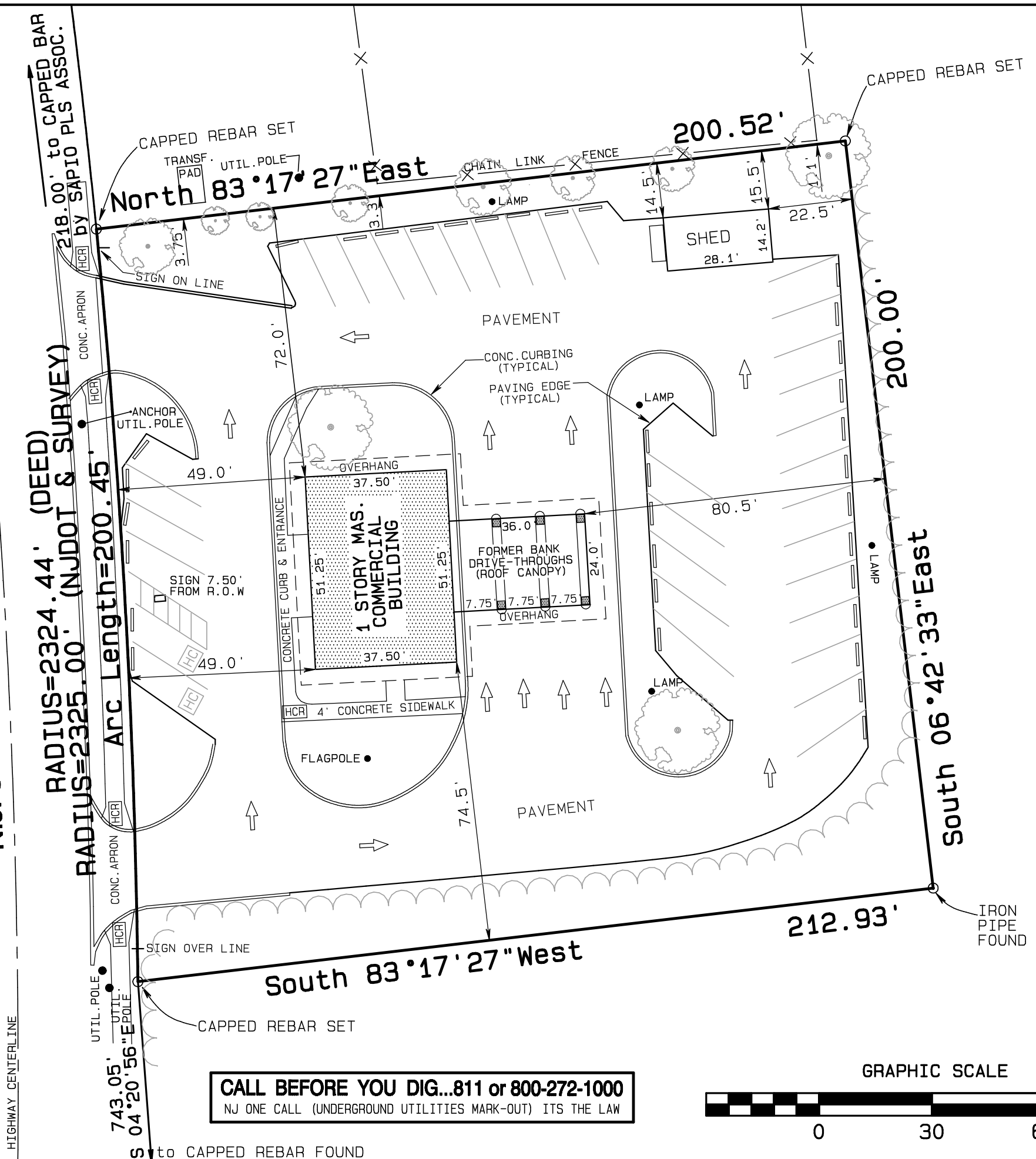


N.J. STATE HIGHWAY ROUTE 50



NOTES REGARDING THIS SURVEY:

THIS SURVEY IS CONTINGENT UPON RELEVANT INFORMATION REGARDING EASEMENTS OR OTHER RESTRICTIONS OF RECORD THAT MAY BE CONTAINED IN THE CURRENT TITLE REPORT.

THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND EASEMENTS, ENCROACHMENTS, STRUCTURES OR UTILITY SERVICE LINES, EXCEPT IF SHOWN.

UNLESS THIS SURVEY CONTAINS A RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL & MAY HAVE BEEN ILLEGALLY ALTERED.

THIS SURVEY IS MADE ONLY TO THE CERTIFIED PARTIES LISTED ABOVE AND IS REFLECTIVE AND RELEVANT ONLY TO THE CURRENT MATTER AS OF THE DATE SHOWN HEREON.

THIS SURVEY MAP WAS PRODUCED TO ASSIST WITH A FENCE CONSTRUCTION PROJECT. ALL CORNER MARKERS HAVE BEEN SET (3) OR FOUND (1).

BUILDING SETBACKS SHOWN TO PROPERTY LINES ARE MEASURED TO THE SIDING. SETBACKS TO FOUNDATION ARE SLIGHTLY LARGER

UNDERGROUND SPRINKLER SYSTEM, UTILITIES NOT LOCATED.

DEED REFERENCE = O.R. BOOK 14943 PAGE 8584

DEED REFERENCE: DEED BOOK 4132 PAGE 9218

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BASED ON DEED RECORD DESCRIPTION AND IS CORRECT, WITH NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN, AS OF SURVEY DATE

CERTIFIED TO: ANDREY LETUSHKOW

LOT 100.04 AREA = 0.970 ACRE

EXISTING PARKING SPACES: 33
& 2 DEDICATED HANDICAPPED
=35 TOTAL

NOTE: FORMER PAINTED TRAFFIC ARROWS AT ENTRANCE & EXIT WERE DESTROYED BY RECENT HIGHWAY CONCRETE APRON AND WATER MAIN UTILITY WORK AND HAVE NOT BEEN REPLACED FOR THE PROPERTY OWNER.

FUTURE DEVELOPMENT NOTE: A SURVEY DOES NOT INDICATE THE DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY. THE OWNER OR PURCHASER SHOULD VERIFY SUCH ISSUES BY CONTACTING THE OFFICE OF PLANNING & ZONING IN THE MUNICIPALITY FOR COMMENT.

MAP of SURVEY
LOT 100.04 in BLOCK 119.11
(903 BLVD ROUTE 50)

ATLANTIC COUNTY WEYMOUTH TOWNSHIP NEW JERSEY

SCALE 1" = 20' DRAWN/CALC. BY RP FEB 15 2022 SURVEY PROJECT 2526

266 LIGHTHOUSE DRIVE-MANAHAWKIN NJ 08050
TEL 609-713-0503 Email: RUSSPATTERSONLS@aol.com

RUSSELL T. PATTERSON P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 36270

CALL BEFORE YOU DIG...811 or 800-272-1000
NJ ONE CALL (UNDERGROUND UTILITIES MARK-OUT) ITS THE LAW

GRAPHIC SCALE

1"=30'

