

GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY, SHEET NO. 8.04.
- HORIZONTAL DATUM BASED ON DEED BOOK 4104, PAGE 356.
- VERTICAL DATUM NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON AUGUST 15, 2023, UTILIZING THE LEICA RTK CORS
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON AUGUST 15, 2023 AND NOVEMBER 20,
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NUMBER: 162505ST-01, EFFECTIVE COMMITMENT DATE: 10/16/2023.
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
- 0. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.16. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
- 2. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- 3. PARKING SPACE COUNT: THERE IS NO PARKING PROVIDED ON THE PROPERTY.
- 4. SUBJECT PROPERTY HAS DIRECT ACCESS TO BROADWAY (COUNTY ROUTE NO. 551). NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
- 6. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NJ STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERBLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNESS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S

ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF

DEED REFERENCES

- 1. DEED BOOK 11536, PAGE 32 LOT 26
- 2. DEED BOOK 4104, PAGE 356 LOT 27 3. DEED BOOK 10395, PAGE 209 - LOT 28
- 4. DEED BOOK 11184, PAGE 1729 LOT 31

POSSIBLE ENCROACHMENTS

- BUILDING AT SOUTHEAST CORNER OF TAX LOT 26 ENCROACHES ON THE NORTHERLY LINE OF BLOCK 480 TAX LOT 27 BY APPROXIMATELY 1.6'.
- BUILDING ON TAX LOT 27 ENCROACHES OVER THE NORTHERLY LINE OF BLOCK 480 TAX LOT 28 BY APPROXIMATELY 0.2'.

LEGEND

UTILITY POLE

IIII YARD INLET

MANHOLE

SHRUB

→ SIGN

■ EGRESS/INGRESS

WETLAND FLAG

🗂 MAIL BOX

O BOLLARD

BORING LOCATION

TEST PIT LOCATION

LIGHTED BOLLARD

LIGHT POLE

⇒ BUILDING LIGHT

(#) EXCEPTION

COBRA LIGHT POLE

TRANSFORMER

MW △ MONITORING WELL

AIR AIR PUMP

🍑 FIRE HYDRANT

WV ⋈ WATER VALVE

WM O WATER METER

GV ⋈ GAS VALVE

GM □ GAS METER

EM □ ELECTRIC METER

Elbox □ ELECTRIC BOX

WELL

FLARED END SECTION WSO O WATER SHUT OFF VALVE

DECIDUOUS TREE

TEL
TELEPHONE BOX

C∕O ○ CLEAN OUT

DS O DOWN SPOUT

EVERGREEN TREE

VUK IN VALVE UNKNOWN

** PARKING STALL COUNT

BARBED WIRE FENCE ON TAX LOT 27 ENCROACHES OVER THE NORTHERLY LINE OF BLOCK 480 TAX LOT 28 BY APPROXIMATELY 0.6'.

TAX LOT 21 BLOCK 480 TAX LOT 23 BLOCK 480 TAX LOT 24 BLOCK 480 TAX LOT 25 BLOCK 480 TAX LOT 19 BLOCK 480 Masonry Building Masonry Wall S88° 35' 56"E A S88° 00' 00"E Barbed Wire Fence UP #67445CM Cap Set 5' TAX MAP LOT 27 BLOCK 480 DB. 4104, PG. 356 Metal \Roll-Up N/F HEART OF CAMDEN, INC. Height: 32'± 1,976.0 SF, 0.045 AC. ¥551) Metal Storage Structure **₹**9 BROADWA (A.K.A. COUNTY ROUTE NO (66' ROW WIDTH PER TA) 104.00 (DR1) N88° 35' 56"W UP #16310CM Fire Department – Connection ⁷ Concrete TAX LOT 28 BLOCK 480 N/F CAMDEN FIREWORKS,INC. DB. 10395, PG. 209 Masonry Building Height: 42'± × 13.18 J.02 X TAX LOT 86 BLOCK 480 Concrete TAX LOT 31 BLOCK 480 N/F CAMDEN FIREWORKS,INC. I DB. 11184, PG. 1729 INV(A): 4.24 INV(B): 4.15 TITLE COMMITMENT **SURVEY LEGAL DESCRIPTION** LEGAL DESCRIPTION BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROADWAY (66' WIDE

