBLIC TITLE INSURANCE COMPANY  
 ATRIUM EXECUTIVE ABSTRACT, LLC

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MARCH 10, 2020 BY MYSELF OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS, AS OF THE DATE OF THE FIELD SURVEY, EXCEPTING SUCH IMPROVEMENTS AND/OR EASEMENTS BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE PARTIES MENTIONED.



*Suzanne E. Warren*  
 Date 3/24/2020

Suzanne E. Warren, P.L.S.

PROFESSIONAL LAND SURVEYOR  
 N.J. Lic. No. G509897900

Gateway 195 Centre  
 5 Commerce Way, Suite 200  
 Hamilton, NJ 08691  
 609-910-4450

Louis L. Zuehlmer IV P.E.  
 Matthew J. Robinson P.E.  
 William J. Patrick III P.E.

**PLAN OF SURVEY**  
**BLOCK 22.02, LOT 1**  
**2213 LANDIS AVENUE**

SITUATED IN  
 CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY

DRAWN BY: DT	CHECKED BY: SEW	RELEASED BY: SEW
DATE: 03/24/20	HORIZONTAL SCALE: 1"=20'	VERTICAL SCALE: AS SHOWN
PROJECT No.:		EPD-202
DRAWING NAME:		00-Survey.dwg