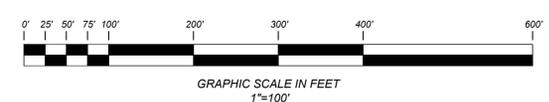
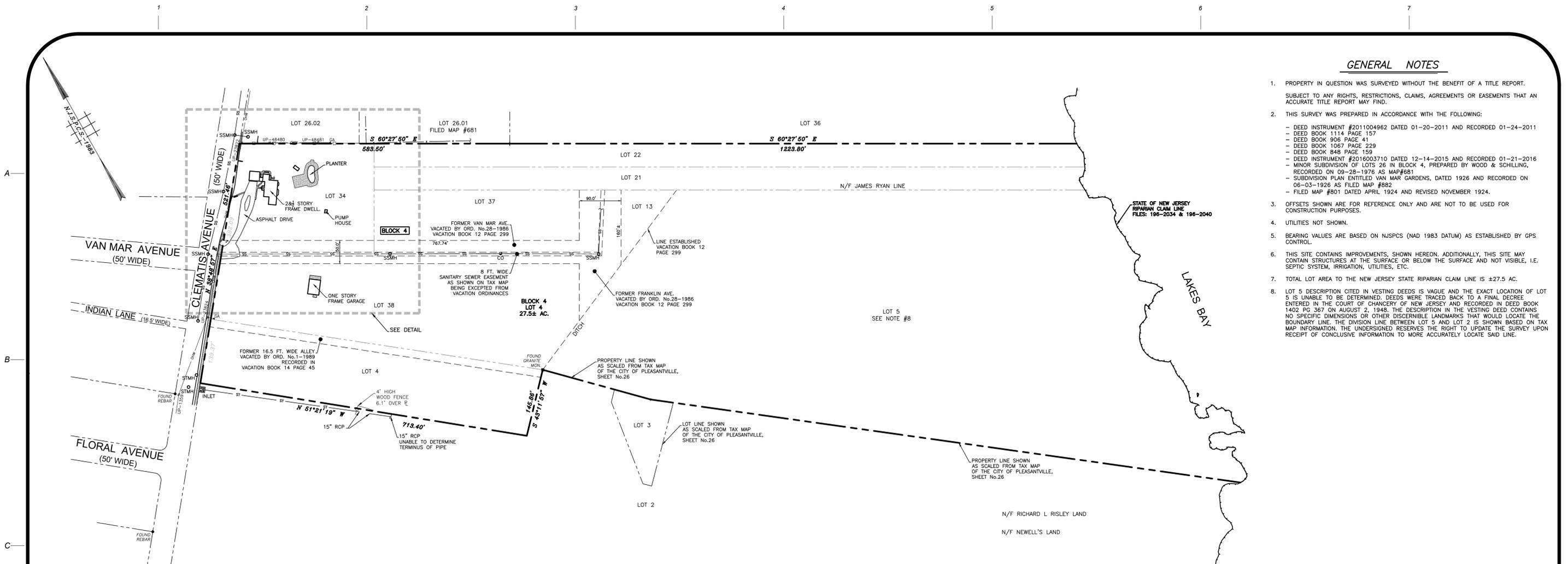
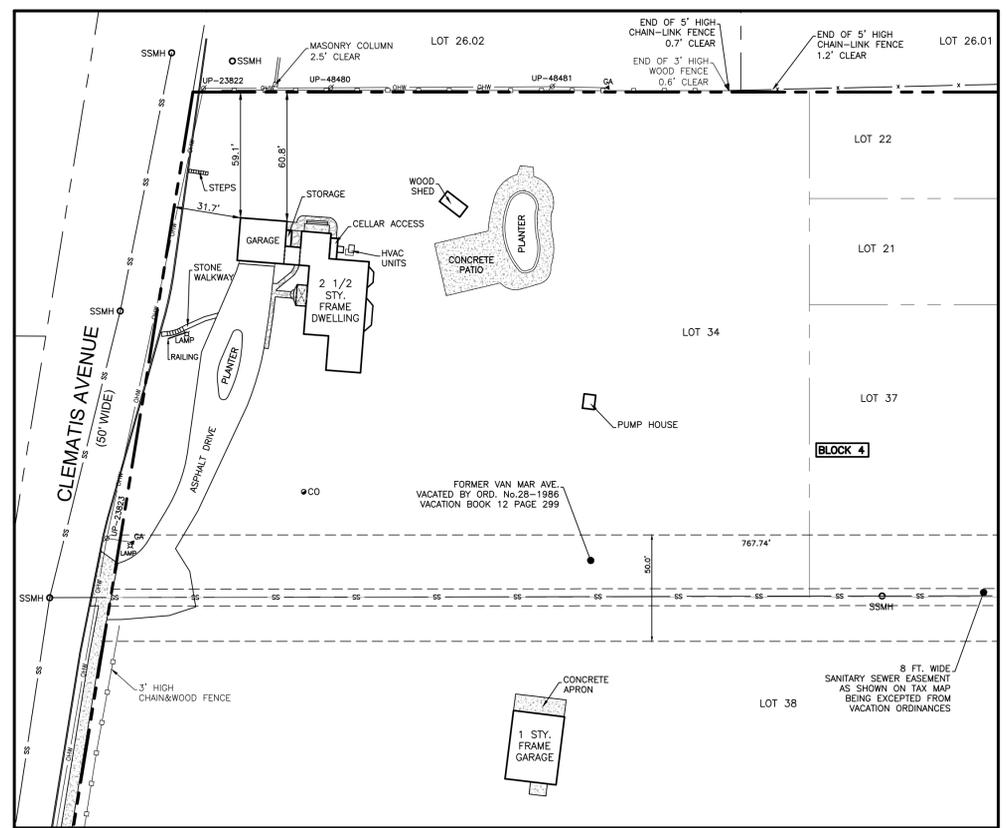
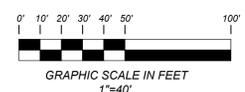


