



The map shows a rectangular block of land divided into two lots, Lot 12 and Lot 13. The block is bounded by North Riverside Drive to the south, a property line to the west, and another property line to the east. The northern boundary is a dashed line labeled 'N 49° 43' 31" E 100.60' (CALCULATED CLOSURE LINE)'. The western boundary is a dashed line labeled 'N 45° 07' 59" W 133.00'± (TO HIGH WATER LINE)'. The eastern boundary is a dashed line labeled 'S 45° 07' 59" E 124.80'± (TO HIGH WATER LINE)'. The southern boundary is a solid line labeled 'S 44° 52' 01" W 100.00'±'. The block contains two lots: Lot 12 on the right and Lot 13 on the left. Lot 12 is a trapezoidal lot with a width of 100.00' at the south line and a depth of 124.80'± at the east line. Lot 13 is a trapezoidal lot with a width of 133.00'± at the west line and a depth of 124.80'± at the east line. The map shows numerous dimensions for the lots, including lot widths, lot depths, and distances from the lot lines to the shore line. The shore line is shown as a dashed line with a label 'SHORE LINE'. The map also shows various features such as 'CONG. DEBRIS', 'PILINGS TYP.', 'FR. FNC', 'ADJ. CL. FNC', 'ADJ. MASONRY WALL', 'UTILITY POLES', 'FND PC BAR', 'SIDWALK', and 'CURB LINE'. The map is titled 'VACANT LOTS # 2015 BLOCK 720 LOTS 12 & 13'. The map is dated 'APRIL 2015'.

1. ATLANTIC CITY TAX MAP  
2. THE TITLE COMPANY OF  
JERSEY FILE # 807487-NF  
3. FIELD SURVEY  
COMPLETED ON 10/25/2021

REVISÉD 12/13/2021- ELEVS. ADDED

ATLANTIC CITY  
BLOCK 720 LOTS 12 & 13  
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 13,085 SF (TO HIGH WATER LINE)
2. PERMANENT MARKERS HAVE BEEN LOCATED
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.

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



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NEW JERSEY AUTH. NO.: 24GA28001300**

**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33LI00267600  
PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

DATE: 10/27/2021

*DRAWN BY: WER*

SCALE: 1" = 25'

PROJECT NO.:36098