



- SURVEY REFERENCES**
1. VENTNOR CITY TAX MAP.
 2. DEED FILED IN THE ATLANTIC COUNTY CLERKS OFFICE AS INSTRUMENT NO. 2017057964

CORNWALL AVENUE (50')

PROPERTY SURVEY
 VENTNOR CITY
 BLOCK 19 LOT 4
 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 6,250 SF..
2. PERMANENT MARKERS HAVE BEEN SET OR FOUND WHERE NOTED.
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.

6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

DEBORAH FEITH TYE

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33L100267606
 PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

ARTHUR W. PONZIO CO. & ASSOCIATES
 SURVEYING~ENGINEERING~PLANNING



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DATE: 11-05-19
 SCALE: 1" = 20'

DRAWN BY: WJP
 PROJECT NO.: 34942