JASPER STREET (60' ROW WIDTH PER TAX MAP)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES LYING, BEING AND SITUATE IN THE CITY OF CAMDEN, CAMDEN COUNTY, AND STATE OF NEW JERSEY BEING MORE PARTICULARLYDESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF BROADWAY (66' WIDE) A DISTANCE OF 96.00 FET SOUTHWESTWARDLY FROM A POINT IN THE SOUTHERLY LINE OF JASPER STREET, BOUNDED AND DESCRIBED AS FOLLOWS: THENCE

(1) SOUTH 02 DEGREES WEST ALONG THE WESTERLY LINE OF BROADWAY A DISTANCE OF 19.00 FEET TO A POINT AND CORNER; THENCE

(2) NORTH 88 DEGREES WEST ALONG THE CENTERLINE OF THE PARTY WALL BETWEEN PREMISES NO. 1811 AND NO. 183 (FIRE STATION) BROADWAY AND ITS EXTENSIONS THEREOF, A DISTANCE OF 104.00 FEET TO A POINT AND CORNER; THENCE

(3) NORTH 02 DEGREES EAST ALONG THE EASTERLY LINE OF A 3.50' WIDE ALLEY, A DISTANCE OF 19.00 FEET TO A POINT AND CORNER; THENCE

(4) SOUTH 88 DEGREES EAST ALONGTHE CENTERLINE OF THE PARTY WALL BETWEEN PREMISES NO. 1811 AND NO. 1809 BROADWAY AND ITS EXTENSIONS THEREOF, A DISTANCE OF 104.00 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING PREMISES NO. 1811 BROADWAY

BEING TAX BLOCK: 480, TAX LOT: 27

<u>SCHEDULE B -</u> **SECTION 2 EXCEPTIONS**

ITEMS 1-14 ARE NOT OF A SURVEY NATURE AND ARE NOT PLOTTABLE.

15. EASEMENTS AND RESTRICTIONS AS CONTAINED IN DEED BOOK 370, PAGE 644 - (OFFSITE-NOT PLOTTABLE)

RIGHT-OF-WAY)(A.K.A. COUNTY ROUTE 551) WHERE INTERSECTED BY THE COMMON LINE TO LOTS 26 AND 27, BLOCK 480, SAID POINT BEING SOUTH 01 DEGREES 24 MINUTES 04 SECONDS WEST 96.00 FEET FROM THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY WITH THE SOUTHERLY LINE OF JASPER STREET (60' WIDE RIGHT-OF-WAY), RUNNING THENCE;

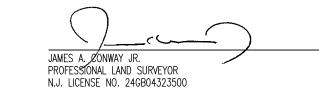
- 1. SOUTH 01 DEGREES 24 MINUTES 04 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 19.00 FEET TO A POINT, THENCE;
- NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL BETWEEN LOTS 27 AND 28, BLOCK 480, A DISTANCE OF 104.00 FEET TO A POINT IN SAID 3.50 FEET WIDE ALLEY, THENCE; 3. NORTH 01 DEGREES 24 MINUTES 04 SECONDS EAST ALONG SAID 3.50 FEET WIDE ALLEY THROUGH A CAP SET AT AN OFFSET OF 5.00 FEET, A DISTANCE OF 19.00 FEET TO A POINT, THENCE;
- 4. SOUTH 88 DEGREES 35 MINUTES 56 SECONDS EAST ALONG THE CENTERLINE OF THE PARTY WALL BETWEEN LOTS 25 AND 26, A DISTANCE OF 104 FEET TO THE POINT AND PLACE OF BEGINNING.

