

GENERAL NOTES:

1. THIS PLAN IS DOES NOT GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH MAY AFFECT THIS PLAN.
2. ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH SEAL SHALL BE CONSIDERED A VALID COPY.
3. BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY.
4. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED/OBTAINED BY MONARCH.
5. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. WHEREAS, ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PREPARATION OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 1-800-272-1000 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN APPLICABLE LAWS, RULES, AND REGULATIONS.
6. IF FIELD CONDITIONS REFLECT ANY INCONSISTENCIES WITH THE INFORMATION SHOWN, MONARCH SURVEYING & ENGINEERING, LLC SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. SHOULD THE OWNER AND/OR CONTRACTOR CONTINUE WITHOUT NOTIFICATION TO MONARCH, HE/SHE ACCEPTS FULL RESPONSIBILITY.

7. PROPERTY BOUNDARY/OUTBOUND SURVEY IS BASED UPON INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, AS FOLLOWS:

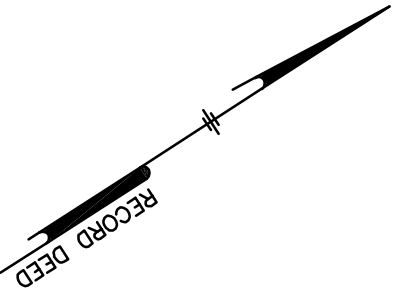
- A. DEED OR RECORD(S) AND/OR TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, FEBRUARY 2024.
- B. FOUND SURVEY MONUMENTATION RECOVERED AT TIME OF FIELD SURVEY OF SUBJECT PREMISES, FEBRUARY 2024.
- C. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND BASED UPON FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC, FEBRUARY 2024.
- D. TOPOGRAPHIC FEATURES AND/OR CONTOUR ELEVATIONS SHOWN ARE BASED UPON LIMITED FIELD SURVEY FOR THE PROJECT, AND ELEVATION DATUM IS UTILIZING FIELD GPS OBSERVATIONS, REFERENCED TO NGS MON. STATION: SI 18 (DP1538) (NAVD 1988).

NOTE:

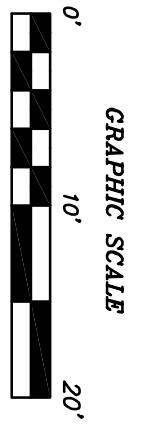
MEAN HIGH WATER LINE FOR AREAS SHOWN AS NOW OR FORMERLY BELOW THE MEAN HIGH WATER BASED UPON PLANS PREPARED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) AND FILED IN THE CLERK'S OFFICE OF CAPE MAY COUNTY, MAP No. 112-1992. THE BOUNDARY LINE OF AREAS NOW OR FORMERLY BELOW THE MEAN HIGH WATER OBTAINED FROM GIS RESOURCE DATA PROVIDED BY THE NJDEP, AND IS SHOWN FOR INFORMATION PURPOSES ONLY.

NOTE:

BY GRAPHICAL PLOTTING ONLY. THE SUBJECT PROPERTY APPEARS TO BE LOCATED WITHIN ZONE AE (BRE EL=9) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR SEA ISLE CITY (CAPE MAY COUNTY), PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 162/164 OF 311, EFFECTIVE DATE: OCTOBER 5, 2017, MAP No. 34009C0162F & 34009C0164F.



- LEGEND:**
- (P) = PLAN DISTANCE/BEARING
 - (S) = SURVEY DISTANCE/BEARING
 - (D) = DEED DISTANCE/BEARING
 - = "MONUMENT" TO BE SET (AS PER N.J.S.A. 46:23-9.11; N.J.S.A. 46:23-9.11c)
 - = IRON PIN WITH CAP TO BE SET
 - = CONG MARKER FOUND
 - = IRON PIPE/REBAR FOUND



LEGEND:

- (P) = PLAN DISTANCE/BEARING
- (S) = SURVEY DISTANCE/BEARING
- (D) = DEED DISTANCE/BEARING
- = "MONUMENT" TO BE SET (AS PER N.J.S.A. 46:23-9.11; N.J.S.A. 46:23-9.11c)
- = IRON PIN WITH CAP TO BE SET
- = CONG MARKER FOUND
- = IRON PIPE/REBAR FOUND

LAST REVISED: AUGUST 6, 2024

MONARCH SURVEYING & ENGINEERING
 P.O. BOX 177
 PITMAN, NEW JERSEY 08071
 PH (856) 562-8200 FAX (856) 562-8204
 WWW.MONARCHSURVEYING.COM
 N.J. CERT. OF AUTHORIZATION: 24628133800
 DE CERT. OF AUTHORIZATION: 58400087

BRUCE R. MCKENNA
 PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 42562
PLAN OF SURVEY
 LOTS 8.03 - 10.03 * BLOCK 40.02 * PLATE 5
 LANDIS AVENUE / 40th STREET
 SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY

DATE	03/06/2024	SCALE	1" = 10'	DRAWN	STAFF	CHECK	BRM	JOB No.	224026
WHAT'S THE CATCH, LLC 4001 LANDIS AVENUE, 2ND FLOOR SEA ISLE CITY, NEW JERSEY 08243									