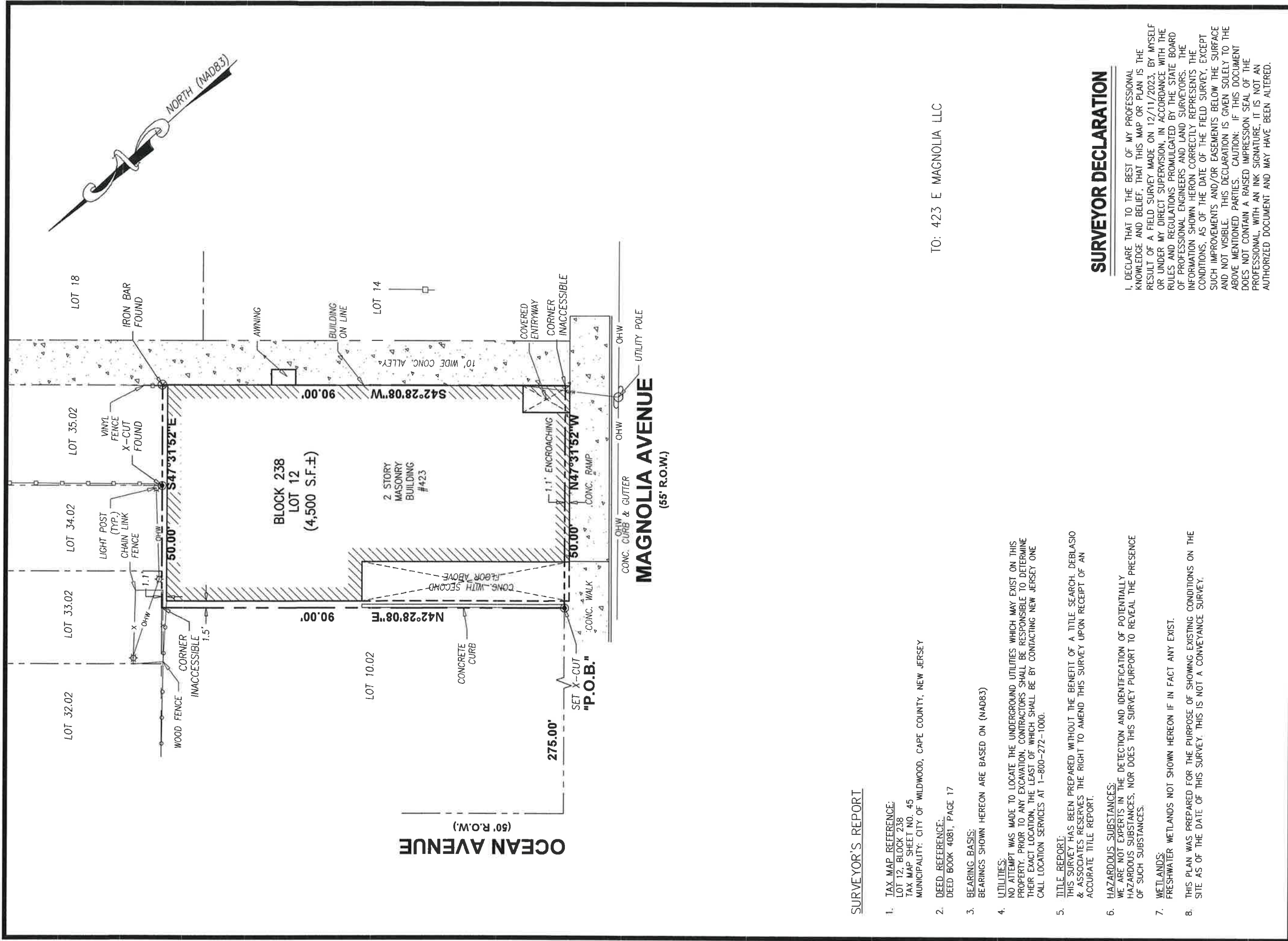




TO: 423 E MAGNOLIA LLC

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 12/11/2023, 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.

SURVEYOR'S REPORT

- TAX MAP REFERENCE:
LOT 12, BLOCK 238
TAX MAP SHEET NO. 45
MUNICIPALITY: CITY OF WILDWOOD, CAPE COUNTY, NEW JERSEY
- DEED REFERENCE:
DEED BOOK 4081, PAGE 17
- BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON (NAD83)
- 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 NEW JERSEY ONE CALL LOCATION SERVICES AT 1-800-272-1000.
- TITLE REPORT:
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. DEBLASIO & ASSOCIATES RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF AN ACCURATE TITLE REPORT.
- 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.
- WETLANDS:
FRESHWATER WETLANDS NOT SHOWN HEREON IF IN FACT ANY EXIST.
- THIS PLAN WAS PREPARED FOR THE PURPOSE OF SHOWING EXISTING CONDITIONS ON THE SITE AS OF THE DATE OF THIS SURVEY. THIS IS NOT A CONVEYANCE SURVEY.

Henry V. Engel 12/19/23
HENRY V. ENGEL, P.L.S. DATE

DEBLASIO & ASSOCIATES
4701 NEW JERSEY AVENUE
WILDWOOD, NJ 08260
PHONE (609) 854-3311
FAX (609) 854-4323
WWW.DEBLASIOASSOC.COM
Certification of Authorization
No. 246A28284900

CONSULTING ENGINEERS AND PLANNERS

PLAN OF SURVEY

423 EAST MAGNOLIA AVENUE
BLOCK 238, LOT 12
CITY OF WILDWOOD
CAPE MAY COUNTY, NEW JERSEY



GRAPHIC SCALE: 1"=20'

NO.		DATE	APPR.	FIELD:	DATE:	JOB NO.:	DATE:	DRAWING NO.:
				HVE		SPV23050	12/18/2023	SV1
				AE				
				CHECK:				
				HVE				