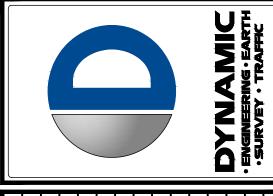
CONTAINING A CALCULATED AREA OF 1,976 SQUARE FEET OR 0.045 ACRES.

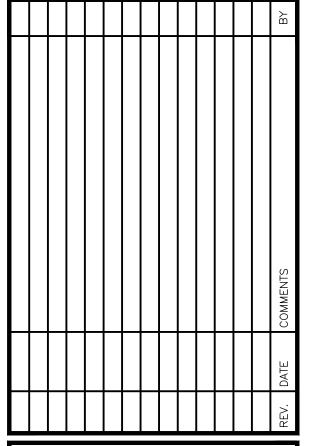
CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 3, 2023. DATE OF PLAT OR MAP: DECEMBER 4, 2023.







BENCHMARK (DR) DEED REFERENCE CONC. MONUMENT FN SURVEY CONC. MONUMENT S (BOS) BOTTOM OF STRUCTURE I.P. / I.B. FND (TOS) TOP OF STRUCTURE I.P. / I.B. SET (AKA) ALSO KNOWN AS STAKE FND (FKA) FORMERLY KNOWN AS STAKE SET

(C/L) CENTERLINE

SURVEY LEGEND

LSA LANDSCAPE AREA PK NAIL SET × 0.00 SPOT ELEVATIONS DRILL HOLE FND \times G: 0.00 GUTTER ELEV. DRILL HOLE SET × TC: 0.00 TOP OF CURB ELEV. SURVEY STONE FNI imes FF: 0.00 FINISH FLOOR ELEV. SURVEY CAP FND ×GF: 0.00 GARAGE FLOOR ELEV. CROSS CUT FOUND ×BW: 0.00 BOTTOM OF WALL ELEV. CROSS CUT SET XTW: 0.00 TOP OF WALL ELEV. POINT OF BEGINNING

×WSE: 0.00 WATER SURFACE ELEV.

PK NAIL FND

DYNAMIC **SURVEY, LLC**

1 INCH = 10 FT.

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEY HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOU ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

1904 Main Street, Lake Como, NJ 07719 T: 732.974.0198 | F: 732.974.3521

Offices conveniently located at: Lake Como, New Jersey • T: 732,974,0198 Chester, New Jersey • T: 732,749.8780 Newark, New Jersey • T: 732.749.8780 Toms River, New Jersey • T: 732.749.8780 Newtown, Pennsylvania • T: 267.685.0276
Philadelphia, Pennsylvania • T: 267.685.0276 Bethlehem, Pennsylvania • T: 267.685.0276 Allen, Texas • T: 972.534.2100

Houston, Texas • T: 281.789.6400 Austin, Texas • T: 512.646.2646 Annapolis, Maryland • T: 410.567.5000 New Jersey Certificate of Authorization No. 24GA282288 www.dynamicec.com

HEART OF CAMDEN

BLOCK 480, LOT 27 1811 BROADWAY CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSE

JAMES A. CONWAY JR



CRAIG BLACK

NEW JERSEY LICENSE No. 24GB04257400

ALTA/NSPS LAND TITLE SURVEY

4688 23-01711 | 1"=10' | 12/04/202 DRAWN BY: FIELD BY: CHECKED BY: JRH/GSJ DAB JAC

0F 1

PROPERTY LINES

OFF-SITE PROPERTY LINES

— A — — A — EXISTING VINYL FENCE ------------------------EXISTING EDGE OF WATER

EXISTING EDGE OF MITTER

8" CIP EXISTING SANITARY SEWER

— I — EXISTING POST AND RAIL FENCE

----- o ------ EXISTING BOARD ON BOARD FENCE

— G — G — APPROX. LOC. EXIST UNDERGROUND GAS LINES

OH — APPROX. LOC. EXIST OVERHEAD LINES

— S — S — APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES

— 7 — 7 — APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES

EXISTING MINOR CONTOUR & ELEVATION