

VESTING LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE SOUTH LINE OF PACIFIC AVENUE (60' WIDE),
SAYD POINT BEING 46.00" EAST OF THE EAST LINE OF TENNESSEE AVENUE
(50' WIDE), AND EXTENDING FROM SAID BEGINNING POINT; THENCE
- 1) NORTH 62 DEGREES 32 MINUTES 00 SECONDS EAST, IN AND ALONG THE
SOUTH LINE OF PACIFIC AVENUE A DISTANCE OF
24.33" TO A POINT, THENCE;
 - 2) SOUTH 27 DEGREES 28 MINUTES 00 SECONDS EAST, PARALLEL WITH
TENNESSEE AVENUE, A DISTANCE OF 100.00" TO A POINT, THENCE
 - 3) SOUTH 62 DEGREES 32 MINUTES 00 SECONDS WEST, PARALLEL WITH PACIFIC
AVENUE, A DISTANCE OF 20.33" TO A POINT, THENCE;
 - 4) NORTH 27 DEGREES 28 MINUTES 00 SECONDS WEST, PARALLEL WITH
TENNESSEE AVENUE A DISTANCE OF 50.00" TO A POINT; THENCE
 - 5) SOUTH 62 DEGREES 32 MINUTES 00 SECONDS WEST, PARALLEL WITH PACIFIC
AVENUE, A DISTANCE OF 20.33" TO A POINT, THENCE
 - 6) NORTH 27 DEGREES 28 MINUTES 00 SECONDS WEST, PARALLEL WITH
TENNESSEE AND PARTLY THROUGH A PARTY WALL, A DISTANCE OF 50.00" TO
THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: BEING LOT 64 BLOCK 54 ON A
TAX MAP OF THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC.

EASEMENTS, SERVITUDES & TITLE EXCEPTIONS

SCHEDULE B EXCEPTIONS (SURVEY RELATED)-TITLE COMMITMENT NO. ATA23-1101P, DATED MAY 18, 2023.

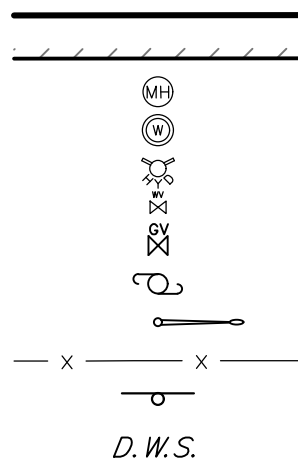
EXCEPTION NO. 9: RIGHTS OF OTHERS IN AND TO PARTY WALLS.
(PARTY WALLS ARE PLOTTED HEREON)

FACTS ALONG THE SURVEYED PROPERTY LINE

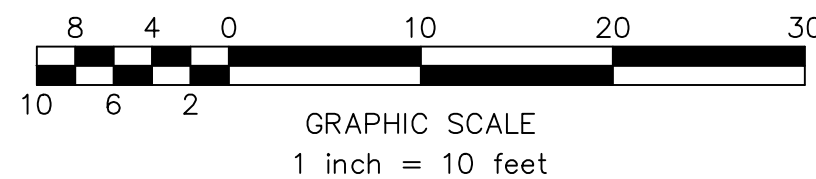
THE INDICATION OF POTENTIAL ENCROACHMENTS AS SHOWN IS NOT AN
OPINION OF THE SURVEYOR AS TO WHETHER THE ENCROACHMENT IS LEGAL
AND/OR HAS BEEN AUTHORIZED BY AGREEMENT.

THE BUILDING ON THE SURVEYED PROPERTY EXTENDS ONTO LOT 1 BY 1.8'

LEGEND



PROJECT BOUNDARY
EXISTING BUILDING
EXISTING UTILITY MANHOLE
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING GAS VALVE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE
EXISTING SIGNAGE
DETECTABLE WARNING SURFACE



SURVEYOR'S NOTES

1. PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 64, LOT 54 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY (SHEET 11).
2. RESOLUTION OF THE BOUNDARY FOR THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS AND EVIDENCE FOUND:
 - a) TITLE COMMITMENT PREPARED BY AGLOBAL TITLE AGENCY LLC AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER ATA23-1101A, DATED MAY 18, 2023
 - b) DB 6341 PG 24 (BLOCK 54 LOT 64)
 - DB 13840 PG 69423 (BLOCK 54 LOT 1)
 - DB 13830 PG 64068 (BLOCK 54 LOT 3)
 - DB 14572 PG 12393 (BLOCK 54 LOT 63)
3. PROPERTY IS LOCATED IN ZONE A8 (EL. 9), AREAS OF 100+-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD ZONES DETERMINED, ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NUMBERED 34527B00050 HAVING AN EFFECTIVE DATE OF AUGUST 15, 1983.
4. THE HORIZONTAL DATA OF THIS PLAN IS REFERENCED TO THE NEW JERSEY PLANE COORDINATE GRID SYSTEM, AS ESTABLISHED BY GPS OBSERVATIONS USING LEICA SMARTNET (NAD83). THE BEARINGS SHOWN HEREON ARE DEED BASED.
5. AT THE TIME OF THE SURVEY, NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
6. BUILDING TIES ARE TO THE BRICK FACADE.
7. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A CEMETERY OR BURIAL GROUND.
8. PROPERTY HAS ACCESS TO PACIFIC AVENUE (PUBLIC RIGHT-OF-WAY).
9. IF THIS DOCUMENT DOES NOT CONTAIN THE EMBOSSED SEAL OF THE UNDERSIGNED PROFESSIONAL OR A DIGITAL ID, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
10. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON JUNE 9, 2023.

SURVEY CERTIFICATION


CERTIFY TO:

MAGICAE WELLNESS LLC
AGLOBAL TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 9, 2023.

9/29/23
LAWRENCE E. LESO, JR., PLS NJ LIC No. GS04335000 DATE

ALTA/NSPS LAND TITLE SURVEY
BLOCK 54, LOT 64
TAX PLATE 11
1322-1324 PACIFIC AVENUE

 Date 9/29/23
Lawrence E. Leso, Jr., P.L.S.

DRAWN BY: WKS	CHECKED BY: JMA	RELEASED BY: LEL
DATE: 9/29/23	HORIZONTAL SCALE: 1"=10'	VERTICAL SCALE: N/A
PROJECT No.: HMY-2301		
DRAWING NAME: 00-Survey.dwg		

[illegible]