

1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF CAMDEN, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BLOCK 1322, LOT 55, IN THE CITY OF CAMDEN, AS RECORDED IN DEED BOOK 10244 PG 939, IN THE COUNTY OF CAMDEN OFFICIAL RECORDS.

PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE SOUTHEASTERLY LINE OF HADDON AVENUE, 60' WIDE WITH THE SOUTHERLY LINE OF LIBERTY STREET, 60' WIDE, BOUNDED AND DESCRIBED AS FOLLOWS:

- 1. SOUTH 46 DEGREES 39 MINUTES 17 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF HADDON AVENUE, A DISTANCE OF 54.92 FEET TO A POINT AND CORNER, THENCE
2. SOUTH 43 DEGREES 30 MINUTES 43 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT 83, BLOCK 1322 ON THE OFFICIAL TAX MAP, A DISTANCE OF 54.94 FEET TO A POINT AND CORNER, THENCE
3. SOUTH 05 DEGREES 04 MINUTES 22 SECONDS EAST ALONG SAME, A DISTANCE OF 22.68 FEET TO A POINT AND CORNER/REBAR, THENCE
4. SOUTH 84 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT NOS. 83 AND 81, SAID BLOCK, A DISTANCE OF 43.95 FEET TO A POINT AND CORNER/REBAR, THENCE
5. SOUTH 05 DEGREES 04 MINUTES 22 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT 81, SAID BLOCK, A DISTANCE OF 32.33 FEET TO A POINT AND CORNER, THENCE
6. SOUTH 84 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT NOS. 79 AND 78, SAID BLOCK, A DISTANCE OF 36.03 FEET TO A POINT AND CORNER/REBAR, THENCE
7. SOUTH 05 DEGREES 04 MINUTES 22 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT 78, SAID BLOCK, A DISTANCE OF 67.67 FEET TO A POINT AND CORNER, THENCE
8. SOUTH 84 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF MECHANIC STREET, 60' WIDE, A DISTANCE OF 140.00 FEET TO A POINT AND CORNER, THENCE
9. NORTH 05 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT 70, SAID BLOCK, A DISTANCE OF 100.00 FEET TO A POINT AND CORNER/CONCRETE MARKER, THENCE
10. NORTH 84 DEGREES 55 MINUTES 38 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT NOS. 51, 52, 53, AND 54, SAID BLOCK, A DISTANCE OF 80.00 FEET TO A POINT AND CORNER/REBAR, THENCE
11. NORTH 05 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 55 AND LOT 54, SAID BLOCK, A DISTANCE OF 100.00 FEET TO A POINT AND CORNER/REBAR, THENCE
12. NORTH 84 DEGREES 55 MINUTES 38 SECONDS EAST ALONG THE SOUTHERLY LINE OF LIBERTY STREET, A DISTANCE OF 144.82 FEET TO THE POINT ND PLACE OF BEGINNING.

CONTAINING 30,850 SQUARE FEET OR 0.708 ACRES MORE OR LESS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN STEWART TITLE INSURANCE COMPANY, COMMITMENT #400033, DATED 07/01/2024.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE INSURANCE COMPANY, COMMITMENT #400033, DATED 07/01/2024.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 12 COVENANTS AND RESTRICTIONS CONTAINED IN DEED MADE BY THE CITY OF CAMDEN TO KEVIN Q. JACKSON DATED 12/22/1980 AND RECORDED 12/22/1980 IN DEED BOOK 3752 PAGE 703 (AFFECTS FORMER LOTS 74, 75, 76, AND 77)
13 COVENANTS AND RESTRICTIONS CONTAINED IN DEED MADE BY THE CITY OF CAMDEN TO BELVIN WILLIAMS, SR. DATED 4/19/2002 AND RECORDED 4/19/2002 IN DEED BOOK 5218 PAGE 673 (AFFECTS FORMER TAX LOT 75)
14 TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN DEED MADE BY THE CITY OF CAMDEN TO QUBA SCHOOL AND ISLAMIC CENTER OF CAMDEN DATED 1/6/1987 AND RECORDED 1/7/1987 IN DEED BOOK 4195 PAGE 301 (AFFECTS FORMER LOT 82)

4 SURVEYOR CERTIFICATION

To
XXX
XXX
XXX

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 8, 9, 13, 16, 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 06/06/2024

DATE OF PLAT OR MAP: 06/25/2024

Surveyor's Seal

ANTHONY F. DIROSA, P.E., P.L.S., C.M.E.
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR
LICENSE NO. 24GB042570

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 36, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES "AREAS OF MINIMAL FLOOD HAZARD."

