



NOTE: VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK.

PREPARED FOR: 1400 PACIFIC AVENUE, LLC

TITLE INSURER: RMS TITLE SERVICES, LLC (RMS-20424)
WESTCOR LAND TITLE INSURANCE COMPANY

DISCUSSION TOPIC: ASPHALT
CROSSES BOUNDARY LINE WITH NO
KNOWN EASEMENTS.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 2/1/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

INSTR. #2019043304

CERTIFICATE OF AUTHORIZATION: 24GA28229800



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DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

BOUNDARY AND
TOPOGRAPHIC SURVEY

LOTS 26, 27, & 28 BLOCK 53

CITY OF ATLANTIC CITY

COUNTY OF ATLANTIC NEW JERSEY

Scale: 1"=40'	Drawn By: SC	Date: 2/1/24	JOB #: 24-00169	CAD File #: 24-00169	Sheet #: 1 OF 1
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