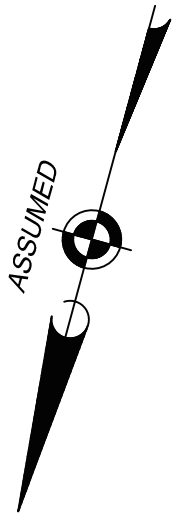


S 75°00'00" W 39.50'



ASPHALT PARKING AREA

CONC. CURB

LOT 7

CONC. SIDEWALK

LOT 4

LOT 2

LOT 3
BLOCK 151
AREA=0.091± AC.

S 15°00'00" E 100.00'

N 15°00'00" W 100.00'

ATTACHED BUILDING

2 STY. BRICK
COMMERCIAL
BUILDING #1536

ATTACHED BUILDING

KENTUCKY AVENUE
(50' R.O.W.)

BLDG. ON LINE

P.O.B.

UTILITY BOXES

BLDG. O.H. (TYP.)

50.50'

PAVERS

M.H. M.H.

BLDG. ON LINE

TREE

CONC. BORDER

CONC. CURB

N 75°00'00" E 39.50'

ATLANTIC AVENUE
(100' R.O.W.)

PREPARED FOR: PUFFSIE, LLC

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/5/23 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))

DB 3979 PG 136

CERTIFICATE OF AUTHORIZATION: 24GA28229800



P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 3

BLOCK 151

CITY OF ATLANTIC CITY

COUNTY OF ATLANTIC

NEW JERSEY

DAVID J. VON STEENBURG

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

Scale: 1"=20'	Drawn By: DVP	Date: 5/5/23	JOB #: E23-00316	CAD File #: SURVEY	Sheet #: 1 OF 1
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