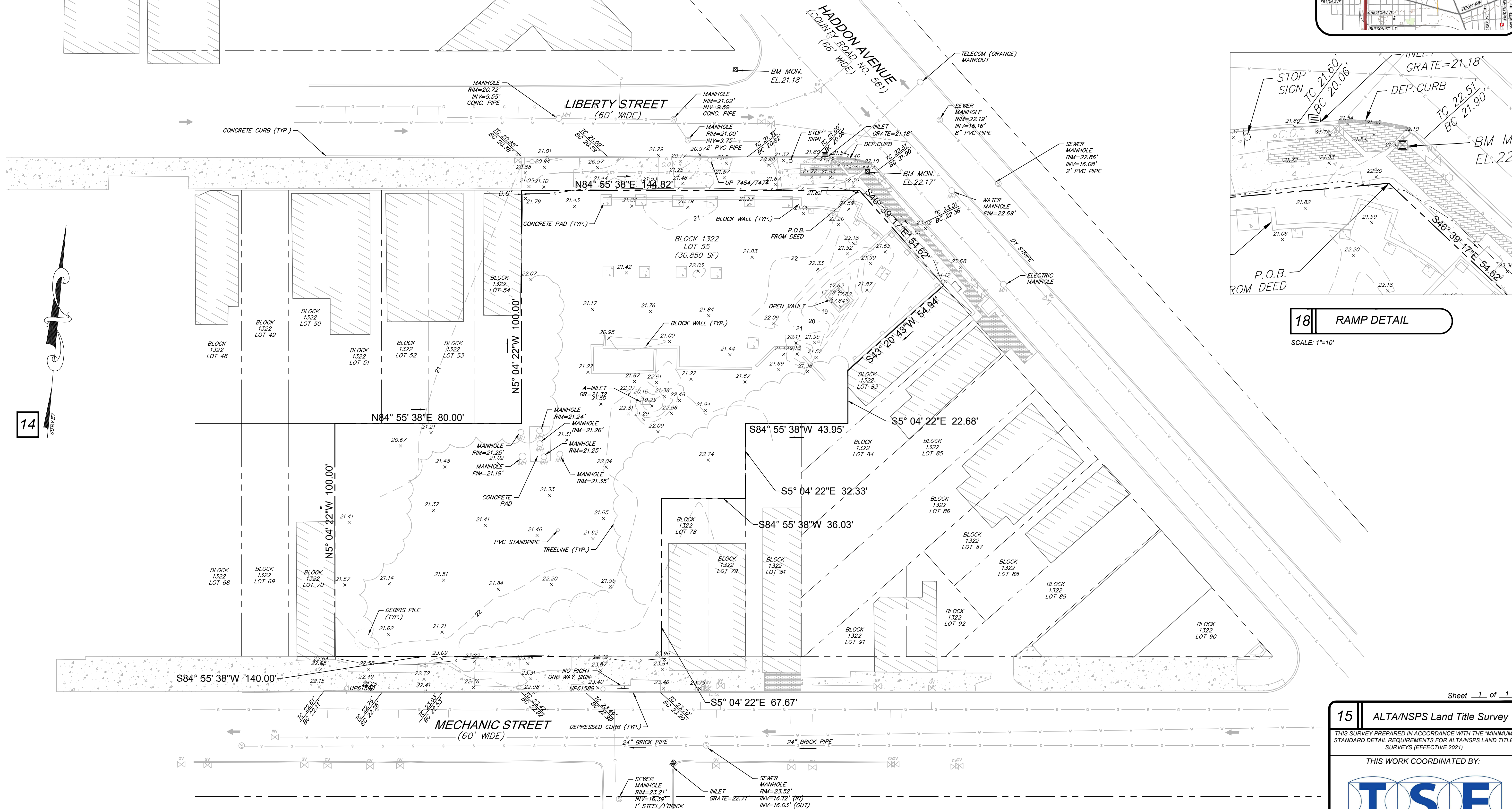
6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

