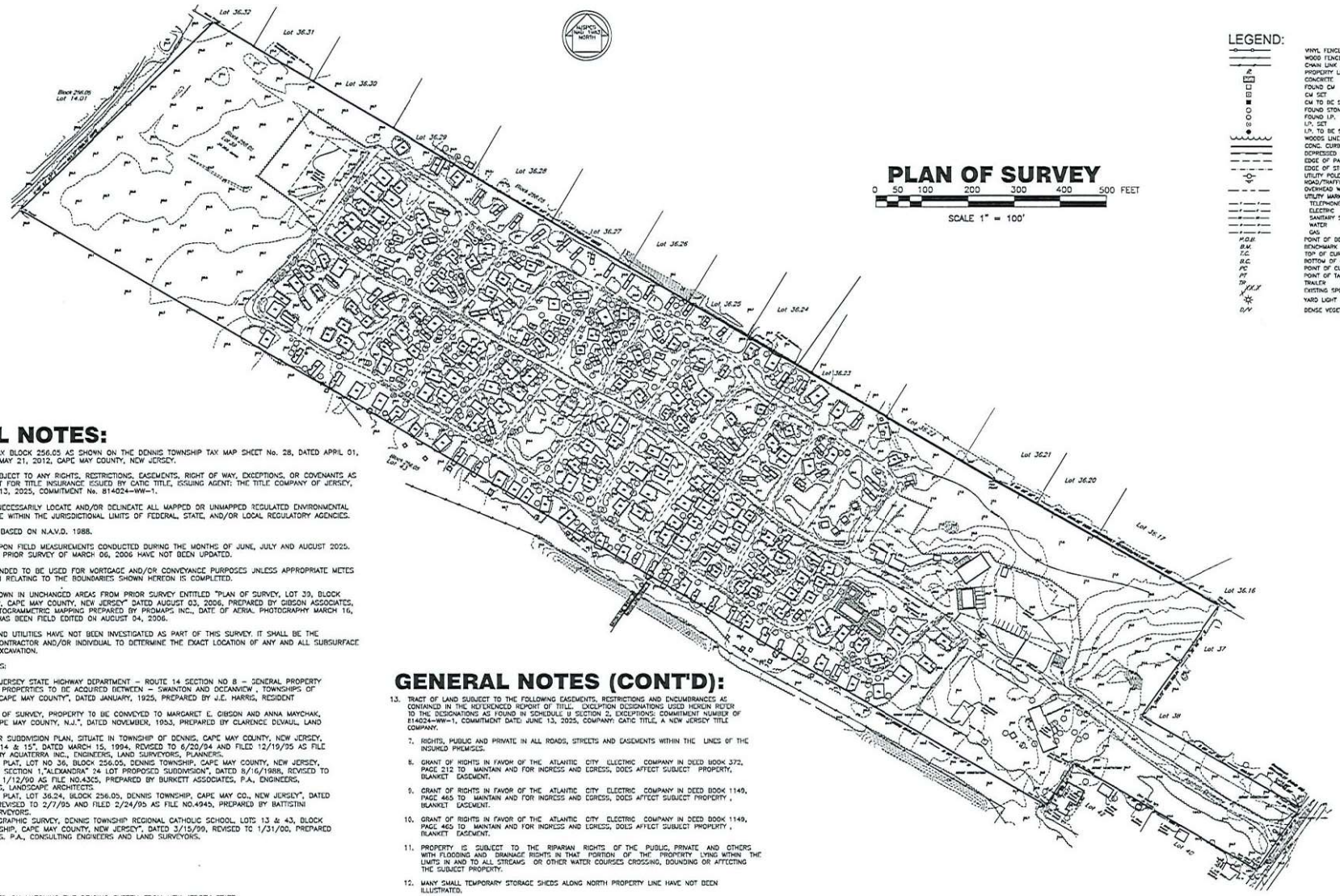


# PLAN OF SURVEY

0 50 100 200 300 400 500 FEET

SCALE 1" = 100'

