

**SITE DATA:**

REPUTED OWNER: SHORE FINANCIAL ADVISORS, LLC  
1523 MCDANIEL DRIVE  
WEST CHESTER, PENNSYLVANIA 19380  
1944 ROUTE 9 NORTH  
CLERMONT, NEW JERSEY 08210  
DEED BOOK 4042, PAGE 686  
RECORD LOCATION:  
SOURCE OF TITLE: BEING THE SAME PREMISES WHICH JARMA, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 2, 2022 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF CAPE MAY COUNTY IN DEED BOOK 4042, PAGE 686, GRANTED AND CONVEYED UNTO SHORE FINANCIAL ADVISORS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,  
APN NUMBER: 504-262-7  
TOTAL TRACT AREA (GROSS): 8.915 ACRES (368,363 S.F.)  
SOURCE OF HORIZONTAL DATUM: NAD83 BASED ON RTK GPS OBSERVATION  
SOURCE OF VERTICAL DATUM: NAVD83 BASED ON RTK GPS OBSERVATION

**NOTES:**

- 1. IF THIS DOCUMENT DOES NOT CONTAIN A RED INK OR RAISED IMPRESSION SEAL OF THE NEW JERSEY PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- 2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP PANEL NO. 3402001H, WITH AN EFFECTIVE DATE OF 10/05/2017.
- 3. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND MARKS OR PLANS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. STRUCTURES OR HOUSE CONNECTIONS BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATIONS, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (NEW JERSEY ONE CALL INC.) (800-242-1776 OR DIAL 8-1-1).
- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (DECEMBER 2023) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY.
- 6. THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD TITLE, FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF. IT IS FOR THE JUDICIARY TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS, AND INTEREST OF THE SURVEYED PREMISES.
- 7. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
- 8. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATIONS OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT NO WETLANDS OR CONTAMINATION IS SHOWN.
- 9. NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.
- 10. THE BASIS OF THE BEARINGS OF THIS SURVEY ARE PER THE NEW JERSEY STATE PLANE COORDINATE SYSTEM.
- 11. THE BEARINGS AND DISTANCES SHOWN HEREON AS "CALC." ARE BASED UPON THE BEARINGS AND DISTANCES AS DESCRIBED IN DEED BOOK 4042, PAGE 686.

**REFERENCES:**

PLAN ENTITLED "FINAL PLAT CLERMONT BUSINESS PARK" PREPARED BY AQUA TERRA, INC., DATED OCTOBER 2, 1987, AND LAST REVISED DECEMBER 8, 1988.

**NJ ONE CALL:**

TICKET NO.: 233621504  
WILKINSON & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FROM EXISTING SUBSURFACE LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES WILKINSON ASSOCIATES, INC. LAND SURVEYORS, LLC GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.  
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK BY CALLING THE NEW JERSEY ONE CALL SYSTEM AT 1-800-272-1000 OR BY DIALING 8-1-1.  
COMPANY: ATLANTIC CITY ELECTRIC  
ADDRESS: 5100 HARDING HIGHWAY  
MAYS LANDING, NJ 08330  
PHONE: 800-322-6928  
COMPANY: VERIZON  
ADDRESS: ENLISHTOWN  
PHONE: UNKNOWN  
COMPANY: COMCAST CABLE  
ADDRESS: 301 S MAIN RD  
VINELAND, NJ 08360  
PHONE: 855-616-9200  
COMPANY: SOUTH JERSEY GAS COMPANY  
ADDRESS: 21 WHITE HORSE PIKE  
CHELSEA, NJ 08089  
PHONE: 800-592-7060  
COMPANY: PENTA COMMUNICATIONS  
ADDRESS: 14211 WYTHSFORD ST  
RAHWAY, NJ 07065  
PHONE: 732-382-8600

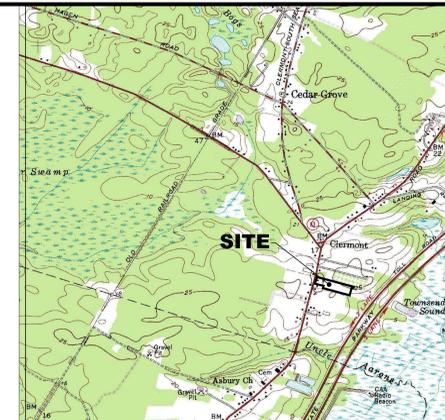


Dial 8-1-1 or 1-800-272-1000 not less than 3 business days prior to more than 10 business days prior to the start of excavation.  
Coordinate your projects via Coordinate NJ at www.nj-onecall.org.  
New Jersey One Call System Serial Number 233621504

