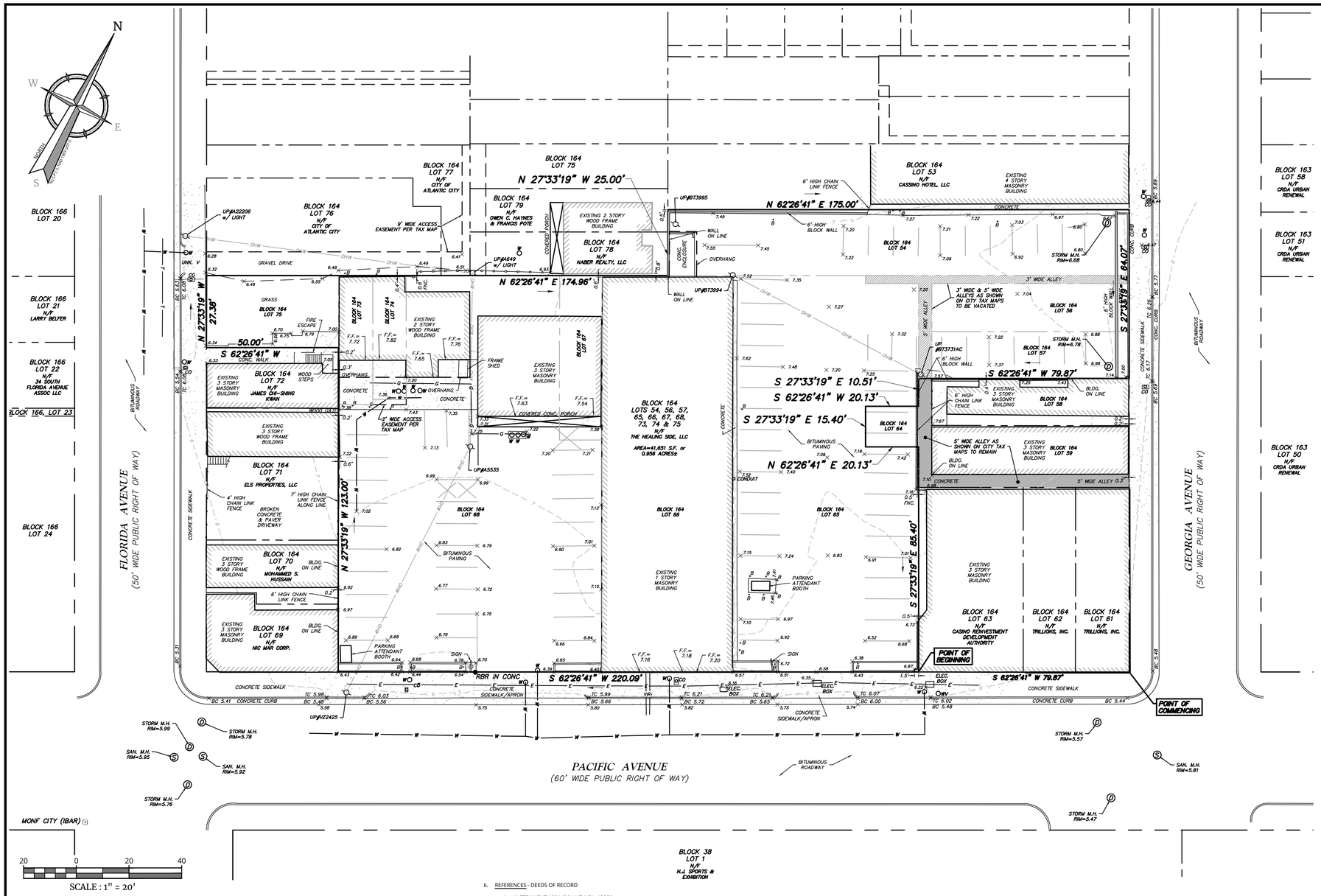

VICINITY MAP

U.S.G.S. QUADRANGLE MAP
ATLANTIC CITY, NJ QUADRANGLE
SCALE: N.T.S.