## LEGEND:

- VINYL FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- FOUND CM
- CM SET
- CM TO BE SET
- FOUND STONE
- FOUND I.P.
- I.P. SET
- I.P. TO BE SET
- WOODS LINE
- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF STONE/DIRT DRIVE
- UTILITY POLE
- ROAD/TRAFFIC SIGN
- OVERHEAD WIRE
- UTILITY MARKOUTS:
  - TELEPHONE
  - ELECTRIC
  - SANITARY SEWER
  - WATER
  - GAS
- M.O.B. POINT OF BEGINING
- B.M. BENCHMARK
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB (or GUTTER LINE)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- TR TRAILER
- XXX EXISTING SPOT ELEVATION
- YARD LIGHT
- D/V DENSE VEGETATION

## GENERAL NOTES:

1. BEING TAX LOTS 39 IN TAX BLOCK 256.05 AS SHOWN ON THE DENNIS TOWNSHIP TAX MAP SHEET No. 28, DATED APRIL 01, 1980, REVISED THROUGH MAY 21, 2012, CAPE MAY COUNTY, NEW JERSEY.
2. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS AS DISCLOSED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CATIC TITLE, ISSUING AGENT: THE TITLE COMPANY OF JERSEY, COMMITMENT DATE: JUNE 13, 2025, COMMITMENT No. 814024-WW-1.
3. 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.
4. XXX VERTICAL CONTROL BASED ON N.A.V.D. 1988.
5. THIS SURVEY IS BASED UPON FIELD MEASUREMENTS CONDUCTED DURING THE MONTHS OF JUNE, JULY AND AUGUST 2025. AREAS UNCHANGED SINCE PRIOR SURVEY OF MARCH 06, 2006 HAVE NOT BEEN UPDATED.
6. THIS SURVEY IS NOT INTENDED TO BE USED FOR MORTGAGE AND/OR CONVEYANCE PURPOSES UNLESS APPROPRIATE METES AND BOUNDS DESCRIPTION RELATING TO THE BOUNDARIES SHOWN HEREON IS COMPLETED.
7. EXISTING TOPOGRAPHY SHOWN IN UNCHANGED AREAS FROM PRIOR SURVEY ENTITLED "PLAN OF SURVEY, LOT 39, BLOCK 256.05, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" DATED AUGUST 03, 2006, PREPARED BY GIBSON ASSOCIATES, P.A. IS BASED UPON PHOTOGRAMMETRIC MAPPING PREPARED BY PROMAPS INC., DATE OF AERIAL PHOTOGRAPHY MARCH 16, 2005 SAID TOPOGRAPHY HAS BEEN FIELD EDITED ON AUGUST 04, 2006.
8. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
9. PLAN & DEED REFERENCES:
   - A. PLAN ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT – ROUTE 14 SECTION NO 8 – GENERAL PROPERTY KEY MAP – SHOWING PROPERTIES TO BE ACQUIRED BETWEEN – SWAINTON AND OCEANVIEW , TOWNSHIPS OF MIDDLE AND DENNIS, CAPE MAY COUNTY", DATED JANUARY, 1925, PREPARED BY J.E. HARRIS, RESIDENT ENGINEER.
   - B. PLAN ENTITLED "PLAN OF SURVEY, PROPERTY TO BE CONVEYED TO MARGARET E. GIBSON AND ANNA MAYCHAK, DENNIS TOWNSHIP, CAPE MAY COUNTY, N.J.", DATED NOVEMBER, 1953, PREPARED BY CLARENCE DEVAUL, LAND SURVEYOR.
   - C. PLAN ENTITLED "MAJOR SUBDIVISION PLAN, SITUATE IN TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NEW JERSEY, BLOCK 256.05, LOTS 14 & 15", DATED MARCH 15, 1994, REVISED TO 6/20/94 AND FILED 12/19/95 AS FILE NO.5031, PREPARED BY AQUATERRA INC., ENGINEERS, LAND SURVEYORS, PLANNERS.
   - D. PLAN ENTITLED "FINAL PLAT, LOT NO 36, BLOCK 256.05, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY, MAJOR SUBDIVISION – SECTION 1,"ALEXANDRA" 24 LOT PROPOSED SUBDIVISION", DATED 8/16/1988, REVISED TO 11/11/90 AND FILED 1/12/90 AS FILE NO.4325, PREPARED BY BURKETT ASSOCIATES, P.A., ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS.
   - E. PLAN ENTITLED "FINAL PLAT, LOT 36.24, BLOCK 256.05, DENNIS TOWNSHIP, CAPE MAY CO., NEW JERSEY", DATED NOVEMBER 8, 1994, REVISED TO 2/7/95 AND FILED 2/24/95 AS FILE NO.4945, PREPARED BY BATTISTINI ASSOCIATES, LAND SURVEYORS.
   - F. PLAN ENTITLED "TOPOGRAPHIC SURVEY, DENNIS TOWNSHIP REGIONAL CATHOLIC SCHOOL, LOTS 13 & 43, BLOCK 256.05, DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY", DATED 3/15/99, REVISED TO 1/31/00, PREPARED BY GIBSON ASSOCIATES, P.A., CONSULTING ENGINEERS AND LAND SURVEYORS.
   - G. DB 1349-PG 222
   - H. DB 1191-PG 686
   - I. DB 3163-PG 315
   - J. DB 363-PG 495
   - K. DB 3015-PG 773
   - L. DB 3003-PG 818
10. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 1983.
11. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
12. SPOT ELEVATIONS, CONTOURS AND ABOVE GROUND IMPROVEMENTS HAVE BEEN UPDATED IN THE AREA OF BATHHOUSE AND LAUNDRY, OFFICE, MAINTENANCE BUILDING, NEW OFFICE AND PARKING LOT AREA (APPROX. 250' X 500') AS WELL AS TRAILERS AND IMPROVEMENTS AROUND THE PERIMETER OF THE SITE (CLOSEST TO PROPERTY LINES). REMAINDER OF INTERNAL IMPROVEMENTS ARE SHOWN BASED ON PRIOR MARCH 06, 2006 SURVEY PER CONTRACTUAL AGREEMENT.

