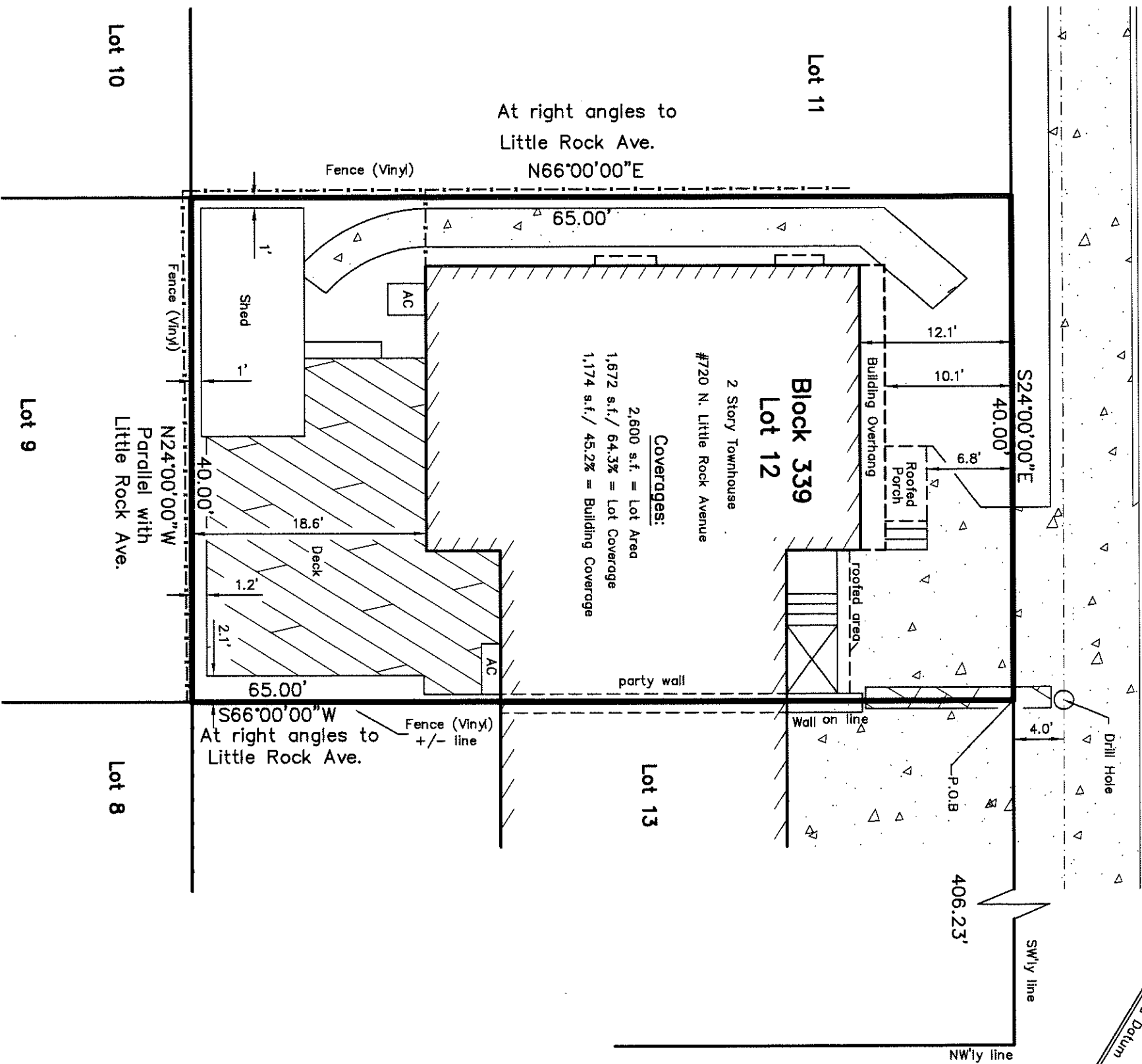


LITTLE ROCK AVENUE

(50' wide)

WELLINGTON AVENUE

(80' wide)



GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any 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.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use by any other person or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 06/10/2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief:

a) correctly represents the conditions found at and on or of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record,

To: Cecelia D'Fabio

07/24/2020 | Added Coverage Calculations
Date: | Revision:

SURVEY OF PREMISES

SITUATE IN
CITY OF VENTNOR
COUNTY OF ATLANTIC, N.J.
#720 North Little Rock Avenue
BLOCK 339 LOT 12

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221

phone (609) 927-0279 fax (609) 927-0188
CERTIFICATE OF AUTHORIZATION #24GA2B256300

Date: June 11, 2020 By: KOMIS
Scale: 1" = 10' Project No. 15762

PAUL M. KOELLING
LAND SURVEYOR

PLS. N.J. LICENSE NO. 24GS04328800

Property is located in a F.E.M.A. Pre-FIRM
ZONE "AE"; Base Flood Elevation 8 ft. (NAVD88)