7 POSSIBLE ENCROACHMENTS

THERE IS A VISIBLE ENCROACHMENT OF THE BUILDING ON LOT 54 ONTO THE SUBJECT PROPERTY WITNESSED AT THE TIME OF SURVEY.

16 SURVEY DRAWING



14 NORTH ARROW / SCALE

8 ZONING INFORMATION

Table with 2 columns: REGULATION and MEASUREMENT. Rows include R-2 RESIDENTIAL ZONE, MIN. LOT AREA (2000 SF), MIN. LOT WIDTH (20 FT), MIN. LOT DEPTH (100 FT), MIN. FRONT YARD (10 FT), MIN. REAR YARD (20 FT), MIN. SIDE YARD (N/A), MAX BUILDING COVER (60%), MAX IMP. COVER (80%), MAX HEIGHT (3 STORIES).

NOTE: ZONING REGULATIONS ARE FOR TOWNHOUSE

9 LEGEND

Legend table with symbols for Electric Transformer, Concrete, Mailbox, Bollard Lights, Overhead Electric Lines, Sanitary Sewer, Storm Sewer, Water Main, Water Meter, Property Line, Point of Beginning, Point of Commencement, Inlet, Sanitary Manhole, Set Rebar, Found Rebar, Fire Hydrant, Handicap Parking, Manhole, Telephone Box, Utility Pole, Cleanout, Fire Dept. Connection, Electric Meter, Gas Meter, Water Meter, Electric Control Cabinet, Light Pole, Measured Call, Record Call, Tax Map.

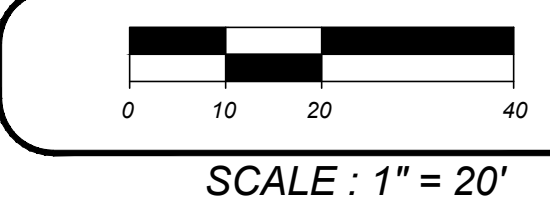
10 BASIS OF BEARINGS

- 1. VERTICAL DATUM - NAVD 1988 IS BASED ON OBSERVED GPS BENCHMARKS.
2. HORIZONTAL DATUM - NAD 1983 IS BASED ON OBSERVED GPS BENCHMARKS

