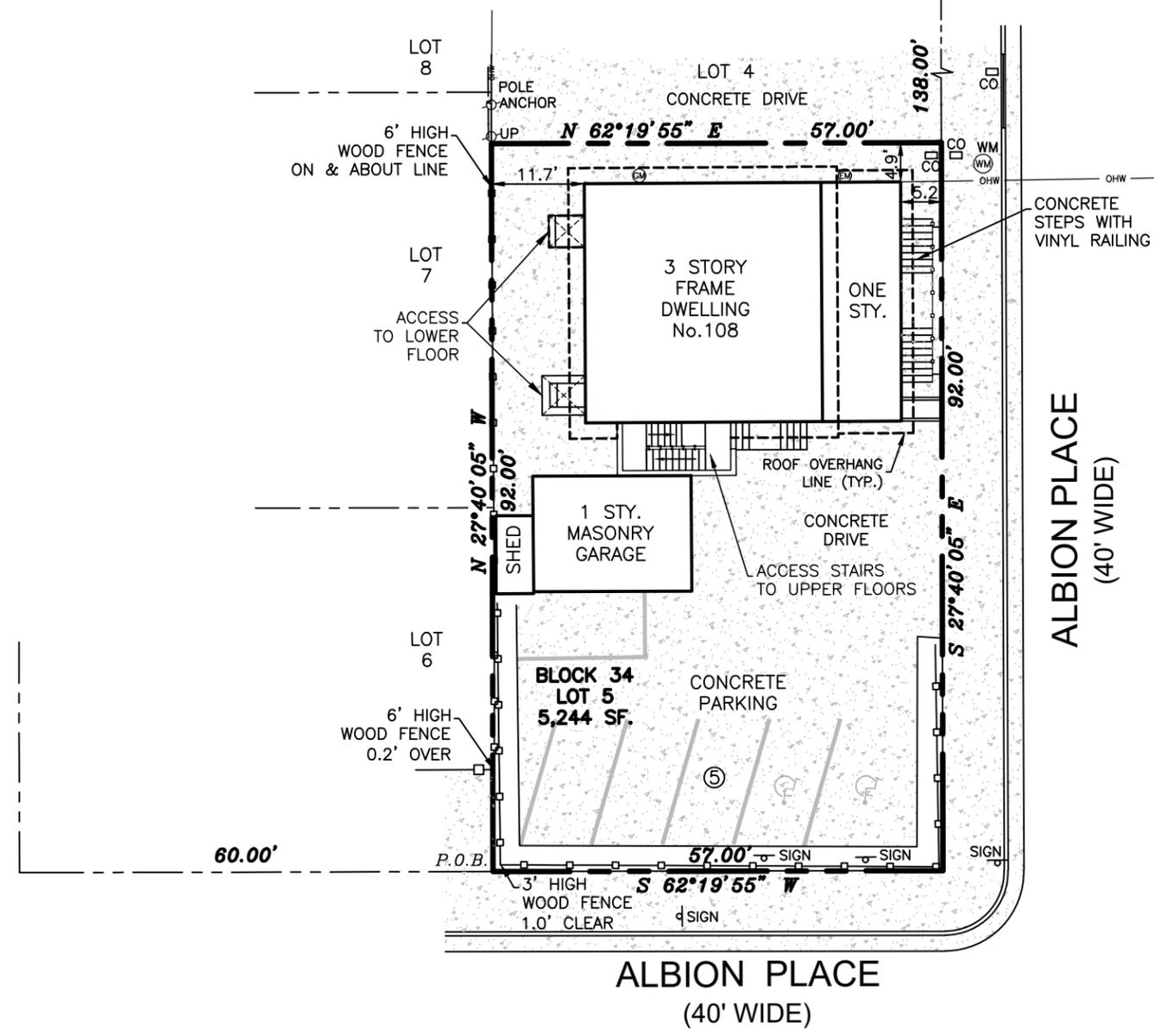


PACIFIC AVENUE
(60' WIDE)

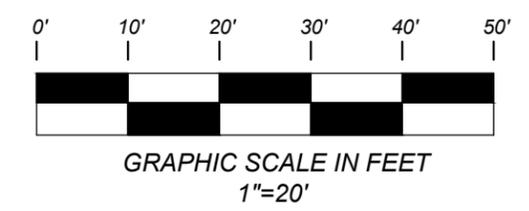
GENERAL NOTES

1. PROPERTY IN QUESTION WAS SURVEYED IN ACCORDANCE WITH A DESCRIPTION AS RECITED IN A TITLE REPORT PREPARED BY CLEAR SKIES TITLE AGENCY, COMMITMENT No.CST22082504, DATED 07/15/2022. SUBJECT TO ANY RIGHTS, RESTRICTIONS, CLAIMS, AGREEMENTS OR EASEMENTS RECITED IN SAID TITLE REPORT.
2. OFFSETS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. UTILITIES NOT SHOWN.
4. THIS SITE CONTAINS IMPROVEMENTS, SHOWN HEREON. ADDITIONALLY, THIS SITE MAY CONTAIN STRUCTURES AT THE SURFACE OR BELOW THE SURFACE AND NOT VISIBLE, I.E. IRRIGATION SYSTEM, UTILITIES, ETC.
5. TOTAL LOT AREA IS 5,244 SF (0.12 AC.)

CALIFORNIA AVENUE
(50' WIDE)



ALBION PLACE
(40' WIDE)



TO: **CLEAR SKIES TITLE AGENCY**

in consideration of the mutual covenants and promises contained in the agreement between
ALBION DEVELOPMENT LLC.

and the undersigned, and in a consideration of the fee paid for making this survey (if no fee is paid, this certificate and the survey contained hereon are invalid), the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey performed by this office under my immediate supervision, and to the best of my professional knowledge, information and belief, and in accordance with the commonly accepted procedures consistent with applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied, a) correctly represents the condition found as of the date of the field survey, except such easements, if any, below, above or on the surface of the lands and not visible; b) the boundary line of the subject property as shown on the plan are in substantial agreement with the legal description of record provided to this office, except as shown on the plan. This plan is made to provide information to the title insurer and the mortgage holder named above. This declaration is given solely to the named parties for this transaction only and is not transferable, except as provided herein.

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 34 Lot 5
CITY OF ATLANTIC CITY
County of Atlantic State of New Jersey

Scale: 1"=20' Proj: 10871 Date: 01-03-23 Dwg. 1 of 1
Dwn. By: EDL Chk. By: WPM Fd. Bk. File No.