**GENERAL NOTES**

- PROPERTY IN QUESTION WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT. SUBJECT TO ANY RIGHTS, RESTRICTIONS, CLAIMS, AGREEMENTS OR EASEMENTS THAT AN ACCURATE TITLE REPORT MAY FIND.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:
  - DEED INSTRUMENT #2011004962 DATED 01-20-2011 AND RECORDED 01-24-2011
  - DEED BOOK 1114 PAGE 157
  - DEED BOOK 906 PAGE 41
  - DEED BOOK 1067 PAGE 229
  - DEED BOOK 848 PAGE 159
  - DEED INSTRUMENT #2016003710 DATED 12-14-2015 AND RECORDED 01-21-2016
  - MINOR SUBDIVISION OF LOTS 26 IN BLOCK 4, PREPARED BY WOOD & SCHILLING, RECORDED ON 09-28-1976 AS MAP#681
  - SUBDIVISION PLAN ENTITLED VAN MAR GARDENS, DATED 1926 AND RECORDED ON 06-03-1926 AS FILED MAP #882
  - FILED MAP #801 DATED APRIL 1924 AND REVISED NOVEMBER 1924.
- OFFSETS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- UTILITIES NOT SHOWN.
- BEARING VALUES ARE BASED ON NJSPCS (NAD 1983 DATUM) AS ESTABLISHED BY GPS CONTROL.
- THIS SITE CONTAINS IMPROVEMENTS, SHOWN HEREON. ADDITIONALLY, THIS SITE MAY CONTAIN STRUCTURES AT THE SURFACE OR BELOW THE SURFACE AND NOT VISIBLE, I.E. SEPTIC SYSTEM, IRRIGATION, UTILITIES, ETC.
- TOTAL LOT AREA TO THE NEW JERSEY STATE RIPARIAN CLAIM LINE IS ±27.5 AC.
- LOT 5 DESCRIPTION CITED IN VESTING DEEDS IS VAGUE AND THE EXACT LOCATION OF LOT 5 IS UNABLE TO BE DETERMINED. DEEDS WERE TRACED BACK TO A FINAL DECREE ENTERED IN THE COURT OF CHANCERY OF NEW JERSEY AND RECORDED IN DEED BOOK 1402 PG 367 ON AUGUST 2, 1948. THE DESCRIPTION IN THE VESTING DEED CONTAINS NO SPECIFIC DIMENSIONS OR OTHER DISCERNIBLE LANDMARKS THAT WOULD LOCATE THE BOUNDARY LINE. THE DIVISION LINE BETWEEN LOT 5 AND LOT 2 IS SHOWN BASED ON TAX MAP INFORMATION. THE UNDERSIGNED RESERVES THE RIGHT TO UPDATE THE SURVEY UPON RECEIPT OF CONCLUSIVE INFORMATION TO MORE ACCURATELY LOCATE SAID LINE.



**IMPROVEMENTS DETAIL**  
SCALE: 1"=40'



No.	REVISION	DATE	BY

**WILLIAM P. McMANUS**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE No.31660

**DUFFY · DOLCY · McMANUS & ROESCH**  
634 Lost Pine Way, Galloway, N.J. 08205 Phone: (609) 652 - 0105 Fax: (609) 652-2032

**SURVEY OF**  
Block 4 Lots: 4,5,13,21,22,34,37&38  
CITY OF PLEASANTVILLE

County of Atlantic State of New Jersey

Scale: 1"=100' Proj: 10689 Date: 12-30-2021 Dwg. 1 of 1  
Dwn. By: EDL/JY Chk. By: WPM Fd. Bk. File No.