## GENERAL NOTES (CONT'D):

13. TRACT OF LAND SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND ENCUMBRANCES AS CONTAINED IN THE REFERENCED REPORT OF TITLE. EXCEPTION DESIGNATIONS USED HEREIN REFER TO THE DESIGNATIONS AS FOUND IN SCHEDULE B SECTION 2, EXCEPTIONS: COMMITMENT NUMBER OF 814024-WW-1, COMMITMENT DATE: JUNE 13, 2025, COMPANY: CATIC TITLE, A NEW JERSEY TITLE COMPANY.
    - 7. RIGHTS, PUBLIC AND PRIVATE IN ALL ROADS, STREETS AND EASEMENTS WITHIN THE LINES OF THE INSURED PREMISES.
    - 8. GRANT OF RIGHTS IN FAVOR OF THE ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 372, PAGE 212 TO MAINTAIN AND FOR INGRESS AND EGRESS, DOES AFFECT SUBJECT PROPERTY, BLANKET EASEMENT.
    - 9. GRANT OF RIGHTS IN FAVOR OF THE ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 1149, PAGE 465 TO MAINTAIN AND FOR INGRESS AND EGRESS, DOES AFFECT SUBJECT PROPERTY , BLANKET EASEMENT.
    - 10. GRANT OF RIGHTS IN FAVOR OF THE ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 1149, PAGE 465 TO MAINTAIN AND FOR INGRESS AND EGRESS, DOES AFFECT SUBJECT PROPERTY , BLANKET EASEMENT.
    - 11. PROPERTY IS SUBJECT TO THE RIPARIAN RIGHTS OF THE PUBLIC, PRIVATE AND OTHERS WITH FLOODING AND DRAINAGE RIGHTS IN THAT PORTION OF THE PROPERTY LYING WITHIN THE LIMITS IN AND TO ALL STREAMS OR OTHER WATER COURSES CROSSING, BOUNDING OR AFFECTING THE SUBJECT PROPERTY.
    - 12. MANY SMALL TEMPORARY STORAGE SHEDS ALONG NORTH PROPERTY LINE HAVE NOT BEEN ILLUSTRATED.
    - 13. INTERNAL ROADWAYS ARE GENERALLY STONE OR DIRT EXCEPT WHERE INDICATED AS ASPHALT.