12 LAND AREA

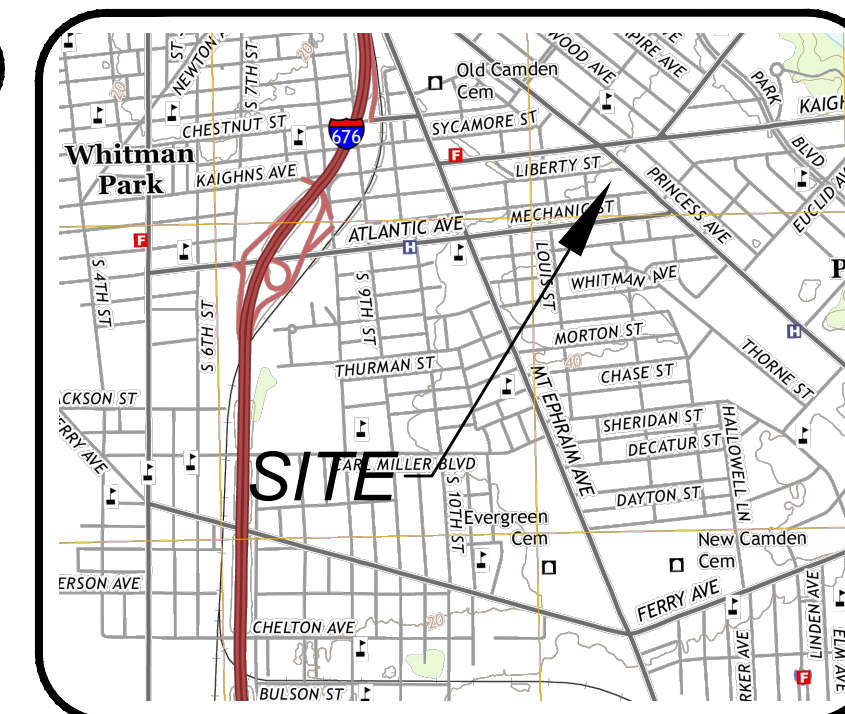
±30,850 S.F. OR ±0.708 ACRES

14 NORTH ARROW / SCALE



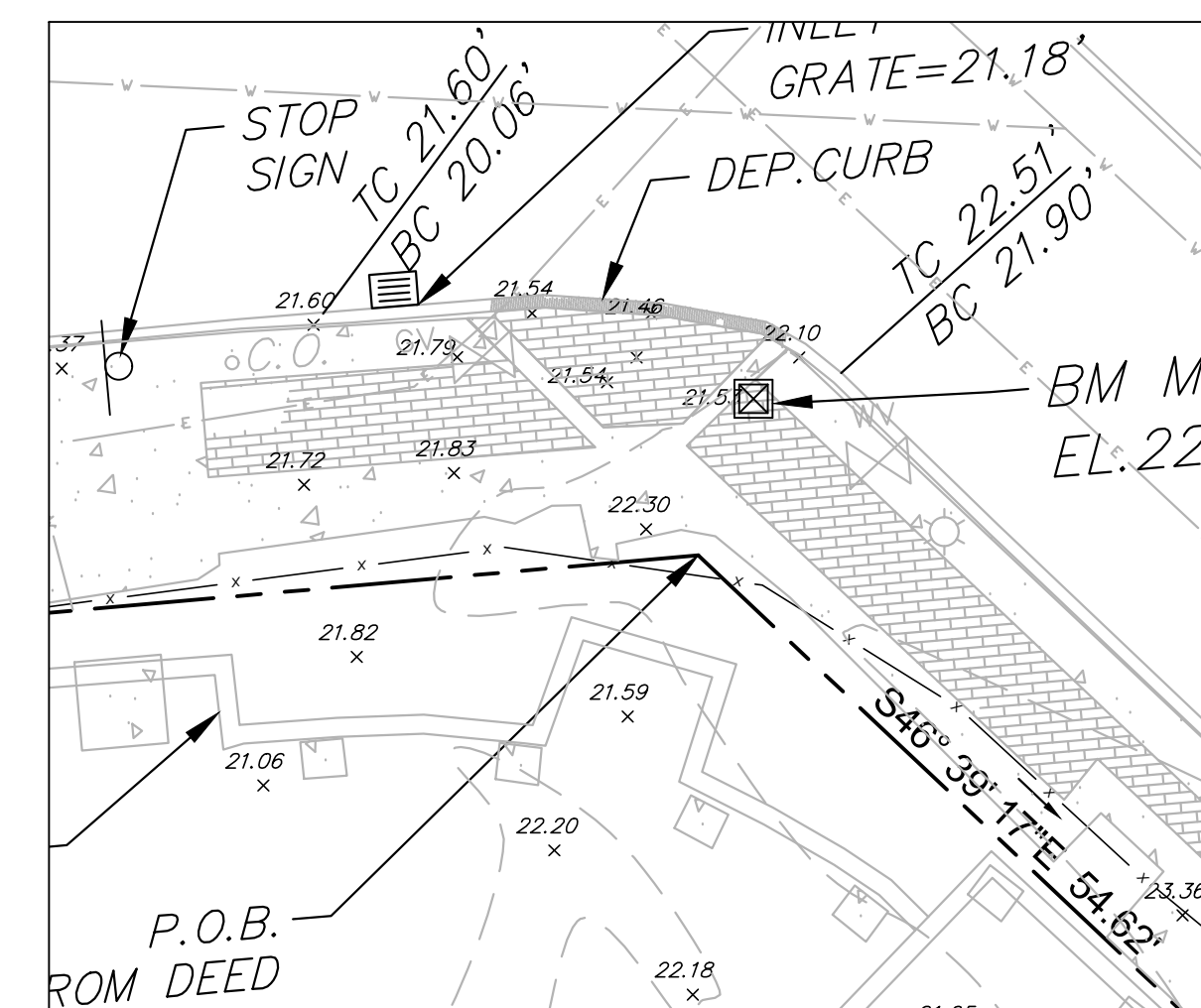
13 VICINITY MAP

SOURCE: USGS QUADRANGLE
SCALE: 1"=2,000'



18 RAMP DETAIL

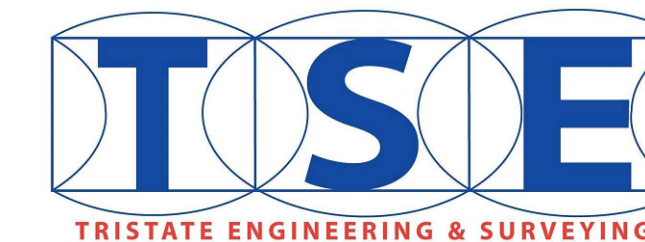
SCALE: 1"=10'



15 ALTA/NSPS Land Title Survey

THIS SURVEY PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 2021)"

THIS WORK COORDINATED BY:



P.O. BOX 1304
BLACKWOOD, NEW JERSEY 08012
Office: 856.677.8742

Table with 2 columns: Date and Revision. Rows include Drwn By: SG, Date: 7/9/2024, Revision: 1; Surveyor Ref No: 24-106; Aprvd By: ADR; Field Date: 6/6/2024; Scale: 1"=20'.

Prepared For:
KELLER ENGINEERS
35 KINGS HIGHWAY EAST, SUITE 120
HADDONFIELD, NJ 08033

17 PROJECT ADDRESS

1301 HADDON AVE
CAMDEN CITY, CAMDEN COUNTY, NJ

Project Name:
1301 HADDON AVE
TSE PROJECT NUMBER:
24-106

11 SURVEYOR'S NOTES

- 1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
