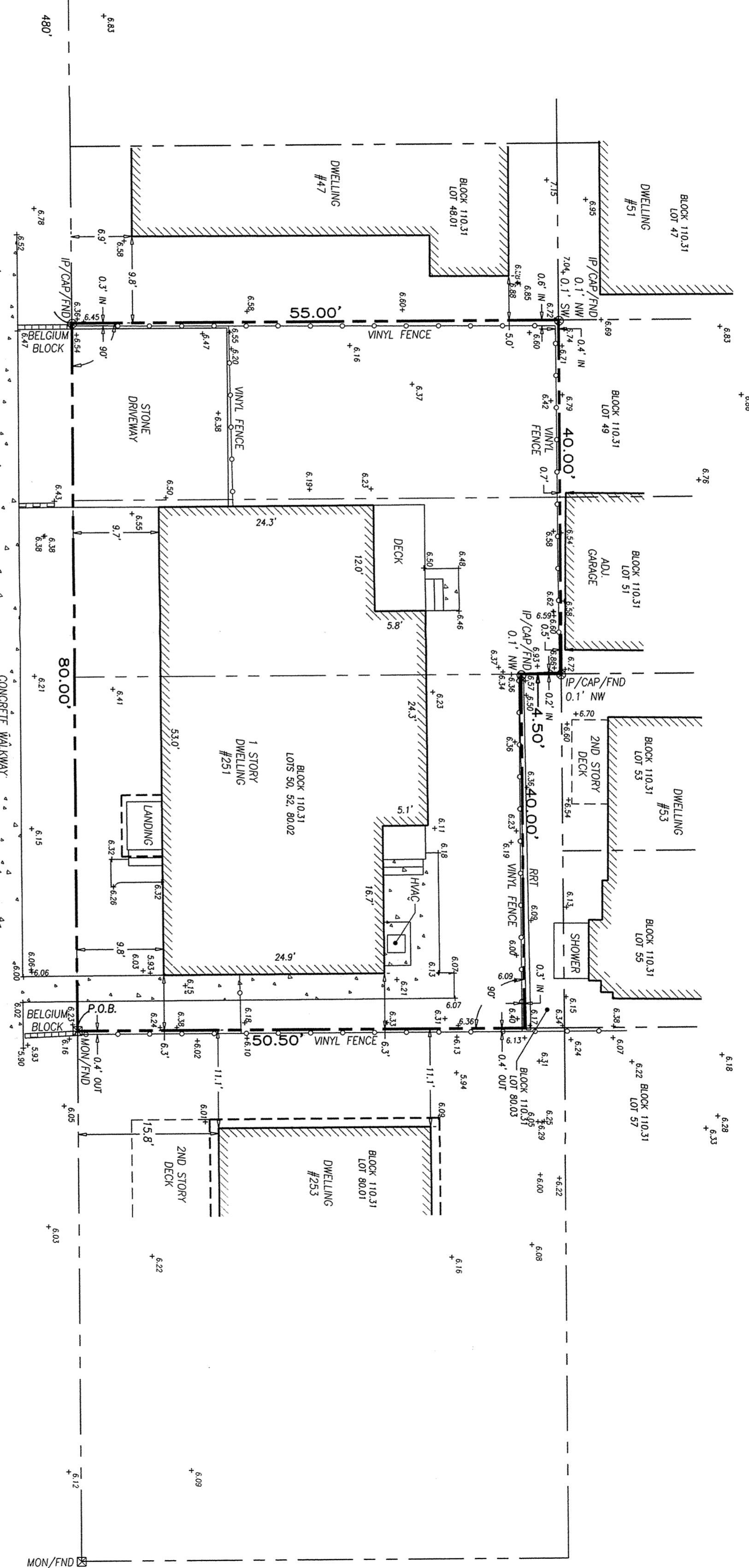
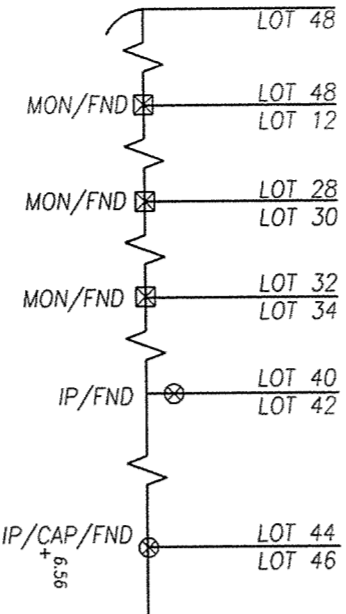


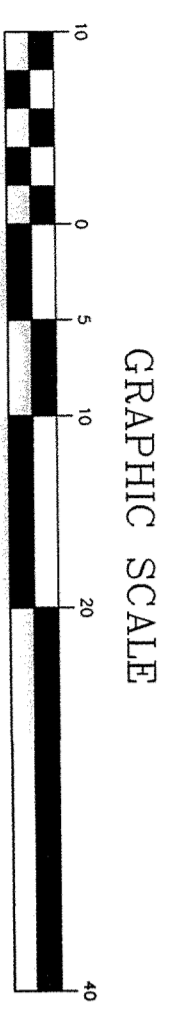
SECOND AVENUE
(120' R.O.W.)



THIRD AVENUE
(70' R.O.W.)
A.K.A. OCEAN DRIVE

- NOTES:
1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY SUBJECT TO ANY EASEMENTS OR RESTRICTION OF RECORD.
 2. SURVEY BASED ON DEED BOOK 3683 PAGE 345.
 3. ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
 4. LOT AND BLOCK NUMBERS REFER TO BOROUGH OF STONE HARBOR TAX MAPS, SHEET #26.
 5. PROPERTY CORNERS SHOWN WERE FOUND AT TIME OF SURVEY.
 6. PROPERTY LIES IN ZONE "AE" (EL. 8.0) AS SHOWN ON F.I.R.M. #34009C0242F, DATED 10/05/2017.
 7. SITE BENCHMARK: PK IN POLE W8295 AT ELEVATION 10.00.
 8. LOT AREA: 4,220 S.F. (0.09688 ACRES)
 9. THE SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN IF MORE INFORMATION BECOMES AVAILABLE.

ELEVATIONS (NAVD 88)	
DESIGN FLOOD ELEVATION:	8.00
FINISHED FLOOR ELEVATION:	8.75
FINISHED GRADE ELEVATION:	8.74
DWELLING HEIGHT (ABOVE BR-43):	11.44 FT



GRAPHIC SCALE

		<p>Dante Guzzi Engineering Associates 203 South Main Street, Cape May Court House, New Jersey 08210 Telephone (609) 465-3333 www.guzziengineering.com</p>	
<p>STEVEN C. WOODROW, P.L.S. PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 27514</p>		<p>DATE: 07/28/2021</p>	
FILE:	251 110TH-SUR	DATE:	07/27/2021
SCALE:	1"=10'	PROJECT NO.:	M2100287.01
<p>PLAN OF SURVEY & TOPOGRAPHY 251 110TH STREET BLOCK 110.31, LOTS 50, 52, 80.02 BOROUGH OF STONE HARBOR CAPE MAY COUNTY, NEW JERSEY</p>		DRAWN BY:	RC
		CHECKED BY:	SCW
		DATE:	07/28/2021
DRAWING NO.:	SV1	SHEET:	1 OF 1