| DATE | REVISIONS |
|---|---|
| 09-11-25 | REVISED SURVEY PER CLIENT REQUEST |
| 08-07-25 | UPDATE SURVEY |

TO: TAMCHLANE CAMPGROUND,INC.:

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
LICENSED PROFESSIONAL LAND SURVEYOR
N.J.P.L.S. LICENSE No. GS-041280

DRAWN: MD/JJS | CHECKED: MJG/WFS | DATE: 08-03-06 | SCALE: 1" = 100' | BK. 34 PG 242 | DWG. No. 2986-D

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

PLAN OF SURVEY
LOT 39, BLOCK 256.05
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

LEGEND:

- VINYL FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- FOUND CM
- CM SET
- CM TO BE SET
- FOUND STONE
- FOUND I.P.
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- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF DIRT DRIVE
- UTILITY POLE
- ROAD/TRAFFIC SIGN
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- P.O.B. POINT OF BEGINING
- B.M. BENCHMARK
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB (or GUTTER LINE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- TR TRAILER
- XX.X EXISTING SPOT ELEVATION
- YARD LIGHT

# PLAN OF SURVEY

0 50 100 150 200 250 FEET

SCALE 1" = 50'

TO: TAMOPLANE CAMPGROUND,INC.;

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
LICENSED PROFESSIONAL LAND SURVEYOR
N.J./P.L.S. LICENSE No. GS-04-1280

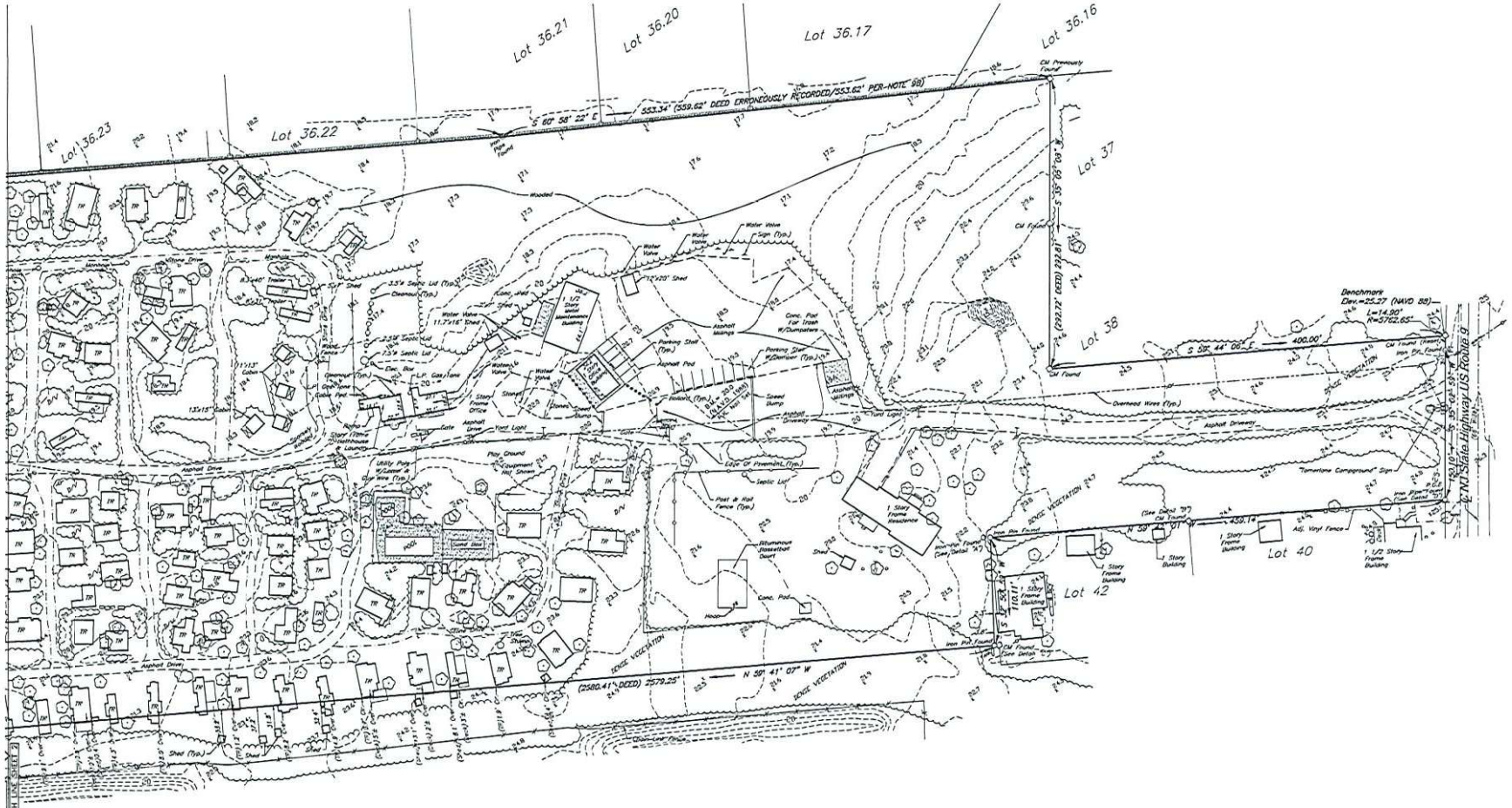
| DATE | REVISIONS |
|---|---|
| 08-07-25 | UPDATE SURVEY |


