

DB 6246 PG 247



LOT 1

LOT 1.01

N 86°45'00" E 84.50'

(84.49' DEED)

NAIL FOUND
→ 0.3'

CURB
ON LINE

CAPPED REBAR SET

ASPHALT
2.8'
3.6'

LOT 8

LOT 8.03
BLOCK 3

AREA=0.397± AC.

ASPHALT PARKING
AREA (TYP.)

LOT 2

N 16°38'00" E 183.98'
(104.08' DEED)

S 07°38'40" W 178.53'

LOT 9

(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE #45)
MANTUA PIKE
(R.O.W. VARIES)

ASPHALT
4.0'

1 STY. COMMERCIAL
BUILDING #19

MAS.
PORCH

CHIM.

CONC.
(TYP.)

GUY

P.O.B.
CAPPED REBAR FOUND

N 87°55'00" E 150.00'

HYD.

CONC. CURB

U.P.

CAPPED REBAR SET

S 87°55'00" W 113.35'
(S87°35'00"W DEED)

MAPLE AVENUE
(60' R.O.W.)

PREPARED FOR: *HAPS REALTY, LLC*

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/16/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.

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CERTIFICATE OF AUTHORIZATION: 24GA28229800



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SURVEY OF PROPERTY

LOT 8.03 **BLOCK 3**
BOROUGH OF WOODBURY HEIGHTS
COUNTY OF GLOUCESTER **NEW JERSEY**

DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=30'	Drawn By: NR	Date: 8/16/22	JOB #: 22-08770	CAD File #: 22-08770NR	Sheet #: 1 OF 1
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