

S 75°00'00" W 39.50'

ASPHALT PARKING AREA

CONC. CURB

LOT 24

LOT 7

CONC. SIDEWALK

LOT 4

S 15°00'00" E 100.00'

LOT 3
BLOCK 151
AREA=0.091± AC.

ATTACHED BUILDING

3 STY. BRICK COMMERCIAL BUILDING #1536

ATTACHED BUILDING

N 15°00'00" W 100.00'

LOT 2

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

CONC. SIDEWALK

BLDG. ON LINE

UTILITY BOXES

PAVERS

TREE

CONC. BORDER

BLDG. O.H. (TYP.)

CONC. SIDEWALK

M.H.

M.H.

CONC. CURB

P.O.B.

50.50'

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

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DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 3
BLOCK 151
CITY OF ATLANTIC CITY
COUNTY OF ATLANTIC
NEW JERSEY

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

RLR 5/2/24