

SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	⚡ SPOT LIGHT	⊕ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⚡ WATER VALVE
⊕ BENCHMARK TOPO	— GUY WIRE	⚡ WATER METER
(R) RECORD DATA	⚡ LIGHT POLE	⚡ HYDRANT / FDC
(S) SURVEYED DATA	⚡ STREET LIGHT POLE	⊕ GAS MANHOLE
R/W RIGHT OF WAY	⚡ ELEC. TRANSFORMER	⚡ GAS VALVE
SBL SET BACK LINE	⚡ AIR CONDITIONER	⚡ GAS METER
RCP REINFORCED CONC PIPE	⊕ ELEC. MANHOLE	⚡ UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	⚡ ELECTRIC METER	⊕ TELEPHONE MANHOLE
PVC PLASTIC PIPE	⚡ CABLE BOX	⚡ PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE	⚡ UNDERGROUND CABLE MARKER	⚡ TELEPHONE BOX
CIP CAST IRON PIPE	⚡ TRAFFIC POLES	⚡ UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	⚡ TRAFFIC SIGNAL	⚡ FLAG POLE
L/S LANDSCAPING	⚡ TRAFFIC MANHOLE	⚡ BOLLARD
⚡ DECIDUOUS TREE	⚡ TRAFFIC SIGNAL BOX	⚡ BORE HOLE
⚡ EVERGREEN TREE	⚡ SEWER MANHOLE	⚡ MONITORING WELL
U.G. UNDER GROUND	⚡ STORM DRAIN MANHOLE	⚡ MAIL BOX
— C — CABLE TELEVISION LINE	⚡ STORM INLET	⚡ SIGN
— E — ELECTRICAL LINE	⚡ CURB INLET	⚡ METAL TANK COVER
— G — GAS LINE	⚡ ROUND STORM INLET	⚡ AIR COMPRESSOR
— T — TELEPHONE LINE	⚡ UNKNOWN MANHOLE	
— W — WATER LINE		
— OH — OVERHEAD ELECTRIC WIRE		

SITE DATA

- PROPERTY IS KNOWN AS LOT 1 BLOCK 625 IN THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY.
- LOT AREA = 25,237 S.F. OR 0.5794 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD 88. BENCHMARK - MAG NAIL, ELEV.=172.22
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY FIRST ORDER, LLC. DATE OF FIELD SURVEY = 11-24-2020.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT ©2020, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- PARKING PROVIDED - NO STRIPED PARKING OBSERVED AT TIME OF SURVEY.

UTILITY NOTES

ONE CALL TICKET NUMBER 203232600 CALL DATE 11-18-2020.

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

ATLANTIC CITY ELECTRIC	800-642-3780
SOUTH JERSEY GAS	888-766-9900
VERIZON	800-492-3100
CAMDEN COUNTY MUA	856-541-3700
COMCAST CABLEVISION OF GARDEN	800-266-2278
TOWNSHIP OF BERLIN	856-767-1854
BERLIN WATER DEPARTMENT	856-767-7777

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

Jack W. Shoemaker
NOT VALID UNTIL SEALED

JACK W. SHOEMAKER

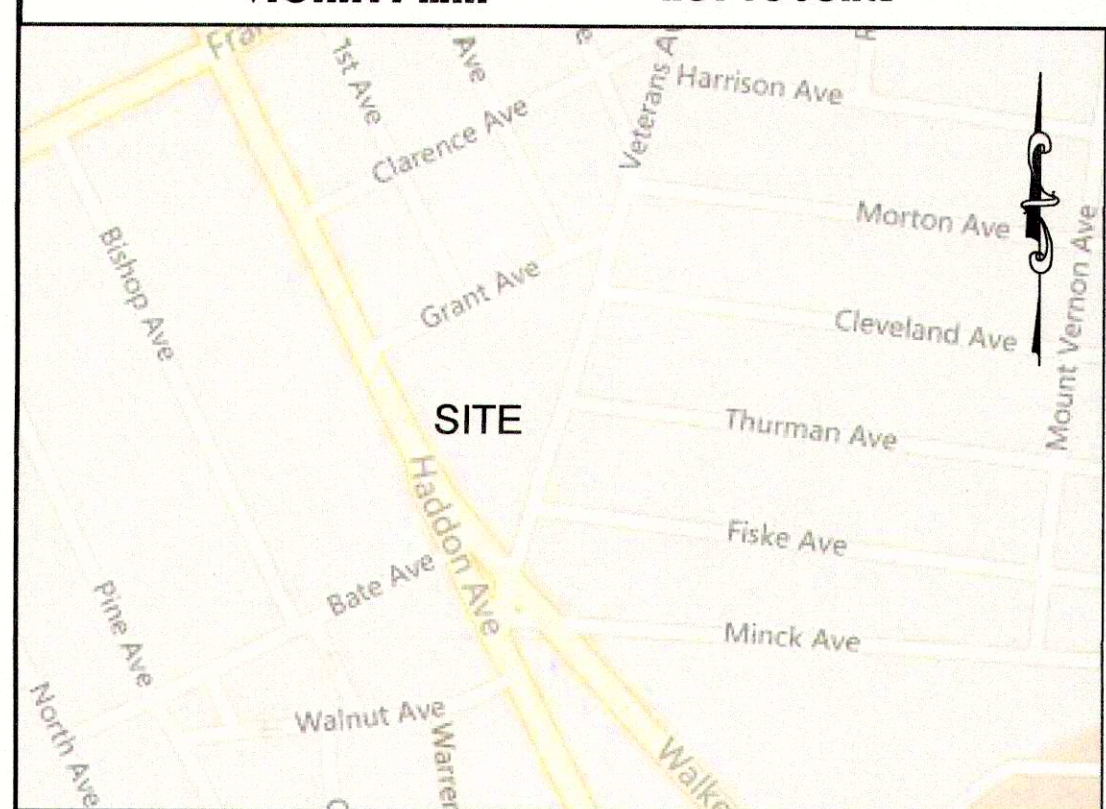
NEW JERSEY PROFESSIONAL LAND SURVEYOR OR 030878

NJ Certificate of Authorization: 246A28154900

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PARTIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE. INDEMNITY, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

VICINITY MAP

NOT TO SCALE



FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 340126 0137 E WHICH HAS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, MAP No. 34007C0137E AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NAVD 88)

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY



VALLEY LAND SERVICES, LLC

4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 246A28154900

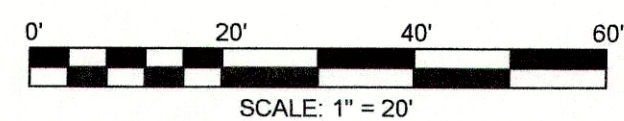
SITE ADDRESS: 168 HADDON AVENUE
TOWNSHIP OF BERLIN
CAMDEN COUNTY, NEW JERSEY

CLIENT: THE CROSSROADS GROUP, LLC

JOB NO: V20-0236 DRAWN BY: CVT APPROVED BY: CCB/JWS

DATE: DECEMBER 09, 2020

No.	DATE	DESCRIPTION
1	02-16-21	ADDED CORNERS SET



SHEET 1 OF

1