LEGEND

- TRAVERSE LINE, CENTER LINE OR BASELINE (℄ 12+00, TL PI, ⅊ 13+00)
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB LINE (FACE, BACK)
- DEPRESSED CURB (D.C.)
- CHAIN FENCE
- WETLAND LINE
- MUNICIPAL BOUNDARY
- TREELINE
- ELECTRICAL MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- UNMARKED MANHOLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MAJOR CONTOUR (75)
- MINOR CONTOUR (74)
- SPOT ELEVATION (× G 29.0)
- TOP OF CURB ELEV. (× TC 29.0)
- BOTTOM OF CURB ELEV. (× BC 29.0)
- U/G CABLE TV LINE (CATV)
- U/G FIBER OPTIC LINE (FO)
- U/G TELEPHONE LINE (T)
- U/G ELECTRIC LINE (E)
- OVERHEAD WIRE (OHW)
- WATER MAIN (W)
- GAS MAIN (G)
- SAN. SEWER LATERAL (S)
- SAN. SEWER MAIN
- STORM PIPE
- WETLAND MARKER (W-1)
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MAILBOX
- TRAFFIC SIGNAL POLE
- POLE MOUNTED LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIRE DEPT. CONNECTION (FDC)
- FIRE HYDRANT
- WATER METER (W)
- WATER VALVE (WM)
- GAS VALVE (GV)
- SANITARY CLEANOUT (CO)
- CONCRETE MONUMENT (•)
- CAPPED REBAR/IRON PIPE
- STORM INLET TYPE 'A'
- STORM INLET TYPE 'B'
- STM. DBL. INLET TYPE 'B'
- STORM INLET TYPE 'E'
- STM. DBL. INLET TYPE 'E'
- FLARED END SECTION
- HEADWALL

ABBREVIATIONS

D.C. = DEPRESSED CURB	FF = FINISH FLOOR	MHWL = MEAN HIGH WATERLINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	ML.WL = MEAN LOW WATERLINE
TC = TOP OF CURB	MH = MANHOLE	TW = TOP OF WALL
B = BOLLARD	DEP. = DEPRESSED	BW = BOTTOM WALL
GRT = GRATE	CL = CENTERLINE	
MB = MAILBOX	PM = PARKING METER	

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, STATE OF NEW JERSEY, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY SIDE OF PACIFIC AVENUE (60' WIDE RIGHT OF WAY), WHERE THE SAME IS INTERSECTED BY THE WESTERLY LINE OF GEORGIA AVENUE (50' WIDE RIGHT OF WAY), AND FROM SAID POINT RUNNING THENCE,

A. S 62° 26' 41" W A DISTANCE OF 79.87 FEET TO A POINT IN THE WESTERLY LINE OF BLOCK 164, LOT 63, WHICH IS THE POINT AND PLACE OF BEGINNING; AND FROM SAID POINT; THENCE,

1. S 62° 26' 41" W A DISTANCE OF 220.09 FEET TO A POINT IN THE EASTERLY LINE OF BLOCK 164, LOT 69; THENCE, COINCIDENT WITH THE SAME AND CONCURRENTLY COINCIDENT WITH BLOCK 164, LOTS 70, 71 AND 72,

2. N 27° 33' 19" W A DISTANCE OF 123.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 72; THENCE, COINCIDENT WITH THE SAME,

3. S 62° 26' 41" W A DISTANCE OF 50.00 FEET TO A POINT IN THE EASTERLY LINE OF FLORIDA AVENUE (50' WIDE RIGHT OF WAY); THENCE, COINCIDENT WITH THE SAME,

4. N 27° 33' 19" W A DISTANCE OF 27.38 FEET TO A POINT IN THE SAME INTERSECTS THE SOUTHERLY LINE OF BLOCK 164, LOT 76; THENCE, COINCIDENT WITH THE SAME AND CONCURRENTLY COINCIDENT WITH THE SOUTHERLY LINES OF BLOCK 164, LOTS 77 AND 78,

5. N 62° 26' 41" E A DISTANCE OF 174.96 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 78; THENCE, COINCIDENT WITH THE SAME AND CONCURRENTLY COINCIDENT WITH THE WESTERLY LINE OF BLOCK 164, LOT 79,

6. N 27° 33' 19" W A DISTANCE OF 25.00 FEET TO A POINT IN THE SOUTHERLY LINE OF BLOCK 164, LOT 53; THENCE, COINCIDENT WITH THE SAME,

7. S 62° 26' 41" E A DISTANCE OF 175.00 FEET TO A POINT IN THE AFORESAID WESTERLY LINE OF GEORGIA AVENUE; THENCE, COINCIDENT WITH THE SAME,

8. S 27° 33' 19" E A DISTANCE OF 64.07 FEET TO A POINT IN THE NORTHERLY LINE OF BLOCK 164, LOT 58 THENCE, COINCIDENT WITH THE SAME,

9. S 62° 26' 41" W A DISTANCE OF 79.87 FEET TO A POINT IN THE WESTERLY LINE OF A 5 FOOT WIDE ACCESS ALLEY AS SHOWN ON THE TAX MAP NO. 31 OF THE CITY TAX MAPS AND AS DESCRIBED IN INSTRUMENT 2014070759, VOL. 13842; THENCE, COINCIDENT WITH THE SAME,

