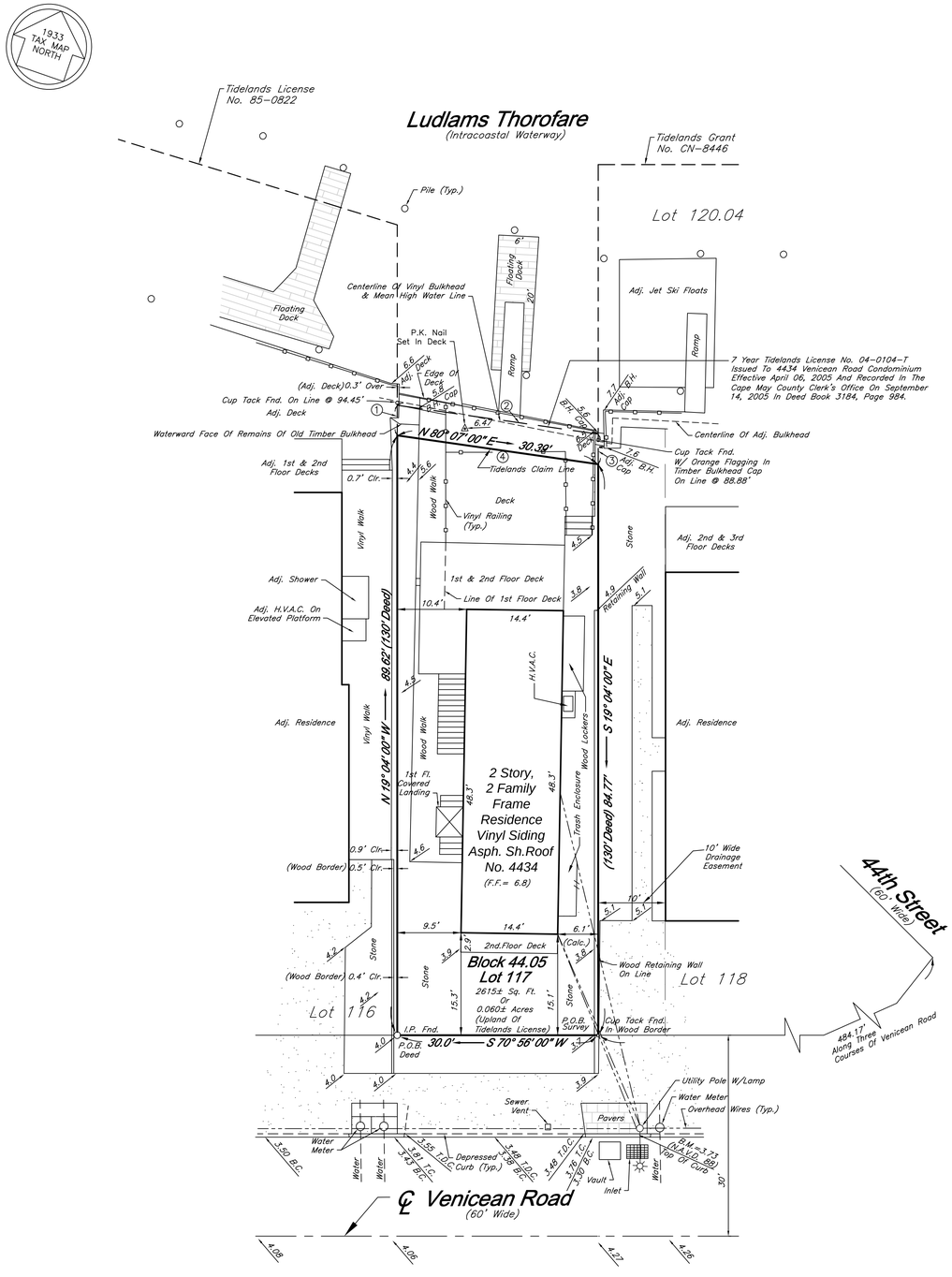

PLAN OF SURVEY

0 5 10 20 30 40 50 FEET

SCALE 1" = 10'

GENERAL NOTES:

1. BEING TAX LOT 117 IN TAX BLOCK 44.05 AS SHOWN ON THE SEA ISLE CITY TAX MAP SHEET No. 7, DATED FEBRUARY 22, 1973, REVISED THROUGH MAY 13, 2013, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN DEED DATED JUNE 29, 2017 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JULY 06, 2018 IN DEED BOOK 3801, PAGE 679.
2. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
3. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
4. VERTICAL CONTROL BASED ON N.A.V.D. 1988.
5. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF MAY 12, 2020.
6. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM THE 1933 SEA ISLE CITY TAX MAP.
7. THIS SURVEY IS NOT INTENDED TO BE USED FOR MORTGAGE AND/OR CONVEYANCE PURPOSES UNLESS APPROPRIATE METES AND BOUNDS DESCRIPTION RELATING TO THE BOUNDARIES SHOWN HEREON IS COMPLETED.
8. THERE ARE NO MAPPED "TIDELANDS CLAIMS" LOCATED UPLAND OF THE TIDELANDS LICENSE ON LOT 117 IN BLOCK 44.05 AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION MAP No. 112-1986.
9. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.

LEGEND:

- WOOD POST & RAIL FENCE
- VINYL FENCE
- WOOD FENCE OR RAILING
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- X-CUT SET
- X-CUT FOUND
- CM FOUND
- CM SET
- CM TO BE SET
- I.P. FOUND
- I.P. SET
- I.P. TO BE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- WOODS LINE
- TREE
- INLET
- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF STONE
- UTILITY POLE
- ROAD/TRAFFIC SIGN
- ROAD/TRAFFIC SIGN (2 POSTS)
- OVERHEAD WIRE
- **UTILITY MARKOUTS:**
  - TELEPHONE
  - ELECTRIC
  - SANITARY SEWER
  - WATER
  - GAS
- P.O.B. POINT OF BEGINNING
- B.M. BENCHMARK
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB (ie GUTTER LINE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- X.XX EXISTING SPOT ELEVATION
- (Lot X) OLD LOT NUMBERS
- XX EXISTING CONTOURS
- Clr. CLEAR i.e. INSIDE SUBJECT PROPERTY LINE
- CENTERLINE
- YARD LIGHT
- PAVERS
- FLOATING DOCK

COURSES AND DISTANCES ALONG TIDELANDS LICENSE LIMITS:

COURSE	BEARING	DISTANCE
(1)	N 19° 04' 00" W	4.50'
(2)	N 80° 07' 00" E	30.39'
(3)	S 19° 04' 00" E	4.50'
(4)	S 80° 07' 00" W	30.39'

TO: LINDA P. LAMB;

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1 AND THE CERTIFICATION IS LIMITED TO THE SPECIFIC PARTIES LISTED ABOVE.

MARK J. GIBSON
LICENSED PROFESSIONAL LAND SURVEYOR
N.J.P.L.S. LICENSE No. 32115

DATE	REVISIONS

GIBSON ASSOCIATES, P.A.
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522 SEA ISLE BOULEVARD
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PLAN OF SURVEY
LOT 117, BLOCK 44.05
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

DRAWN: JJS | CHECKED: WPF/MJG | DATE: 05-27-20 | SCALE: 1" = 10' | BOOK 49 PAGE 54 | DWG. No. 3521-D

F3082-3521-D(05-27-20)RO.DWG FILE No. 3082

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