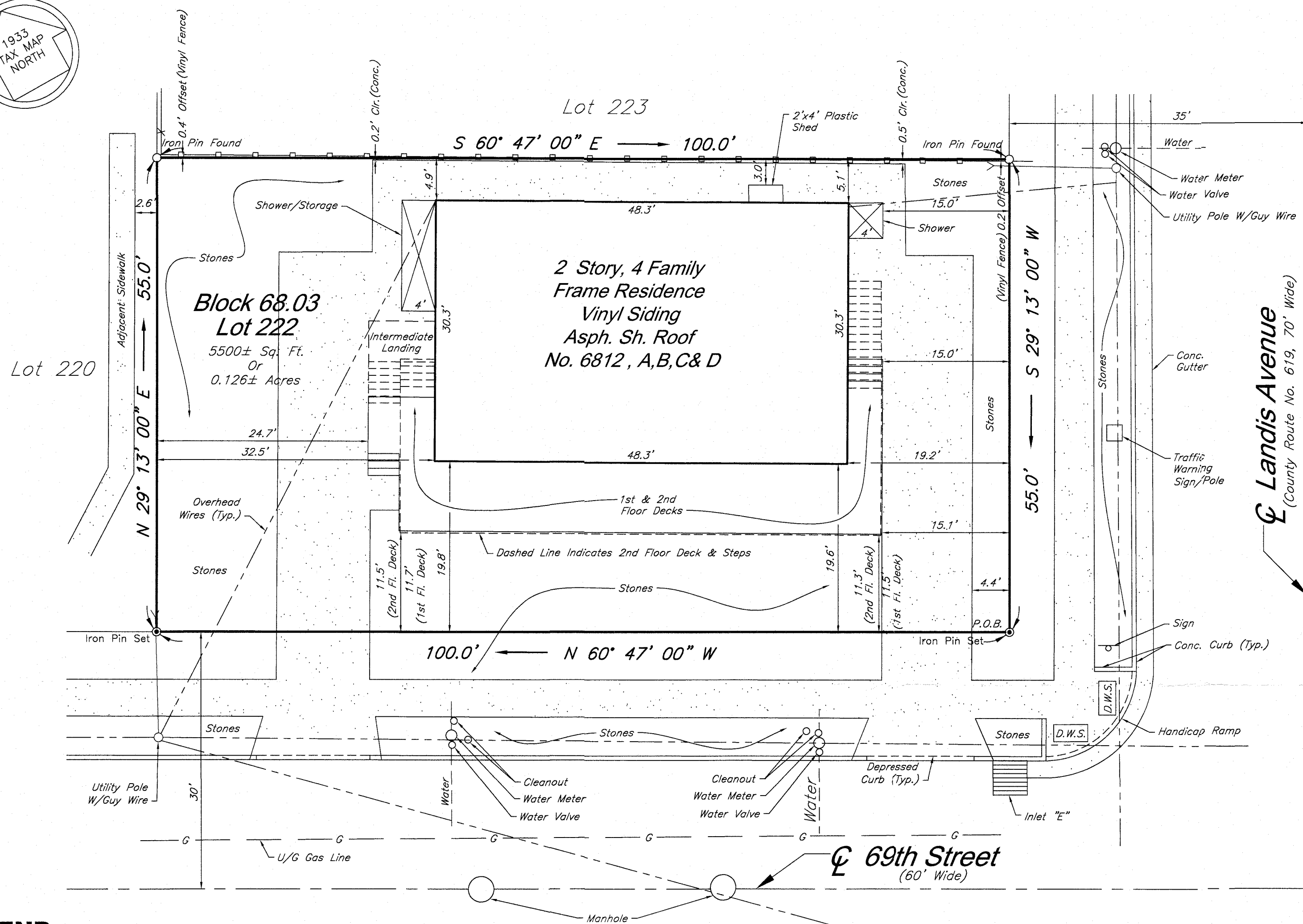




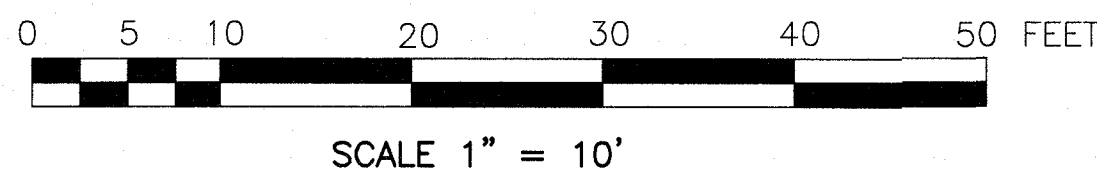
GENERAL NOTES:

1. BEING TAX LOT 222 IN TAX BLOCK 68.03 AS SHOWN ON THE SEA ISLE CITY TAX MAP SHEET No. 15, DATED FEBRUARY 22, 1973, REVISED THROUGH DECEMBER 29, 1995, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN DEED DATED DECEMBER 27, 2017 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JANUARY 30, 2018 IN DEED BOOK 3774, PAGE 554. ALSO BEING THE SAME PREMISES AS DESCRIBED IN THE MASTER DEED OF DECLARATION OF CONDOMINIUM FOR PARKVIEW CONDOMINIUM DATED MARCH 23, 1985 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON APRIL 02, 1985 IN DEED BOOK 1590, PAGE 11.
2. 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.
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. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF JULY 24, 2025.
5. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM THE 1933 SEA ISLE CITY TAX MAP.
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. THERE ARE NO MAPPED "TIDELANDS CLAIMS" LOCATED ON LOT 222 IN BLOCK 68.03 AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION MAP No. 105-1986.
8. THE INFORMATION SHOWN HEREON REPRESENTS CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY. ANY UNDERGROUND UTILITIES ILLUSTRATED ARE BASED ON PAINT MARKS (DETERMINED BY OTHERS) AND/OR ABOVE GROUND EVIDENCE FOUND AT THE SITE AND IS SCHEMATIC IN NATURE. 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.

LEGEND:

	WOOD POST & RAIL FENCE		EDGE OF STONE
	VINYL FENCE		UTILITY POLE
	WOOD FENCE OR RAILING		ROAD/TRAFFIC SIGN (1 POST)
	CHAIN LINK FENCE (C.L.F.)		ROAD/TRAFFIC SIGN (2 POSTS)
	PROPERTY LINE		OVERHEAD WIRE
	CONCRETE		UTILITY MARKOUTS:
	X-CUT SET		TELEPHONE
	X-CUT FOUND		ELECTRIC
	X-CUT TO BE SET		SANITARY SEWER
	CM FOUND		WATER
	CM SET		GAS
	CM TO BE SET		POINT OF BEGINNING
	I.P. FOUND		BENCHMARK
	I.P. SET		TOP OF CURB
	I.P. TO BE SET		TOP OF DEPRESSED CURB
	P.K. NAIL FOUND		BOTTOM OF CURB (ie GUTTER LINE)
	P.K. NAIL SET		POINT OF CURVATURE
	P.K. NAIL TO BE SET		POINT OF TANGENCY
	WOODS LINE		EXISTING SPOT ELEVATION
	TREE		OLD LOT NUMBERS
	INLET		EXISTING CONTOURS
	CONC. CURB		CLEAR i.e. INSIDE PROPERTY LINE
	DEPRESSED CONC. CURB		CLIENT OWNED FEATURE OVER PROPERTY LINE
	EDGE OF PAVEMENT		NEIGHBOR OWNED FEATURE OVER PROPERTY LINE
	CENTERLINE		OFFSET DISTANCE IMPLIES THIS SURVEYOR IS UNSURE OF FEATURE OWNERSHIP
	PAVERS		
	DETECTABLE WARNING SURFACE		

PLAN OF SURVEY



TO: PARKVIEW CONDOMINIUM ASSOCIATION;

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. GS-041380



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

PLAN OF SURVEY
LOT 222, BLOCK 68.03
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

DATE

REVISIONS

DRAWN: JJS

CHECKED: MJG/WFS

DATE: 08-11-25

SCALE: 1" = 10'

BOOK 60 PAGE 66

DWG. No. 3455-C

F3590-3455-C(08-11-25)R0.DWG

File No. 3590