10. S 27° 33' 19" E A DISTANCE OF 10.51 FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF BLOCK 164, LOT 64; THENCE, COINCIDENT WITH THE SAME,

11. S 62° 26' 41" W A DISTANCE OF 20.13 FEET TO A POINT IN THE WESTERLY LINE OF LOT 64; THENCE, COINCIDENT WITH THE SAME,

12. S 27° 33' 19" E A DISTANCE OF 15.40 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 64; THENCE, COINCIDENT WITH THE SAME,

13. N 62° 26' 41" E A DISTANCE OF 20.13 FEET TO A POINT IN THE WESTERLY LINE OF THE AFORESAID 5 FOOT WIDE ALLEY; THENCE, COINCIDENT WITH THE SAME AND CONCURRENTLY COINCIDENT WITH SAID LOT 63,

10. S 27° 33' 19" E A DISTANCE OF 85.40 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 41,651 SQUARE FEET (0.956 ACRES) MORE OR LESS

INFORMATION OF FACT

1. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	ITEM
a.) OWNER	X		THE HEALING SIDE, LLC
b.) DEED OF RECORD		X	-
c.) FIELD SURVEY	X		FIELD LOCATED ON FEBRUARY 7-9, 2022
d.) FILED MAP		X	-
e.) TAX MAP	X		LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74 AND 75, BLOCK164, SHEET 31
f.) TITLE REPORT		X	-
g.) OTHER (SEE REFERENCES)	X		SEE NOTE #6

2. PROPERTY KNOWN AS LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74 AND 75, BLOCK164, TAX MAP SHEET 31 OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, STATE OF NEW JERSEY

3. AREA:

   TOTAL PROJECT PARCEL AREA IS 41,651 SQ. FT.± / 0.956 ACRES±.

4. THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP, MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON FEBRUARY 7 & 9, 2022, BY ME 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 DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.

5. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR STATE APPROVED DIGITAL SIGNATURE AND SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

6. REFERENCES - DEEDS OF RECORD
   - A. INSTRUMENT #2014064417, VOL. 13829
   - B. INSTRUMENT #2014064420, VOL. 13829
   - C. INSTRUMENT #2014064667, VOL. 13830
   - D. INSTRUMENT #2014068949, VOL. 13839
   - E. INSTRUMENT #2017027356, VOL. 14240
   - F. INSTRUMENT #2014070759, VOL. 13842
   - G. INSTRUMENT #2007012172, VOL. 12543
   - H. INSTRUMENT #2017028638, VOL. 14244
   - I. INSTRUMENT #2021044016, VOL. 15053
   - J. INSTRUMENT #2020007782, VOL. 14739
   - K. DEED BOOK 3851, PAGE 307
   - L. DEED BOOK 5767, PAGE 043
   - M. DEED BOOK 7306, PAGE 001

9. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
   THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.

10. TOXIC WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.

11. WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THEW HEALING SIDE, LLC, PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

12. HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83) (NEW JERSEY STATE PLANE COORDINATE SYSTEM)
    VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
    THE VERTICAL AND HORIZONTAL DATUM WERE ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHODS.
    CONTROL: ESTABLISHED USING THE KEYNET VIRTUAL REFERENCE SYSTEM RTK NETWORK.

13. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.

14. 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 LISTED IN NOTE 1f **ABOVE**.

15. THE SITE IS LOCATED WITHIN ZONE AB (EL 10) - AREAS OF 100 YEAR FLOOD, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ, COMMUNITY PANEL NUMBER 345278 0005 D, EFFECTIVE DATE AUGUST 15, 1983 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

16. THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.

17. DO NOT USE DISTANCES TO FOUNDATION TO ESTABLISH PROPERTY LINES.

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REV	DATE	DRAWN BY	DESCRIPTION
1	3/22/2022	LWT	REV. PER CITY COMMENTS.

NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR No. GS43329

Digitally signed by John Pankok
DN: cn=John Pankok, c=US, o=Colliers Engineering & Design, ou=New Jersey, email=jpankok@maser-consulting.com, 2.5.4.5=5d0d0d0d
Date: 2022.03.22 15:35:00-04'00'

John J. Pankok
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43329
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR

THE HEALING SIDE, LLC
BLOCK 164
LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74 & 75
31 S. Florida Ave,
2417 Pacific Avenue &
30 S. Georgia Avenue.

CITY OF ATLANTIC CITY
ATLANTIC COUNTY
NEW JERSEY

Colliers Engineering & Design
EGG HARBOR
500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234
Phone: 609.910.4068
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/09/2022	LWT	JJP

PROJECT NUMBER:	DRAWING NAME:
22001415A	V-SURV

SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2022\22001415A\Survey\Plans\V-SURV.dwg\V-V2-SURVEY By: LOUIS TREZZ