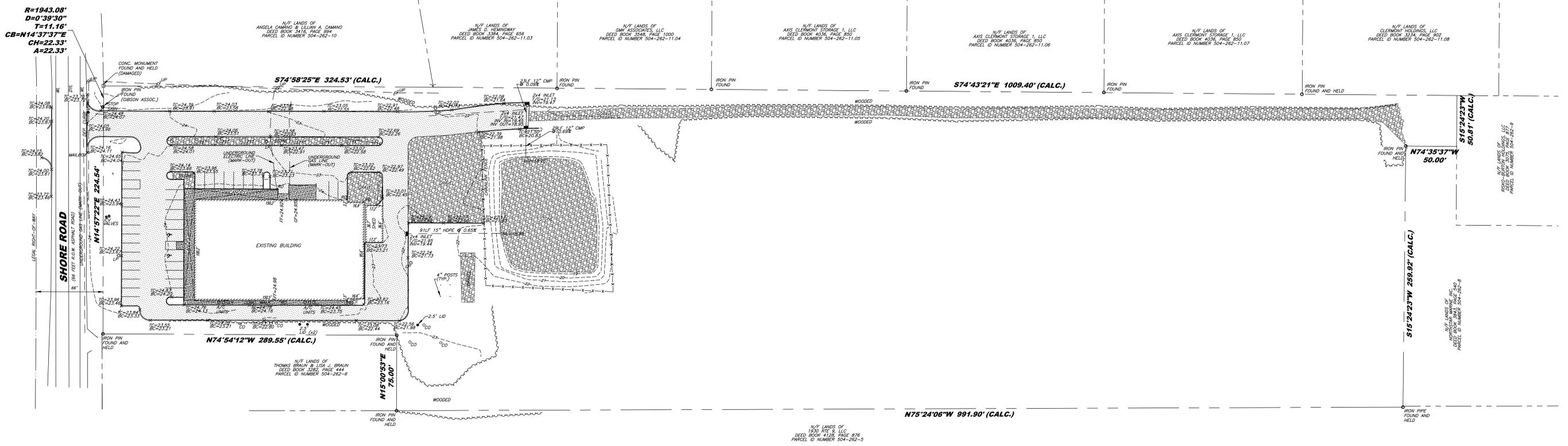
**LEGEND**

NOT ALL OBJECTS LISTED IN THE LEGEND MAY NECESSARILY APPEAR ON THE PLAN

---	EXISTING PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY TRACT LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING PAVEMENT
---	EXISTING BUILDING LINE
---	EXISTING CONCRETE
---	EXISTING CURB
---	EXISTING DEPRESSED CURB
---	EXISTING RIP-RAP/GRAVEL HATCH
---	EXISTING PAVEMENT HATCH
---	EXISTING CONCRETE HATCH
---	EXISTING CONTOUR LINES
---	EXISTING STORMWATER LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND GAS
---	EXISTING WOODS LINE
---	EXISTING FENCE (IRON)
---	EXISTING ROOF DRAIN
---	EXISTING CLEANOUT
---	EXISTING STORMWATER INLET (2'x6")
---	EXISTING STORMWATER INLET (2'x2")
---	EXISTING STORM MANHOLE COVER
---	EXISTING UTILITIES MANHOLE COVER
---	EXISTING SERVICE VALVE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING IRON PIN
---	EXISTING MONUMENT
---	EXISTING GAS VALVE
---	EXISTING GAS METER
---	TOP OF CURB
---	BOTTOM OF CURB
---	TOP OF GRATE ELEVATION
---	ROOF DRAIN
---	WHITE LINE (PAVEMENT MARKING)
---	DOUBLE YELLOW LINE (PAVEMENT MARKING)
---	FIN ELEVATION OF MANHOLE
---	INVERT ELEVATION
---	GARAGE FLOOR ELEVATION
---	MANHOLE
---	CLEANOUT
---	FINISHED FLOOR ELEVATION
---	CONC.



**LOCATION MAP**  
SCALE: 1" = ±2,000'



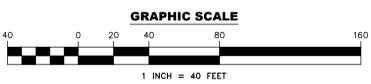
**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT A SURVEY OF 1944 ROUTE 9 NORTH IN THE TOWNSHIP OF DENNIS, COUNTY OF CAPE MAY, STATE OF NEW JERSEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN DECEMBER, 2023. THIS IS A TRUE AND CORRECT SURVEY OF THE ABOVE DESCRIBED LAND.  
1. THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR EASEMENTS, EXCEPT AS SHOWN HEREON.  
2. THIS SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS SITUATED ON THE PROPERTY SURVEYED AT GROUND LEVEL, UNLESS NOTED OTHERWISE.  
3. THE PROPERTY SURVEYED HAS DIRECT FRONTAGE ON SHORE ROAD.  
4. THE PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE.

Timothy B. Johnson  
TIMOTHY B. JOHNSON, P.L.S.  
SJK3334



JANUARY 8, 2024  
DATE



REV	DATE	DESCRIPTION	BY	PROJECT
REV	DATE	DESCRIPTION	BY	1944 ROUTE 9 NORTH CLERMONT, NEW JERSEY 08210 TOWNSHIP OF DENNIS COUNTY OF CAPE MAY  PREPARED FOR: SHORE FINANCIAL ADVISORS, LLC 1523 MCDANIEL DRIVE WEST CHESTER, PA 19380
REV	DATE	DESCRIPTION	BY	
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REV	DATE	DESCRIPTION	BY	
REV	DATE	DESCRIPTION	BY	
REV	DATE	DESCRIPTION	BY	
REV	DATE	DESCRIPTION	BY	

BOUNDARY AND TOPOGRAPHICAL PLAN

PREPARED BY:  
**WILKINSON & ASSOCIATES, INC.**  
THE COMMONS AT VALLEY FORGE  
1220 VALLEY FORGE ROAD, SUITE 22  
PHOENIXVILLE, PA 19460  
PHONE (610) 415-1220 FAX (610) 415-1224  
374 CIRCLE OF PROGRESS DRIVE  
POTTSTOWN, PA 19464  
PHONE (610) 323-3400

PREPARED BY	PROJECT #
JMGG	2023-344
SURVEYED BY	CHECKED BY
LM	TB/C
DATE	DRAWING #
1-8-2024	1
SCALE	SHEET
1"=40'	1