4. PROPERTY HAS PHYSICAL ACCESS TO HADDON AVENUE (C.R. 561), LIBERTY STREET, AND MECHANIC STREET, A DULY DECIGATED PUBLIC RIGHT OF WAY.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. BASED ON A REVIEW OF NJDEP GEOWEB DATA, NO WETLANDS ARE PRESENT ON THE SITE.
7. FIELD SURVEY PERFORMED IN JUNE 2024 IS SUPPLEMENTED WITH TOPOGRAPHY FROM AN AERIAL FLIGHT FLOWN ON 8/24.
8. BEARINGS ON THIS SURVEY AND AS INCLUDED IN TITLE DESCRIPTION ABOVE ARE ADJUSTED TO HORIZONTAL DATUM NAD 1983 BASED ON OBSERVED GPS BENCHMARKS AND THEREFORE WILL VARY FROM THE VESTING DEED BOOK 10244 PAGE 930.

Key to TSE ALTA Survey

Table mapping numbers 1-18 to sections: 1 TITLE DESCRIPTION, 2 TITLE INFORMATION, 3 SCHEDULE 'B' ITEMS, 4 SURVEYOR CERTIFICATION, 5 FLOOD INFORMATION, 6 CEMETERY, 7 POSSIBLE ENCROACHMENTS, 8 ZONING INFORMATION, 9 LEGEND, 10 BASIS OF BEARING, 11 SURVEYOR'S NOTES, 12 LAND AREA, 13 VICINITY MAP, 14 NORTH ARROW / SCALE, 15 CLIENT INFORMATION BOX, 16 SURVEY DRAWING, 17 PROJECT ADDRESS, 18 RAMP DETAIL.