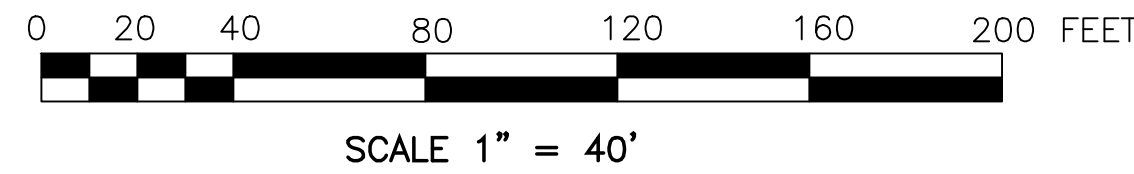


PLAN OF SURVEY



LEGEND:

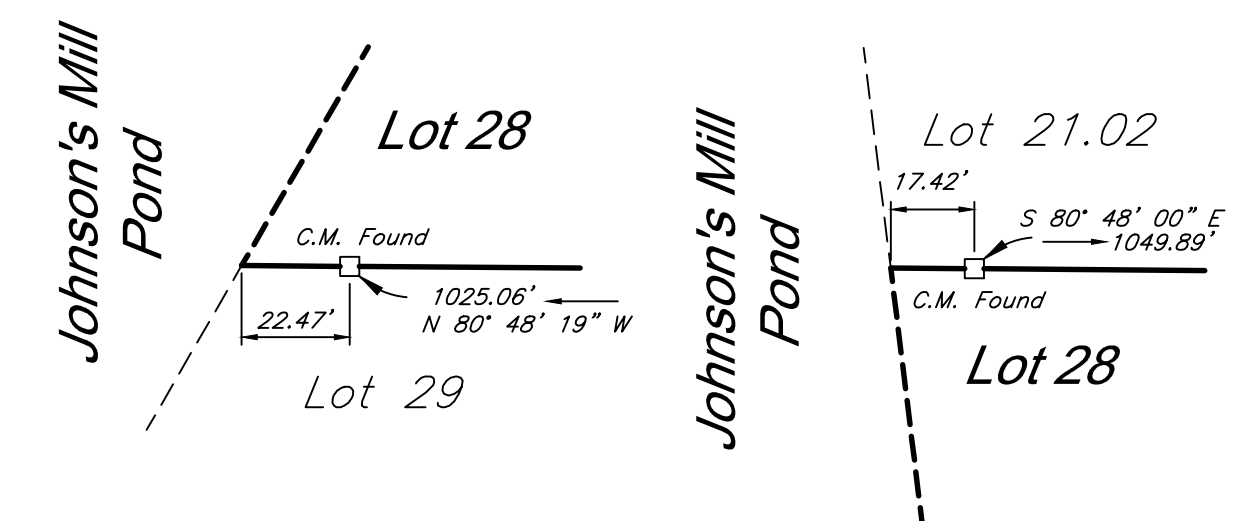
- WOOD POST & RAIL FENCE
- VINYL FENCE
- WOOD FENCE OR RAILING
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- X-CUT SET
- X-CUT FOUND
- CM FOUND
- CM SET
- CM TO BE SET
- I.P. FOUND
- I.P. SET
- I.P. TO BE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- WOODS LINE
- TREE
- INLET
- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF STONE
- UTILITY POLE
- ROAD/TRAFFIC SIGN
- ROAD/TRAFFIC SIGN (2 POSTS)
- OVERHEAD WIRE
- UTILITY MARKOUTS:**
- TELEPHONE
- ELECTRIC
- SANITARY SEWER
- WATER
- GAS
- P.O.B. POINT OF BEGINNING
- B.M. BENCHMARK
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB (ie GUTTER LINE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- EXISTING SPOT ELEVATION
- OLD LOT NUMBERS
- EXISTING CONTOURS
- CLEAR i.e. INSIDE SUBJECT PROPERTY LINE
- CENTERLINE
- YARD LIGHT
- PAVERS
- WETLANDS

GENERAL NOTES:

- BEING TAX LOT 28 IN TAX BLOCK 67 AS SHOWN ON THE TOWNSHIP OF DENNIS TAX MAP SHEET No. 17, DATED APRIL 01, 1980, REVISED THROUGH JANUARY 26, 2016, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN A METES AND BOUNDS DESCRIPTION DATED MARCH 02, 2023 AND PREPARED BY GIBSON ASSOCIATES, P.A. ALSO BEING THE SAME PREMISES AS PREVIOUSLY DESCRIBED AS TRACT No. 3 IN DEED DATED DECEMBER 28, 1979 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON FEBRUARY 13, 1980 IN DEED BOOK 1443, PAGE 790. ALSO BEING LOT 21H IN BLOCK 296 AS SHOWN ON PLAN ENTITLED "MAP OF LAKE SIDE, PROPERTY OF ROBERT M. CHANDLER, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" PREPARED BY CLARENCE DE VAUL, LAND SURVEYOR DATED JANUARY 1972 AND FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JULY 13, 1972 IN FILE No. 1150.
- THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
- VERTICAL CONTROL BASED ON N.A.V.D 1988.
- THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF FEBRUARY 06, 2023.
- REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM DEED BOOK 1443, PAGE 790 AND FILED MAP No. 1150.
- LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
- POINTS A-1 THROUGH A-6 INDICATE FLAGGED FRESHWATER WETLANDS LIMITS AS DETERMINED IN THE FIELD BY JOHN HELBIG, P.P., ON JANUARY 27, 2023.
- FRESHWATER WETLANDS LIMITS SHOWN ARE SUBJECT TO VERIFICATION BY THE N.J. PINELANDS COMMISSION.

Closure Courses And Distances To Point On Edge Of Water (Elev. 6.7')

Course	Distance	Bearing
(A)	54.89'	N 38° 50' 08" E
(B)	53.09'	N 01° 44' 51" E



DETAIL A

SCALE: N.T.S.

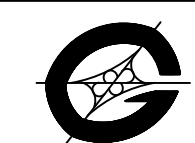
DETAIL B

SCALE: N.T.S.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1 AND THE CERTIFICATION IS LIMITED TO THE SPECIFIC PARTIES LISTED ABOVE.

William F. Seaman

WILLIAM F. SEAMAN
LICENSED PROFESSIONAL LAND SURVEYOR
N.J.P.L.S. LICENSE No. 05-041380



GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

ZONING VARIANCE PLAN
LOT 28, BLOCK 67
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

DATE	REVISIONS