



LEGEND

These standard symbols and abbreviations can be found hereon:

⊕	Bench Mark	(R)	Radial
⊖	Mail Box	(NR)	Non-Radial
⊗	Water Meter	(D)	Deed Measurement
⊕	Irrigation Control Valve	(F)	Field Measurement
⊕	Sanitary Sewer Manhole	PLS	Professional Land Surveyor
⊕	Clean out	A/C	Air Conditioner
⊕	Phone-comm Box	PG	Page
⊕	Metal Sign Post	FB	Field Book
⊕	Electric Service Box	DB	Deed Book
⊕	Phone Riser	WIT	Witness Corner
⊕	Broadband Riser	POL	Point on-line
⊕	Electric Hand-hole	CB	Chord Bearing
⊕	Well	CH	Chord Distance
⊕	Septic Tank lid	A	Arc Distance
⊕	Gas Valve	D	Data
⊕	Gas line Marker	L	Line
⊕	Electric Meter Pole	C	Curve
⊕	Wood Power Pole	OA	Overall
⊕	Wood Light Pole	FIRM	Flood Insurance Rate Map
⊕	Concrete Power Pole	BFE	Base Flood Elevation
⊕	Guy Wire Anchor	NGVD	National Geodetic Vertical Datum
⊕	Metal Light Pole	NAVD	North American Vertical Datum
⊕	Fire Hydrant		Existing Spot Elevation
⊕	Water Valve		Holly Tree
⊕	Concrete		Pine Tree
⊕	Asphalt		Spruce Tree
⊕			TREE LOCATIONS AND DIAMETER

SURVEYOR'S REPORT

1. TAX MAP REFERENCE:
 LOT(S) 40 AND 41 BLOCK (S) 752.01 (TAX MAP NUMBERS) SHEET NO. 11 07
 MUNICIPALITY: TOWNSHIP OF LOWER CAPE MAY COUNTY, NEW JERSEY

2. BEARING BASIS:
 Bearings shown hereon are based on N.A.D. 83

3. UTILITIES:
 No attempt was made to locate the underground utilities which may exist on this property. Prior to any excavation, contractors shall be responsible to determine their exact location, the least of which shall be by contacting Garden State Underground Plant Location services at 1-800-272-1000.

4. Title Commitment:
 This Survey has been prepared without the benefit of a Title Search and is subject to Easements, Validity of Chain of Title, ect. that a subsequent search may disclose.

5. Hazardous Substances:
 We are not experts in the detection and identification of potentially hazardous substances, nor does this survey purport to reveal the presence of such substances.

6. WETLANDS:
 No Freshwater Wetlands, Rights or Interests of the United States of America or the State of New Jersey over lands now or formerly flowed by Tide Waters but no longer visible or physically evident or lands containing or affected by any animal, marine or botanical species regulated, protected by or under the jurisdiction of any Federal, State or Local Agency have been located or delineated as a part of this Survey.

7. PLAN PURPOSE:
 Please be aware that this plan is not intended to be used for any other purpose other than title transfer. The plan does comply with N.J.S.A. 13-40-5.1 Land Surveyors Preparation of Land Surveys. However property line offsets and building dimensions are not of the quality that may be required for architectural or engineering design purposes.

8. PLAN DATUM:
 ELEVATIONS SHOWN HEREIN ARE IN THE N.A.V.D. 1988 DATUM

DRAWING NOTES

- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.

- THIS DRAWING HAS BEEN PREPARED AS AN "A" SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE

DATE: 03/09/2020

HAROLD E. NOON, JR.
 PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 24CS03401400
 PROFESSIONAL PLANNER NEW JERSEY LICENSE NO. 33J00424000

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 Email: HALNOON6568@LIVE.COM
 CERTIFICATE OF AUTHORIZATION:
 #24GA28193500

PLAN OF EXISTING CONDITIONS

OF LOTS
 40 AND 41
 BLOCK (S) 752.01

1017-1019 BATTS LANE
 LOWER TOWNSHIP, NEW JERSEY 08204

CAPE MAY COUNTY, N.J.

PREPARED FOR: DEBLASIO ASSOCIATES

LOT(S): 40 AND 41	SCALE: 1 inch = 30 feet	DATE: 03/09/2020	FIELD BK/PG: SEE FILE
BLOCK: 752.01	ACERAGE: AS SHOWN	FILE NUMBER: BL752.01 L40 41 LT	SHEET NUMBER: 1 of 1

REV.	DATE	DESCRIPTION	DWN BY	CHK BY	APP BY

SURVEYOR DECLARATION

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON 03/09/2020 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 EXCEPT SUCH IMPROVEMENTS AND/OR EASEMENTS BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE MENTIONED PARTIES.
 CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.