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


PLAN OF SURVEY
LOT 39, BLOCK 256.05
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

DRAWN: MO/JJS | CHECKED: MJG/WFS | DATE: 08-03-06 | SCALE: 1" = 50' | BK. 34 PG 242 | DWG. No. 2986-D

SHEET 2 OF 3




LEGEND:

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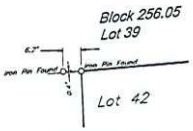
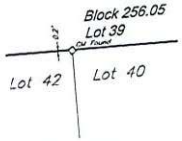
  - SANITARY SEWER
  - WATER
  - GAS
- P.O.B. POINT OF BEGINING
- B.M. BENCHMARK
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB (= GUTTER LINE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- TR TRAILER
- 25.X,Y DRAFTING SPOT ELEVATION
- YARD LIGHT




**DETAIL "A"**
NOT TO SCALE

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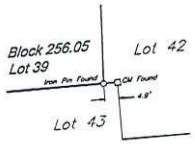
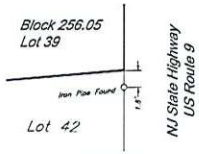



**DETAIL "C"**
NOT TO SCALE




**DETAIL "D"**
NOT TO SCALE

# PLAN OF SURVEY

0 50 100 150 200 250 FEET

SCALE 1" = 50'

| DATE | REVISIONS |
|---|---|
| 09-11-25 | REVISED SURVEY PER CLIENT REQUEST |
| 08-07-25 | UPDATE SURVEY |

TO: TAMERLANE CAMPGROUND,INC.:

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
LICENSED PROFESSIONAL LAND SURVEYOR
N.J.P.L.S. LICENSE No. 24GS04113600

DRAWN: WO/JJS | CHECKED: WJG/WFS | DATE: 08-03-06 | SCALE: 1" = 50' | BK. 34 PG 242 | DWG. No. 29886-D

SHEET 3 OF 3 | FILE No. 24GA-01

GIBSON ASSOCIATES, P.A.
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PLAN OF SURVEY
LOT 39, BLOCK 256.05
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY