



Michael F. Floyd
Member of New Jersey
and Pennsylvania Bar
mfloyd@archerlaw.com
856-616-6140 Direct
856-795-0574 Direct Fax

Archer & Greiner, P.C.
1025 Laurel Oak Road
Voorhees, NJ 08043
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

July 16, 2024

VIA EMAIL AND OVERNIGHT MAIL

Attn: Jessica Patterson, Cape May County Compliance Officer
New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
P.O. Box 420
Mail Code 401-07
Trenton, NJ 08625-0420

**Re: City of Cape May
NJDEP Green Acres Major Land Diversion Final Application
Block 1061, Lots 44 and 47 / St. John Street and Lafayette Street
City of Cape May, Cape May County, New Jersey**

Dear Ms. Patterson:

On behalf of our client, the City of Cape May (the "Applicant"), enclosed are the following, which we are submitting in connection with the above-captioned NJDEP Green Acres Major Land Diversion Final Application and in response to your email, dated June 17, 2024:

1. City of Cape May, County of Cape May, State of New Jersey, Vacation Ordinance No. 407-2020, effective December 29, 2020, recorded in the Cape May County Clerk's Office Deed Book 7, Page 908;
2. Final Decree (Bill to Foreclose), dated April 30, 1940, recorded in the Cape May County Clerk's Office Deed Book 610, Page 346;
3. Deed, dated October 1, 1956, recorded in the Cape May County Clerk's Office Deed Book 914, Page 317
4. Riparian Grant, dated January 23, 1907, recorded in the Cape May County Clerk's Office in Deed Book 216, Page 459;
5. Pre-Appraisal Fact Sheet for Diversion Parcel prepared by J. P. Bainbridge & Associates, Inc., and Certification Statement from City of Cape May Manager, dated June 17, 2024;
6. Pre-Appraisal Fact Sheet for Compensation Parcels, prepared by J. P. Bainbridge & Associates, Inc., and Certification Statement from City of Cape May Manager, dated June 17, 2024;

7. Surveyor's Certification, prepared by George Swensen, PLS, dated July 3, 2024; and,
8. Lot Closure Reports, prepared by Cape Land Surveying, LLC (Block 1061, Lot 47 and Block 1168, Lot 2), dated July 3, 2024.

In response to your June 17, 2024 email, please note the following:

- (1) The two enclosed Pre-Appraisal Fact Sheets have been separated to identify the disposal parcel and compensation parcels on separate sheets. The Certification Statement has been signed by City of Cape May Manager, Paul Dietrich.
- (2) The requested Road Vacation Ordinance, prior Vesting Deeds, and Riparian Grant are enclosed. Upon review of the Title Commitments previously submitted included all other underlying documents. Note, too, that I believe your request for the Final Decree recorded at Deed Book 610, Pate 246, should have referenced Page 346, which Final Decree is enclosed.
- (3) Enclosed are the requested Lot Closure Reports, along with the completed Surveyor's Certification. The road vacation areas are included in the survey area and metes and bounds descriptions previously provided.
- (4) The updated Police Station Concept Plan will be forwarded to your attention under separate cover. The updated Plan will include the requested signage.
- (5) We take no exceptions to your proposed revisions to the Public Hearing Notice.

If you have any questions, or need any additional information, please do not hesitate to contact me.

Thank you for your courtesy and assistance.

Very truly yours,



MICHAEL F. FLOYD

MFF/tpg
Enclosures

cc: Mayor Zachary Mullock (via email and file share)
Mr. Michael J. Voll (via email and file share)
Mr. Paul Dietrich (via email and file share)
Christopher Gillin-Schwartz, Esq. (via email and file share)
Vince Orlando, P.E., P.P. (via email and file share)
Vincent P. Sarubbi, Esq. (via email and file share)

This Indenture, MADE THE

first day of October in the year
of our Lord one thousand nine hundred and fifty-six

Between HENRY J. SMITH and HELEN L. SMITH, his wife, Cape May, Cape May County, New Jersey, parties

of the first part, and CITY OF CAPE MAY, a Municipal Corporation of the State of New Jersey, party

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the en- sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, its successors, heirs and assigns, ALL that certain lot, tract or parcel of land and premises, situate, lying and being in the City of Cape May, County of Cape May, State of New Jersey, more particularly des- igned as follows:

Lot 20, Block 160, Tax Map of the City of Cape May.

BEING THE same land and premises which City of Cape May, a Municipal Corporation of the State of New Jersey, by deed dated September 14, 1953, recorded in the Office of the Clerk of Cape May County October 13, 1953, in Book 809 of Deeds, page 357, granted and conveyed unto Henry J. Smyth and Helen L. Smith, his wife, the grantors herein in fee.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: **And also**, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, ^{its} ~~heirs~~ and assigns, to the only proper use, benefit and behoof of the said party of the second part, ^{its} ~~heirs~~ successors ~~heirs~~ and assigns forever.

AND the said parties of the first part for themselves, their

heirs, executors and administrators, **do** by these presents covenant, grant and agree to and with the said party of the second part, its successors ~~heirs~~ and assigns, that they the said parties of the first part, their

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, ^{its} ~~heirs~~ successors ~~heirs~~ and assigns, against them the said parties their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof,

SHALL and **WILL** forever **DEFEND**.

WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED }
IN THE PRESENCE OF }

Arthur Staller

Henry J. Smith S.
HENRY J. SMITH

Helena L. Smith L.S.
HELEN L. SMITH

" "
" "



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF TRANSACTIONS AND PUBLIC LAND ADMINISTRATION
PUBLIC LAND COMPLIANCE SECTION

**Pre-Appraisal Fact Sheet for Diversion/Disposal of
Green Acres Encumbered Parkland**

In order to establish an accurate value for a parcel of land, it is important to have all pertinent information *before* it is appraised. The following questions will allow the Department's review appraiser and the appraisers to be hired by the applicant to have a better understanding of the property. Completion of this fact sheet will streamline the appraisal process, as well as the appraisal review.

This fact sheet must be submitted with the Project Reference Map and approved by the Department **before you hire the appraiser(s)**. The Department will not schedule a pre-bid appraisal meeting or authorize appraisals to begin until this completed Fact Sheet and the Project Reference Map have been submitted and approved by the Department's review appraiser. The Department will issue appraisal instructions after reviewing all submitted documentation.

Please complete a separate Fact Sheet for the diversion/disposal parcel and for the compensation parcel, if applicable. If the appraisal scenario changes from what is described below, corrected information must be submitted immediately to the Department. Please note – hired appraisers MUST be provided with written appraisal instructions, and all appraisals must be performed in accordance with the current Green Acres Appraisal Requirements as found on the Green Acres Program website: www.nj.gov/dep/greenacres/pdf/Green_Acres_Appraisal_Requirements_01-2019.pdf

Please note that properties to be disposed of/diverted must be appraised at their Highest and Best Use or intended use, whichever results in a higher value.

Much of the required information is available on the NJDEP's GeoWeb at www.nj.gov/dep/gis/geoweb splash.htm

GENERAL INFORMATION

Block(s)/Lot(s): 1163/7, 1164/6, 1165/1,6, 1167/2, 1168/2
Street address of property: Sewell Tract
Municipality/County: Cape May City Cape May County
Current Owner: City of Cape May
List any adjacent lots that are under the same ownership: None

1. Will this be a fee acquisition or an easement _____? If an easement, please describe below the type of easement as well as deed restrictions to be placed on the land; Proposed easement language **must** be attached with this Fact Sheet

If less than full public access to the property is proposed, you must show public access area(s) on the Project Reference Map.

2. Is this an entire taking or partial taking _____? If a partial taking, please describe the taking and remainder areas in detail and show clearly on the Project Reference Map.

this is a land swap

DESCRIBE THE FOLLOWING PROPERTY DETAILS:

1. Physical characteristics of the property, details of legal road access, any special features. **If sole access to the property is via an easement or agreement with adjoining property owner, documentation must be provided.**

5 rectangular parcels - non-contiguous, frontage on paper streets, .72 to one acre each, wetlands - see below

2. Present use of the property: Recreation land

3. Property Acreage - Total: 6.607 ; Uplands: .10 Wetlands: 6.507

If freshwater/coastal wetlands are present, note the source used to determine the approximate location and acreage. Please also note any tidelands claims/grants: USFWS National Wetlands Inventory, NJ GeoWeb state wetland maps, tideland claims per survey

Note: Location and area of freshwater/coastal wetlands are available from the Department at www.nj.gov/dep/gis or as determined by one of the following sources:

- a. A wetlands delineation verified by the NJDEP (e.g. NJDEP issued Letter of Interpretation (LOI) and Plan);
- b. Freshwater wetlands maps prepared by the NJDEP under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., if they exist; or
- c. If the documents listed under (a) and (b) above do not exist, U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) maps, in conjunction with County Soil Surveys published by the U.S. Department of Agriculture.

4. Name any **Category One streams** on the site? None

Note: Stream classifications are listed in the Surface Water Quality Standards (SWQS) at N.J.A.C. 7:9B-1.15 (found at www.state.nj.us/dep/rules/). The Department's interactive mapping tool (accessible through www.nj.gov/dep/gis/) is also helpful in identifying stream classifications. Directions on how to use the interactive mapping tool can be found at www.nj.gov/dep/wms/bwqsa/.

5. List any and all existing easements and/or rights-of-way on the property (e.g. utility, road/driveway, drainage, sewer, conservation, Pineland Development Credit Bank easement, etc.); Attach documentation, if available

Parcel: Block 1165/1 - 409 Pittsburgh Avenue - rectangular
6250 SF, 50 feet on Pittsburgh Avenue (improved), part wetland,
soils are Urban hard, public sewer available.

(e.g. recorded documents, easements, and/or mapping)

6. Existing structures on site:

a. Present condition, current use: No structures on any parcels

b. Proposed future use of existing structures, if not demolished: _____

Note: Applicants must evaluate all structures for historic preservation purposes in accordance with the Green Acres rules. N.J.A.C. 7:36-4.4 (for local governments) and N.J.A.C. 7:36-15.4 (for nonprofits).

7. Utilities: (e.g. public water, sewer, septic, well): Block 1165 lot 1 - public sewer & water
Block 1163 lot 7 and 1167/2 are in the mapped sewer service area.

8. The terms of any and all leases or rentals on the property (e.g. agricultural, hunting, residence, etc.); Attach agreements/leases, if available.

NA

9. Current zoning of property: R-3, Residential, except B1163 L7 in R1(PW)
List any recent or proposed zoning changes and effective dates:

NA

10. Has the project site been identified by a municipality or otherwise designated for use in meeting municipal fair share low- and moderate-income housing obligations under the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301)? Yes No

Note: Properties designated for low-and moderate-income housing may not be eligible as compensation land. If so designated, please contact the OTPLA Compliance Officer immediately.

INCLUDE THE FOLLOWING DOCUMENTS, IF AVAILABLE/APPLICABLE

- Existing survey of the property;
- Executed Contract of Sale or Option Agreement on this property with any party;
- Signed approved subdivision/development plans; (MUST include signed resolution of approval by the Planning Board)

REGIONAL PLANNING AREAS:

Pinelands Region

- Is the property located within the Pinelands Preservation Area, Agricultural Production Area or Special Agricultural Production Area: No
- Are there Pineland Development Credits (PDCs) associated with the property? Yes No
- Have the PDCs been severed from the property? Yes No
- Is there a current LOI for these PDCs? Yes No

Highlands Region

- Is the property within the Preservation Area No or Planning Area No?
- Has property been rezoned since January 1, 2004? _____ Note previous zoning: _____
- Has the property been sold or otherwise changed ownership since January 1, 2004? Yes No

Certification Statement

I hereby certify on behalf of Cape May City (Local Government/ Nonprofit) that I have reviewed the Pre-Appraisal Requirements contained on pages 1-3 of this Fact Sheet and agree to the following:

- The Pre-Appraisal Requirements Fact Sheet, along with the relevant attachments as described herein, will be submitted with the Project Reference Map and approved by the Department **before appraisers are hired**; and
- Once approved by the Department, the completed Pre-Appraisal Requirements Fact Sheet and the following documents, as applicable, will be provided to the hired appraisers and included as part of the Addendum to the Appraisal report: (please check, if included)

- Documents related to legal access
- Existing easements and/or rights-of-way
- Leases, rental or use agreements
- NJDEP issued Letter of Interpretation (LOI) and plan
- Survey
- Contract of Sale/Option Agreement
- Subdivision/development approvals with resolution of approvals

- The Local Government/Nonprofit SHALL provide the hired appraisers with written appraisal instructions and these instructions **will** be included in the Addendum of the Appraisal report; and
- All appraisals must be performed in accordance with the current Green Acres Appraisal Requirements; and
- If the appraisal scenario changes from what is described herein, corrected information will be submitted immediately to the Department;

Date: 6/17/24

Name (Printed) Paul Dietrich

Title: City Manager

Signature 

For NJDEP Use Only

Proj. Number: _____ Proj. Name: _____ Sponsor: _____

Fact Sheet/Proj, Reference Map reviewed by _____ (Compliance Officer) Date: _____

Fact Sheet/Proj. Reference Map reviewed by _____ (Appraisal Reviewer) Date: _____

Comments:

PROJECT REFERENCE MAP CHECKLIST

The "project reference map" is used by the appraiser(s) in the determination of the parcel's market value. The minimum size of this map should be 11" x 17" and include the information listed below. Clarity of presentation of data will dictate the actual paper size. One copy of a project reference map is required for all acquisition proposals, but additional copies will be required for the appraisers.

The project reference map can be generated mechanically using cartographic methods, or digitally using autocad or Geographic Information System (GIS) technology. Local units/nonprofits using GIS technology may acquire the required information from the NJDEP's GeoWeb. (www.nj.gov/dep/gis/geoweb splash.htm). It is recommended that you provide the map preparer with all available data and documents pertinent to the site (i.e., existing surveys, local unit master plan, etc.) in order to facilitate this mapping process.

This checklist should be returned with your map. If any items are not applicable, please indicate with "N/A" next to that item. The following are required elements of the project reference map:

- ___ (a) Project name and location
- ___ (b) Block and lot numbers and municipality (ies) in which the acquisition is located
- ___ (c) Current owner(s) of record (*also indicate adjacent lots under the same ownership*)
- ___ (d) Area given in acreage or square feet
- ___ (e) Dimensions of each lot marked on each perimeter boundary
- ___ (f) Improvements shown in approximate location on parcel
- ___ (g) Acquisition area - if only a portion of the parcel is proposed for acquisition, both the proposed portion and the remaining areas and sizes should be noted.
- ___ (h) North arrow and scale of map. The map scale should be proportional to the size of the site to allow an appraiser to prepare an accurate appraisal
- ___ (i) If located in the Highlands, indicate whether site is in the Planning Area or Preservation Area
- ___ (j) Indicate if purchase will be fee or easement. If easement, and less than full public access is proposed, show public access area. (Extent of public access will affect value and eligibility for Green Acres funding. Please discuss with Green Acres.)
- ___ (k) Location and area of all known existing easements, road rights of way, encroachments, dune and beach areas, and similar features, with the source of such information shown;
- ___ (l) Location and area of all streams, rivers, waterbodies, and associated buffers. Any waterbody classified as Category One pursuant to N.J.A.C. 7:9B, and the associated special water resource protection area established pursuant to N.J.A.C. 7:8, must be shown and labeled.
- ___ (m) Location and area of tidelands, available from the Department at www.nj.gov/dep/gis, as determined from New Jersey Tidelands claims maps, conveyance overlays, and atlas sheets;
- ___ (n) Location and area of floodplain, as shown on the New Jersey State Flood Hazard Area maps prepared under the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq. and available from the Department at www.nj.gov/dep/gis, or as determined from other State or Federal mapping or from a site delineation;
- ___ (o) Location and area of coastal wetlands, as shown on maps prepared by the Department under the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. and available from the Department at www.nj.gov/dep/gis;
- ___ (p) Location and area of freshwater wetlands, available from the Department at www.nj.gov/dep/gis or as determined from:
 - (1) A wetlands delineation, if one exists, verified by the Department's Land Use Regulation Program or its successor;
 - (2) Freshwater wetlands maps prepared by the Department under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., if they exist; or
 - (3) If the documents listed under (1) and (2) above do not exist, U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) maps, in conjunction with County Soil Surveys published by the U.S. Department of Agriculture.

rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, and every part thereof, with the appurtenances: TO HAVE AND TO HOLD the said premises above described, with all and singular the hereditaments and appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever. AND the said party of the first part for himself, his heirs, executors and administrators does by these presents covenant, grant and agree, to and with the said party of the second part, its successors and assigns, that he, the said party of the first part, and _ all and singular the hereditaments and premises above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against him, the said party of the first part, and his heirs and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, shall and will warrant and forever defend, IN WITNESS WHEREOF, the said party of the first part to these presents hath hereunto set his hand and seal, dated the day and year first above written.

Signed, Sealed and Delivered /
in the presence of /
Donnell K. Wolverton / Thomas P. Fisher (Seal)
Attorney at Law of New Jersey /

State of Pennsylvania, Philadelphia County, ss: Be it Remembered, That on this seventh day of May, in the year of our Lord one thousand nine hundred and forty (1940), before me, the undersigned authority, personally appeared Thomas P. Fisher, who, I am satisfied is the grantor mentioned in the above deed or conveyance, and I having first made known to him the contents thereof, he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed. ALL of which is hereby certified.

Donnell K. Wolverton
Attorney at Law of New Jersey

Received and Recorded this Deed, May 13th, A.D. 1940 at 9:00 A.M.

Stirling W. Cole
clerk

DB 610 PG 346

DB 610-346

124-450 IN CHANCERY OF NEW JERSEY

346
Between

CITY OF CAPE MAY, a Municipal Corporation of New Jersey,
Complainant

and

PARAMOUNT INVESTMENT CORPORATION, et als.,

Defendants.

/ Bill to foreclose.

/ FINAL DECREE

This cause being opened to the Court by Samuel F. Eldredge, Esq., Solicitor of the Complainant and it appearing that the complainant is the purchaser of certain lands

and premises sold to it by G. C. Hughes, collector of taxes of the City of Cape May, in the County of Cape May and State of New Jersey on August 15, 1935, the certificate of sale therefore having been recorded in the Clerk's Office of the County of Cape May in Mortgage Book 362, page 381; that there was due on said certificate on December 8, 1939, for principal, subsequent taxes with interest, the sum of \$53,412.06; that this Court by its order made on December 18, 1939, fixed January 15, 1940 at the hour of 10 o'clock in the forenoon, at the office of Charles A. Bonnell, Mechanic Street, Cape May Court House, Cape May County, New Jersey, (and also by various orders of this Court extended the redemption period from January 15, 1940 to April 20, 1940) as the time and place when and where the defendants, Paramount Investment Corporation, a corporation of New Jersey; Cape May Real Estate Company, a corporation of New Jersey; The Colonial Trust Company, a corporation of Pennsylvania, Trustee; Louis Henry Matthez, his heirs, devisees and personal representatives; Frances V. Matthez; Earl B. Boies, Franklin S. Jerome and Carlisle J. Gleason, Executors of and Trustees under the Will of George E. Matthies, deceased; N.Z. Graves, Inc., a corporation of Pennsylvania; Walter Hernquist and the State of New Jersey, who are the defendants should pay to the complainant said sum of \$53,412.06, together with interest thereon from December 8, 1939 and its taxed costs in this suit and when and where the complainant should deliver up possession of the lands and premises described in said certificate of sale and the bill of complaint herein. WHEREUPON, and upon reading a certain report on file made by Charles A. Bonnell, Esq., one of the Masters of this Court, dated April 20, 1940 and the proofs of service thereunto annexed, whereby it appears that the said Master, together with the complainants solicitor, Samuel F. Eldredge, Esq., duly attended at the time and place to which by various orders of this Court the time for redemption was extended, to wit, April 20, 1940, at which time and place the said solicitor's complainant had in his possession the said certificate of sale and tendered himself ready and willing to deliver up possession of said lands and premises and to endorse said certificate of sale for cancellation, so that it might be discharged of record upon the payment to him of said sum heretofore mentioned and that none of said defendants, although duly notified, as said proofs of service appears, nor any other person or person in their behalf appeared at said time and place aforesaid and that neither the said defendants nor any other person or persons in their behalf, has or have paid or tendered to pay to said complainant or its solicitor, said sums of money heretofore set forth so found to be due complainant upon its certificate of sale, either at the time and place aforesaid or at any other time and place and that neither said money nor any part thereof has since been paid to said complainant, but that the whole thereof and the costs of this suit still remain due and owing to it. IT IS, THEREUPON, on this 30th day of April, 1940, ORDERED, ADJUDGED and DECREED that the said defendants and each of them and any and all persons claiming by, from, through or under them, or any of them, stand absolutely debarred and foreclosed of and from all right and equity of redemption of, in and to the said lands and premises and every part thereof, and that complainant be decreed to be vested with an absolute and indefeasible title in fee simple to the lands and premises hereinafter described: Situate lying and being in the City and County of Cape May, in the State of New Jersey. BEGINNING in the Easterly line of Pittsburgh Avenue, 125 feet Northwardly from the Northerly line of New Jersey Avenue and 515 feet Northwardly from the Northerly line of Beach Avenue; and extending thence (1) North 66 degrees 20 minutes and 13 seconds

East, on a line parallel with and 125 feet Northwardly from the Northerly line of New Jersey Avenue, 899.72 feet; thence (2) North 73 degrees 43 minutes 43 seconds East, still parallel with and 125 feet Northwardly at right angles from the Northerly line of New Jersey Avenue 3731.46 feet to the Westerly line of Yale Avenue, now property of the United States; thence (3) along said Westerly line of Yale Avenue, North 16 degrees 16 minutes 17 seconds West, 2845 feet to the middle line of Delaware Avenue; thence (4) along said middle line of Delaware Avenue, South 73 degrees 43 minutes 43 seconds West, 250 feet; thence (5) North 16 degrees 16 minutes 17 seconds West, along the Westerly line of lands now or late of Annie C. Knight, formerly Corinthian Yacht Club of Cape May, 300 feet to the South Harbor line of Cape May Harbor; thence (6) along said Harbor line, South 73 degrees 43 minutes 43 seconds West, 3895 feet to the Southwesterly corner of Cape May Harbor; thence (7) by the West Harbor Line of said Harbor North 23 degrees 39 minutes 47 seconds West, 948.9 feet more or less to its intersection with the extended Northerly line of Texas Avenue; thence (8) Northwestwardly, along Cape May Harbor or Cape May Island Creek, be the distance what it may, to Devil's Reach, or Landing Creek; thence (9) Southwestwardly along said Devil's Reach, be the distance what it may, to the extended Easterly line of Pittsburgh Avenue; thence (10) South 23 degrees 39 minutes 47 seconds East along said Easterly line of Pittsburgh Avenue and same extended 4175 feet more or less to the place of beginning. BEING Plan "B", undeveloped, containing 357 acres more or less and being S-300, Lot 1, on detail sheet 1B of the Tax Map of Cape May. (Excepting thereout and therefrom the following land and premises as conveyed by the Paramount Investment Corporation to the City of Cape May by Deed dated October 19, 1938, recorded in said Clerk's Office in Book 598, page 204, &c. BEGINNING at a point in the Northerly side line of Pennsylvania Avenue as the same is now laid out distant 250 feet Westwardly from its intersection with the Westerly side line of Yale Avenue and from thence (1) running in a Northwesterly direction and at right angles to the aforesaid Northerly side line of Pennsylvania Avenue on a line having a bearing of North 16 degrees 16 minutes 17 seconds West, true meridian, 600 feet to a point in the Southerly side or bulkhead line of Cape May Harbor, the said point being also the Northwesterly corner of property now or formerly owned by the Corinthian Yacht Club; thence (2) running in a Southwesterly direction and along the Southerly side or bulkhead line of Cape May Harbor on a line having a bearing of South 73 degrees 43 minutes 43 seconds West, true meridian, for a distance of 250 feet to a point in the said bulkhead line; thence (3) running in a Southeasterly direction on a line parallel with the course first run and having a bearing of South 16 degrees 16 minutes 17 seconds East, 600 feet to a point in the Northerly side line of Pennsylvania Avenue; thence (4) running in a Northeasterly direction and along the Northerly side line of Pennsylvania Avenue, on a line having a bearing of North 73 degrees 43 minutes 43 seconds East, true meridian, 250 feet to the point or place of beginning. Also excepting thereout and therefrom the following land and premises released from the lien of said tax sale by quit claim deed from the City of Cape May to Paramount Investment Corporation, dated December 16, 1938, recorded in said Clerk's Office, in Book 596 of Deeds, page 401. BEGINNING in the Easterly line of Pittsburgh Avenue 320 feet Northwardly from its intersection with the Northerly line of New Jersey Avenue (being at the Northeasterly corner of New York and Pittsburgh Avenues); thence (1) Northwardly along the Easterly line of Pittsburgh Avenue 50 feet to a point; thence (2) Eastwardly and at right angles to the aforesaid Easterly line

of Pittsburgh Avenue 125 feet to a point in the rear line of premises hereby described; thence (3) Southwardly along said rear line on a line parallel with the Easterly line of Pittsburgh Avenue, 50 feet to a point; thence (4) Westwardly 125 feet to the place of beginning. BEING Lot No. 24, Block 158, on Plan of Beautiful Cape May Manor, filed in said Clerk's Office November 21, 1938. Also excepting thereout and therefrom the following land and premises released from said tax sale by quit claim Deed from the City of Cape May to Paramount Investment Corporation, dated December 16, 1938, recorded in said Clerk's Office, in Book 596 of Deeds, page 403. BEGINNING in the Easterly line of Pittsburgh Avenue 420 feet Northwardly from its intersection with the Northerly line of New Jersey Avenue (being also 100 feet Northwardly from the Northeasterly corner of New York and Pittsburgh Avenues); thence (1) Northwardly along the Easterly line of Pittsburgh Avenue 50 feet to a point; thence (2) Eastwardly and at right angles to the aforesaid Easterly line of Pittsburgh Avenue, 125 feet to a point in the rear line of premises hereby described; thence (3) Southwardly and along said rear line on a line parallel with the Easterly line of Pittsburgh Avenue 50 feet to a point; thence (4) Westwardly 125 feet to the place of beginning. BEING Lot No. 22, Block 158, On Plan of Beautiful Cape May Manor, filed November 21, 1938.

Luther A. Campbell. C.

(Endorsed)

124-450 IN CHANCERY OF NEW JERSEY

Between

CITY OF CAPE MAY, a municipal
Corporation of New Jersey,
Complainant

and

PARAMOUNT INVESTMENT CORPORATION,
et als,
Defendants

/
/
/
/
/
/
/

Bill to foreclose
FINAL DECREE

Samuel F. Eldredge, Sol'r. 223 Decatur Street, Cape May, N.J.

Filed Apr. 30, 1940.

I, Edw. L. Whelan, Clerk of the Court of Chancery of the State of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the Final Decree, filed April 30, 1940, in the cause wherein City of Cape May, a municipal corporation of New Jersey, is complainant, and Paramount Investment Corporation, et als, are defendants, now on the files of my office. IN TESTIMONY WHEREOF, I have hereto set my hand and affixed the seal of said Court, at Trenton, this first day of May, A.D. nineteen hundred and forty.

Edw. L. Whelan, Clerk. (Court Seal)

Received and Recorded this Final Decree, May 13th, A.D. 1940 at 10:00 A.M.

Stirling J. Tol
Clerk

THIS INDENTURE, made the eighth day of May, in the year of our Lord one thousand nine hundred and forty. Between RAYMOND H. BOERNER and RUTH LAURA BOERNER, his wife, of Collingswood, County of Camden and State of New Jersey, party of the first part, and JOSEPH R. MEADE of the City and County of Philadelphia and State of Pennsylvania,

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
PUBLIC LAND COMPLIANCE (STATE HOUSE COMMISSION)
SURVEYOR'S CERTIFICATION AND SUMMARY FORM

STATE HOUSE COMMISSION PROJECT NAME: Police Station – St. John & Lafayette Streets
APPLICANT: City of Cape May SHC NUMBER: SHC0502001

PROJECT INFORMATION

FACILITY NAME: Lafayette Street Park
GREEN ACRES SOURCE OF FUNDING/ PROJECT NUMBER IF KNOWN: 0502-10-016-02 and 03
TITLE HELD BY: City of Cape May DEED BOOK 3639 PAGE 289 DEED BOOK 3663 PAGE 375
MANAGING AGENCY: _____

DIVERSION PARCEL INFORMATION

BLOCK: 1061 LOT: 44 and 47 MUNICIPALITY: City of Cape May COUNTY: Cape May County
ENTIRE X or PARTIAL - FEE or EASEMENT X - %of LOT: 100 ACRES DIVERTED: 0.137

DIVERSION SURVEY INFORMATION

PREPARED FOR : City of Cape May
SURVEY FIRM: Cape Land Surveying, LLC CONTRACT No. _____
SURVEYOR: George Swensen NJPLS No. GS43415
DATE ON SURVEY PLAN: 03-05-24 DATE SIGNED: 04-17-24 DATE LAST REVISED: _____

REPLACEMENT PARCEL INFORMATION

BLOCK: 1168 LOT: 2, BLOCK: 1167 LOT: 2, BLOCK: 1165 LOT: 1 and 6, BLOCK: 1164 LOT: 6
BLOCK: 1163 LOT 7 MUNICIPALITY City of Cape May COUNTY: Cape May County
ENTIRE X or PARTIAL - FEE or EASEMENT X - %of LOT: 100 ACRES REPLACED: 6.607

REPLACEMENT SURVEY INFORMATION

PREPARED FOR : City of Cape May
SURVEY FIRM: Cape Land Surveying, LLC CONTRACT No. _____
SURVEYOR: George Swensen NJPLS No. GS43415
DATE ON SURVEY PLAN: 3-8-24 DATE SIGNED: 5-1-24 DATE LAST REVISED: 7-3-24

REPLACEMENT TITLE INFORMATION

TITLE COMPANY Title Company of Jersey
COMMITMENT No. 808013-VVW-1 DATE OF COMMITMENT 2-07-24

CERTIFICATION

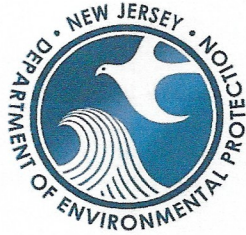
I hereby certify that I have completed the above survey(s) in accordance with the Green Acres Survey Guidelines contained in a written contract as indicated. Based upon an actual field survey and my examination of evidence, the above parcel proposed for diversion from outdoor recreation or conservation purposes consists of a total surveyed area of 0.137 acres. The above parcel proposed for replacement consists of a total surveyed area of 6.607 acres, subject to the following:

EASEMENTS NONE
RESTRICTIONS NONE
CONDITIONS NONE
PUBLIC ROAD 0 AC. CLAIMED NJ TIDELANDS 0 AC. CLOUDED TITLE 0 AC.
UNDERWATER 0 AC. ENCROACHMENTS: YES NO X NUMBER OF DESCRIPTIONS: 7

NET AREA OF REPLACEMENT ENCUMBRANCE DETERMINED BY GREEN ACRES 6.607 AC.


SURVEYOR'S SIGNATURE, DATE & SEAL

REVIEW BY GREEN ACRES, NJDEP



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF TRANSACTIONS AND PUBLIC LAND ADMINISTRATION
PUBLIC LAND COMPLIANCE SECTION

**Pre-Appraisal Fact Sheet for Diversion/Disposal of
Green Acres Encumbered Parkland**

In order to establish an accurate value for a parcel of land, it is important to have all pertinent information *before* it is appraised. The following questions will allow the Department's review appraiser and the appraisers to be hired by the applicant to have a better understanding of the property. Completion of this fact sheet will streamline the appraisal process, as well as the appraisal review.

This fact sheet must be submitted with the Project Reference Map and approved by the Department **before you hire the appraiser(s)**. **The Department will not schedule a pre-bid appraisal meeting or authorize appraisals to begin until this completed Fact Sheet and the Project Reference Map have been submitted and approved by the Department's review appraiser. The Department will issue appraisal instructions after reviewing all submitted documentation.**

Please complete a separate Fact Sheet for the diversion/disposal parcel and for the compensation parcel, if applicable. If the appraisal scenario changes from what is described below, corrected information must be submitted immediately to the Department. Please note – hired appraisers **MUST** be provided with written appraisal instructions, and all appraisals must be performed in accordance with the current Green Acres Appraisal Requirements as found on the Green Acres Program website: www.nj.gov/dep/greenacres/pdf/Green_Acres_Appraisal_Requirements_01-2019.pdf

Please note that properties to be disposed of/diverted must be appraised at their Highest and Best Use or intended use, whichever results in a higher value.

Much of the required information is available on the NJDEP's GeoWeb at www.nj.gov/dep/gis/geoweb splash.htm

GENERAL INFORMATION

Block(s)/Lot(s): 1061 / 44 and 47
Street address of property: St. John Street
Municipality/County: Cape May City / Cape May County
Current Owner: City of Cape May
List any adjacent lots that are under the same ownership:
Block 1061 lots 43, 48, 49, 50 and 51

1. Will this be a fee acquisition or an easement _____? If an easement, please describe below the type of easement as well as deed restrictions to be placed on the land; Proposed easement language **must** be attached with this Fact Sheet

If less than full public access to the property is proposed, you must show public access area(s) on the Project Reference Map.

2. Is this an entire taking or partial taking _____? If a partial taking, please describe the taking and remainder areas in detail and show clearly on the Project Reference Map.

This is a land swap

DESCRIBE THE FOLLOWING PROPERTY DETAILS:

1. Physical characteristics of the property, details of legal road access, any special features. **If sole access to the property is via an easement or agreement with adjoining property owner, documentation must be provided.**

Rectangular, vacant, clear, 57.5 feet frontage on St. John Street

2. Present use of the property: *Recreation land*

3. Property Acreage - Total: *.14*; Uplands: *.14* Wetlands: *0*

If freshwater/coastal wetlands are present, note the source used to determine the approximate location and acreage. Please also note any tidelands claims/grants: *No wetlands*

Note: Location and area of freshwater/coastal wetlands are available from the Department at www.nj.gov/dep/gis or as determined by one of the following sources:

- a. A wetlands delineation verified by the NJDEP (e.g. NJDEP issued Letter of Interpretation (LOI) and Plan);
- b. Freshwater wetlands maps prepared by the NJDEP under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., if they exist; or
- c. If the documents listed under (a) and (b) above do not exist, U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) maps, in conjunction with County Soil Surveys published by the U.S. Department of Agriculture.

4. Name any **Category One streams** on the site? *None*

Note: Stream classifications are listed in the Surface Water Quality Standards (SWQS) at N.J.A.C. 7:9B-1.15 (found at www.state.nj.us/dep/rules/). The Department's interactive mapping tool (accessible through www.nj.gov/dep/gis/) is also helpful in identifying stream classifications. Directions on how to use the interactive mapping tool can be found at www.nj.gov/dep/wms/bwqsa/.

5. List any and all existing easements and/or rights-of-way on the property (e.g. utility, road/driveway, drainage, sewer, conservation, Pineland Development Credit Bank easement, etc.); Attach documentation, if available

(e.g. recorded documents, easements, and/or mapping)

6. Existing structures on site:

a. Present condition, current use: No structures on any parcels

b. Proposed future use of existing structures, if not demolished: _____

Note: Applicants must evaluate all structures for historic preservation purposes in accordance with the Green Acres rules. N.J.A.C. 7:36-4.4 (for local governments) and N.J.A.C. 7:36-15.4 (for nonprofits).

7. Utilities: (e.g. public water, sewer, septic, well): Public water & sewer

8. The terms of any and all leases or rentals on the property (e.g. agricultural, hunting, residence, etc.); Attach agreements/leases, if available.

NA

9. Current zoning of property: R-3, Residential
List any recent or proposed zoning changes and effective dates: NA

10. Has the project site been identified by a municipality or otherwise designated for use in meeting municipal fair share low- and moderate-income housing obligations under the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301)? Yes No

Note: Properties designated for low-and moderate-income housing may not be eligible as compensation land. If so designated, please contact the OTPLA Compliance Officer immediately.

INCLUDE THE FOLLOWING DOCUMENTS, IF AVAILABLE/APPLICABLE

1. Existing survey of the property;
2. Executed Contract of Sale or Option Agreement on this property with any party;
3. Signed approved subdivision/development plans; (MUST include signed resolution of approval by the Planning Board)

REGIONAL PLANNING AREAS:

Pinelands Region

- a. Is the property located within the Pinelands Preservation Area, Agricultural Production Area or Special Agricultural Production Area: NO
- b. Are there Pineland Development Credits (PDCs) associated with the property? Yes No
- c. Have the PDCs been severed from the property? Yes No
- d. Is there a current LOI for these PDCs? Yes No

Highlands Region

- a. Is the property within the **Preservation Area** No or **Planning Area** No?
- b. Has property been rezoned since January 1, 2004? _____ Note previous zoning: _____
- c. Has the property been sold or otherwise changed ownership since January 1, 2004? Yes No

Certification Statement

I hereby certify on behalf of Cape May City (Local Government/ Nonprofit) that I have reviewed the Pre-Appraisal Requirements contained on pages 1-3 of this Fact Sheet and agree to the following:

- The Pre-Appraisal Requirements Fact Sheet, along with the relevant attachments as described herein, will be submitted with the Project Reference Map and approved by the Department **before appraisers are hired**; and
- Once approved by the Department, the completed Pre-Appraisal Requirements Fact Sheet and the following documents, as applicable, will be provided to the hired appraisers and included as part of the Addendum to the Appraisal report: (please check, if included)

- Documents related to legal access
- Existing easements and/or rights-of-way
- Leases, rental or use agreements
- NJDEP issued Letter of Interpretation (LOI) and plan
- Survey
- Contract of Sale/Option Agreement
- Subdivision/development approvals with resolution of approvals

- The Local Government/Nonprofit SHALL provide the hired appraisers with written appraisal instructions and these instructions **will** be included in the Addendum of the Appraisal report; and
- All appraisals must be performed in accordance with the current Green Acres Appraisal Requirements; and
- If the appraisal scenario changes from what is described herein, corrected information will be submitted immediately to the Department;

Date: 6/17/24

Name (Printed) Paul Dietrich

Title: City Manager

Signature 

For NJDEP Use Only

Proj. Number: _____ Proj. Name: _____ Sponsor: _____

Fact Sheet/Proj, Reference Map reviewed by _____ (Compliance Officer) Date: _____

Fact Sheet/Proj. Reference Map reviewed by _____ (Appraisal Reviewer) Date: _____

Comments:

PROJECT REFERENCE MAP CHECKLIST

The "project reference map" is used by the appraiser(s) in the determination of the parcel's market value. The minimum size of this map should be 11" x 17" and include the information listed below. Clarity of presentation of data will dictate the actual paper size. One copy of a project reference map is required for all acquisition proposals, but additional copies will be required for the appraisers.

The project reference map can be generated mechanically using cartographic methods, or digitally using autocad or Geographic Information System (GIS) technology. Local units/nonprofits using GIS technology may acquire the required information from the NJDEP's GeoWeb. (www.nj.gov/dep/gis/geoweb splash.htm). It is recommended that you provide the map preparer with all available data and documents pertinent to the site (i.e., existing surveys, local unit master plan, etc.) in order to facilitate this mapping process.

This checklist should be returned with your map. If any items are not applicable, please indicate with "N/A" next to that item. The following are required elements of the project reference map:

- ___ (a) Project name and location
- ___ (b) Block and lot numbers and municipality (ies) in which the acquisition is located
- ___ (c) Current owner(s) of record (*also indicate adjacent lots under the same ownership*)
- ___ (d) Area given in acreage or square feet
- ___ (e) Dimensions of each lot marked on each perimeter boundary
- ___ (f) Improvements shown in approximate location on parcel
- ___ (g) Acquisition area - if only a portion of the parcel is proposed for acquisition, both the proposed portion and the remaining areas and sizes should be noted.
- ___ (h) North arrow and scale of map. The map scale should be proportional to the size of the site to allow an appraiser to prepare an accurate appraisal
- ___ (i) If located in the Highlands, indicate whether site is in the Planning Area or Preservation Area
- ___ (j) Indicate if purchase will be fee or easement. If easement, and less than full public access is proposed, show public access area. (Extent of public access will affect value and eligibility for Green Acres funding. Please discuss with Green Acres.)
- ___ (k) Location and area of all known existing easements, road rights of way, encroachments, dune and beach areas, and similar features, with the source of such information shown;
- ___ (l) Location and area of all streams, rivers, waterbodies, and associated buffers. Any waterbody classified as Category One pursuant to N.J.A.C. 7:9B, and the associated special water resource protection area established pursuant to N.J.A.C. 7:8, must be shown and labeled.
- ___ (m) Location and area of tidelands, available from the Department at www.nj.gov/dep/gis, as determined from New Jersey Tidelands claims maps, conveyance overlays, and atlas sheets;
- ___ (n) Location and area of floodplain, as shown on the New Jersey State Flood Hazard Area maps prepared under the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq. and available from the Department at www.nj.gov/dep/gis, or as determined from other State or Federal mapping or from a site delineation;
- ___ (o) Location and area of coastal wetlands, as shown on maps prepared by the Department under the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. and available from the Department at www.nj.gov/dep/gis;
- ___ (p) Location and area of freshwater wetlands, available from the Department at www.nj.gov/dep/gis or as determined from:
 - (1) A wetlands delineation, if one exists, verified by the Department's Land Use Regulation Program or its successor;
 - (2) Freshwater wetlands maps prepared by the Department under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., if they exist; or
 - (3) If the documents listed under (1) and (2) above do not exist, U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) maps, in conjunction with County Soil Surveys published by the U.S. Department of Agriculture.

Be it Remembered, that on the 22^d day of January 1907, before me, Com of Deeds personally appeared the above named S. Lee Adams City Clerk of the City of Ocean City, aforesaid, who being by me duly sworn, doth depose and make proof to my satisfaction, that he well knows the corporate seal of the City of Ocean City, the grantee named in the foregoing Deed, that the seal thereto affixed is the proper corporate seal of the said City, that the same was so affixed thereto, and the said Deed signed and delivered by Joseph E. Champlain Mayor of said City, in the presence of the said deponent, in accordance with a resolution of the Common Council of said City, passed the Twenty first day of January A. D. 1907, as the voluntary act and deed of the said City, and that the said deponent thereupon signed the same as subscribing witness, sworn and subscribed before me at Ocean City N. J. the date aforesaid.

S. Lee Adams

Joe S. Scull
Com of Deeds

Received and recorded this Deed, January 30, A. D. 1907 at P. A. M.

Julius Way
Clerk

2.

DB 216-459

Other map in map jacket # 2086

The State of New Jersey: To all to whom these Presents shall come, or may Concern Greeting: Whereas, Pursuant to an act of the Legislature of said State, approved March 21st 1871, entitled "a further supplement to an act entitled 'an act to ascertain the rights of the State and of Riparian owners in the lands lying under the waters of the Bay of New York and elsewhere in this State', approved April eleventh, one thousand and eight hundred and sixty-four, and other acts and joint resolutions of the Legislature of said State, Cape May Real Estate Company, a corporation of the State of New Jersey being the owner of lands fronting on Atlantic Ocean and certain Islands, Thoroughfares, Inlets and Creeks in the City of Cape May and adjacent thereto in the County of Cape May, and State of New Jersey which lie above high water mark and in front

DB 216-460

of which the lands under water hereinafter described are situated, has applied to the Riparian Commissioners of said State for a grant of the said lands under water and to have the said Commissioners fix the boundaries of the said lands under water, and determine the price or compensation to be paid to the said State therefor, and the terms and conditions of said grant: And whereas, the said Riparian Commissioners to wit: Edward C. Stokes, Governor, William Clote, Robert Williams, M. S. McLaughlin and John B. Reynolds, having due regard to the interest of navigation and the interests of the State, have agreed to grant the lands under water herein mentioned upon the terms herein set forth, and have determined the sum of Ten thousand ⁰⁰/₁₀₀ \$10,000.00 dollars as the price or reasonable compensation to be paid to the State for the said lands. Now therefore, the said State of New Jersey by the said Riparian Commissioners, the Governor approving, in consideration of the premises and the terms and conditions hereinafter contained and the said sum of Ten thousand ⁰⁰/₁₀₀ (\$10,000.00) dollars duly paid by the said Cape May Real Estate Company to the said State, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey subject to the terms, covenants, conditions and limitations herein contained, unto the said Cape May Real Estate Company and to its successors and assigns forever. All the several tracts or parcels of land now or formerly flowed by tide water, lying at Cape May City and Two Mile Beach in Lower Township, in the County of Cape May and State of New Jersey described as follows: Beginning in the center line of Madison Avenue, as originally laid out, where the same is intersected by the center line of Beach Avenue; and from thence South five degrees and ten minutes East (S. 5° 10' E.) along the division line between lands under water granted by the State of New Jersey to John C. Bullitt and others July 3rd 1872, eighteen hundred and ninety-one, and lands under water in the Atlantic Ocean granted by the State of New Jersey to Anthony M. Gane September Twenty fifth, nineteen hundred and two, and in the continuation of the same, four thousand and fifty-one (4051) feet more or less to the New Jersey line established January 17th 1907, by the Commissioners appointed under the authority of the act

entitled "An act to ascertain the rights of the State and of Riparian owners in the lands lying under the waters of the Bay of New York and elsewhere in this State", approved April 11th A. D. 1864, and the supplements thereto: thence north eighty degrees and fifty-three minutes East (N. 80° 53' E.) along said new Exterior Line, nine thousand four hundred (9400) feet more or less to a point: thence still along said new Exterior Line north seventy-two degrees East (N. 72° E.) six thousand three hundred and fifty (6350) feet more or less to a point: thence still along said new Exterior Line north fifty-four degrees East (N. 54° E.) four thousand two hundred and fifty (4250) feet more or less to a point: thence still along said new Exterior Line, north forty-three degrees and thirty minutes East (N. 43° 30' E.) six thousand one hundred and twenty-five (6125) feet more or less to a point: thence north forty-six degrees and thirty minutes West (N. 46° 30' W.) four thousand five hundred (4500) feet more or less to the exterior line on the Southwesterly side of new inlet: thence in a northerly direction, as shown on the map hereto annexed, in a straight line, four thousand seven hundred and fifty (4750) feet to a point in said Exterior Line nearly South of Richardson's Channel: thence northwesterly along the Exterior Line on the Southwesterly side of Swain's Channel, three thousand six hundred (3600) feet more or less to a point: thence still along said Exterior Line in a Southwesterly direction, crossing a small thoroughfare, seven hundred (700) feet more or less to a point: thence westerly along said Exterior Line, crossing a small thoroughfare, eight hundred (800) feet to a point at the Easterly side of the mouth of Bennett's Creek: thence crossing Bennett's Creek in a northwesterly direction, three hundred and fifty (350) feet more or less to the northwesterly side of the mouth of Bennett's Creek: thence north three degrees and forty-three minutes East (N. 3° 43' E.) as shown on the map hereto annexed twelve hundred and ninety-four (1294) feet to a point: thence north forty degrees and fifty-three minutes West (N. 40° 53' W) thirteen hundred and ninety (1390) feet to a point in the Westerly line of Taylor's Creek: thence north forty degrees and fifty-three minutes West (N. 40° 53' W) fifteen hundred and forty-two (1542) feet to a point in the Northern boundary of lands

said Cape may Real Estate Company: thence
 along said northerly boundary line north
 eighty-nine degrees and forty-two minutes West
 (N. 89° 42' W) fifteen hundred and forty-two (1542)
 feet to another point in the boundary line of
 lands of said Cape may Real Estate Company:
 thence north sixty-nine degrees and forty-three
 minutes West (N. 69° 43' W) eight hundred and
 twenty (820) feet; thence north fifty-three degrees
 and forty minutes West (N. 53° 40' W) four hundred
 and fourteen and three-tenths (414.3) feet to a point
 on the northerly bank of Jones Creek: thence South
 thirty-nine degrees and seventeen minutes East
 (S. 39° 17' E) ten hundred and ninety (1090) feet
 to a point in the northwesterly boundary line
 of lands of said Cape may Real Estate Company
 said course crossing Jones Creek: thence South
 westerly along the division line between lands
 of Dr. Emory Physics and lands of the said
 Cape may Real Estate Company, eighty-nine hun-
 dred and fourteen and eight-tenths (8914.8) feet
 more or less to the Southwesterly side of Mill
 Creek: thence along the Southwesterly side of
 said Creek, South twenty degrees and forty
 eight minutes East (S. 20° 48' E) four hundred
 and fifty (450) feet: thence South thirty-seven
 degrees and forty-eight minutes (S. 37° 48' W) West
 thirty-six hundred and six and five-tenths
 (3606.5) feet: thence north sixty-two degrees and
 thirty-three minutes West (N. 62° 33' W), Seven hun-
 dred and forty and one-tenth (740.1) feet to the
 centre line of Mill Road: thence Southwesterly
 along the centre line of Mill Road, its several courses
 and distances to the centre line of Schellenger's
 Creek: thence Southeastly along the centre line
 of Schellenger's Creek, twelve hundred and fifty
 (1250) feet more or less to the centre line of Devils
 Reach: thence Southwesterly along the centre line
 of Devils Reach, seven hundred and eighty-eight
 (788) feet to a point: thence north sixty degrees
 and thirty minutes West (N. 60° 30' W) five hun-
 dred and twenty-six and seven-tenths (526.7)
 feet to the Southeastly side of Washington
 Street: thence South thirty-nine degrees and
 eleven minutes West (S. 39° 11' W) along the South
 easterly side of Washington Street, eighteen hun-
 dred and one and seventy-three hundredths
 (1801.73) feet to a point: thence South fifty-four
 degrees and nine minutes East (S. 54° 09' E) two
 hundred and ninety-seven and two-tenths (297.2)
 feet.

463 feet to a point: thence South thirty degrees and thirty-five minutes West (S. 30° 35' W) seven hundred and eight and twenty-five hundredths (708.25) feet to a point; thence South fifty-two degrees and fifty-two minutes East (S. 52° 52' E.) one hundred and twenty-six and sixty-four hundredths (126.64) feet to a point: thence South thirty-seven degrees and forty-one and one-half minutes West (S. 37° 41 1/2' W) twelve hundred and seventy-nine and thirteen hundredths (1279.13) feet to the centre line of Madison Avenue as originally laid out: thence Southeastery along the centre line of Madison Avenue as originally laid out, about twenty-five hundred and eighty-three (2583) feet to the place of beginning. ^{which} the right to dredge and reclaim any and all of the sounds, creeks, inlets, thoroughfares and other waterways and adjoining marsh lands within the bounds above described, and shown on the map hereto annexed: together with all the right, title and interest of the State of New Jersey to said waterways and lands, and lands under water. And also the right to construct and maintain wharves, piers, bulkheads and other structures, extending from the shores of any of the waterways included within the bounds of the lands above described, or the artificial waterways to be constructed, or into the Atlantic Ocean: said structures not to interfere in an unreasonable manner with the free use of the waterways for navigation purposes. And also all the right, title and interest of the State of New Jersey to lands now or formerly below high water, within the boundaries of the lands as above described, and shown on the map hereto annexed. With the right and privilege, under the covenants and conditions of this grant, to appropriate the lands under water above described to its exclusive private uses. And also provided, that if the said Cape May Real Estate Company is not the owner of the land adjoining the land under water hereby granted, then and in that event this instrument and conveyance, so far as the same binds the State, and all the covenants herein on the part of the State, shall be void as affecting any part or parts of said land which joins land not owned by the said Cape May Real Estate Company. And also provided, that if the exterior line for filling and the exterior limit for piers, or

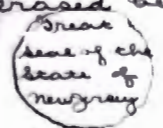
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of said lines, now established, or lines that may be hereafter established by the Riparian Commissioners or other lawful authority of the State of New Jersey, shall be hereafter changed by the action of the authorities of the United States Government, and the grantee herein or any party claiming hereunder shall suffer damage the claim or claims therefor must be made against the authorities of the United States Government, and not against the State of New Jersey. Together with all and singular the hereditaments and appurtenances thereunto belonging. To have and to hold all and singular the above granted and described lands under water and premises, subject to the terms, conditions and limitations aforesaid, unto the said Cape May Real Estate Company and to its successors and assigns forever. In Witness whereof, the said Commissioners have hereunto respectively

✓ by set their hands, and these presents have been signed by the Governor, and the Great Seal of the said State has been hereunto affixed and attested by the Secretary of State, this Seventeenth day of January in the year nineteen hundred and seven.

Note: Printed line 2, part of line 3, and lines 5 to 34 inclusive erased before execution.

C. C. Stokes; Governor
William Cloke
J. R. Reynolds
M. S. McLaughlin
Witness, John C. Payne



John C. Payne
S. D. Dickinson
Secy of State

State of New Jersey, County of Hudson, ss: Be it Remembered, that on this Twenty third day of January nineteen hundred and seven before me the subscriber, a master in Chancery of New Jersey personally appeared John C. Payne who being by me duly sworn on his oath, saith that he saw Edward C. Stokes, Governor, William Cloke, John R. Reynolds and M. S. McLaughlin, three of the within named Commissioners, sign and deliver the within deed as their voluntary act and that he, the said John C. Payne thereupon subscribed his name as an attesting witness thereto.

Sworn and subscribed before me, at Jersey City the day and year aforesaid

John C. Payne

Joseph A. Duffy
master in Chancery
of New Jersey

R-31-07

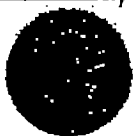
Received and recorded this Grant and Map: January 31st A.D. 1907. at 8. A.M.

Julius Way
Clerk

PK 1216
Pg 465

The State of New Jersey: To all to whom these presents shall come, or may concern, Greeting: Whereas, Pursuant to an act of the Legislature of said State, approved March 27, 1874 and entitled "A further supplement to an act entitled 'An act to ascertain the rights of the State and of Riparian owners' in the lands lying under the waters of the bay of New York and elsewhere in this State" approved April eleventh, one thousand eight hundred and sixty four, and other acts and joint resolutions of the Legislature of said State, July 3. Cure, of the Borough of Holly Beach, in the County of Cape May and State of New Jersey, having taken up and marked out a certain portion of a sedge island located on the westerly side of Grassy Sound Channel, on the line of the public road or highway, between Holly Beach and Rip Grandi, in the County of Cape May and State of New Jersey which lie below high water mark has applied to the Riparian Commissioners of said State for a grant of the said lands under water, and to have the said Commissioners fix the boundaries of the said lands under water, and determine the price or compensation to be paid to the said State therefor, and the terms and conditions of said grant. And whereas, the said Riparian Commissioners, do wit

-Edward



Cape May County Document Summary Sheet



± 2021037827 Bk S7 Pgs 908-917
Recorded County of Cape May, NJ
Date 08/16/2021 12:14:42 By PM
Rita M. Rothberg, County Clerk
Recording Fees \$13.00

CAPE MAY COUNTY CLERK PO BOX 5000 7 NORTH MAIN STREET CAPE MAY COURT HOUSE NJ 08210-5000	Return Name and Address CITY CLERKS OFFICE CITY OF CAPE MAY 643 WASHINGTON ST CAPE MAY NJ 08204
--	--

Official Use Only

Submitting Company	
Document Date (mm/dd/yyyy)	
Document Type	
No. of Pages of the Original Signed Document (Including the cover sheet)	
Consideration Amount (If applicable)	

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)

Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)

Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address

Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

-72286

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE NO. 407-2020

AN ORDINANCE AUTHORIZING AND APPROVING THE VACATION OF VARIOUS STREETS AND PORTIONS OF STREETS IN THE CITY OF CAPE MAY

WHEREAS, there exist in the City of Cape May, and particularly in that area of Cape May known as the Sewell Tract, various unimproved paper streets and portions of such streets that the City wishes to preserve as open space; and

WHEREAS, N.J.S.A.40:67-19 authorizes the City by ordinance to release and extinguish the public's rights in property dedicated as a public street which has never been accepted or opened by the City where the public interest will be better served by releasing these lands from such dedication; and

WHEREAS, the Cape May Council believes the public interest will be better served if certain paper streets in the City, set forth on the attached and incorporated Exhibit A, are vacated so that the vacated property becomes City-owned lots that would be preserved as open space and added to the City's Recreational and Open Space Inventory (ROSI); and

WHEREAS, no adjoining lots would be "landlocked" by the proposed street vacation,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cape May as follows:

Section 1. Pursuant to N.J.S.A. 40:67-1 et seq., and subject to the conditions set forth therein, the rights of the public in and to the streets and portions of streets set forth on attached Exhibit A, as shown on the official Tax Map of the City of Cape May, are hereby released, extinguished and vacated, and the lots thereby created by this vacation are deemed to be City-owned lots that the City wishes to preserve as open space and add to its ROSI.

Section 2. In accordance with N.J.S.A. 40:67-1 et seq., any rights and privileges heretofore possessed by public utilities as defined in N.J.S.A. 40A:2-13 and any cable television company as defined in N.J.S.A. 40A:5A-1 et seq., to maintain or repair their existing facilities adjacent to, over or under the streets or portions of streets to be vacated are expressly reserved and excepted from this ordinance.

Section 3. Within 60 days of the effective date of this ordinance, the City Clerk shall file a copy of it, certified under City seal to be a true copy, together with a copy of the proof of publication thereof, in the office of the Cape May County Clerk, in accordance with N.J.S.A.40:67-21.

Section 4. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

Section 5. Any ordinances or parts thereof in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. This ordinance shall take effect 20 days after passage and publication, according to law.

ATTEST:



Erin C. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation of the State of New Jersey



BY: Clarence F. Lear III, Mayor

NOTICE

Ordinance 407-2020 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 20, 2020, was tabled by Cape May City Council on November 16, 2020, was further considered for final passage during a meeting of the City Council, held VIRTUALLY via Zoom on December 1, 2020 at 4:00 P.M. at which time a Public Hearing was held.



Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Sheehan		X				
Mullock		X				
Meier	X					
Hendricks	X				X	
Lear	X					X

3-2 Motion passes

Adoption Timeline:

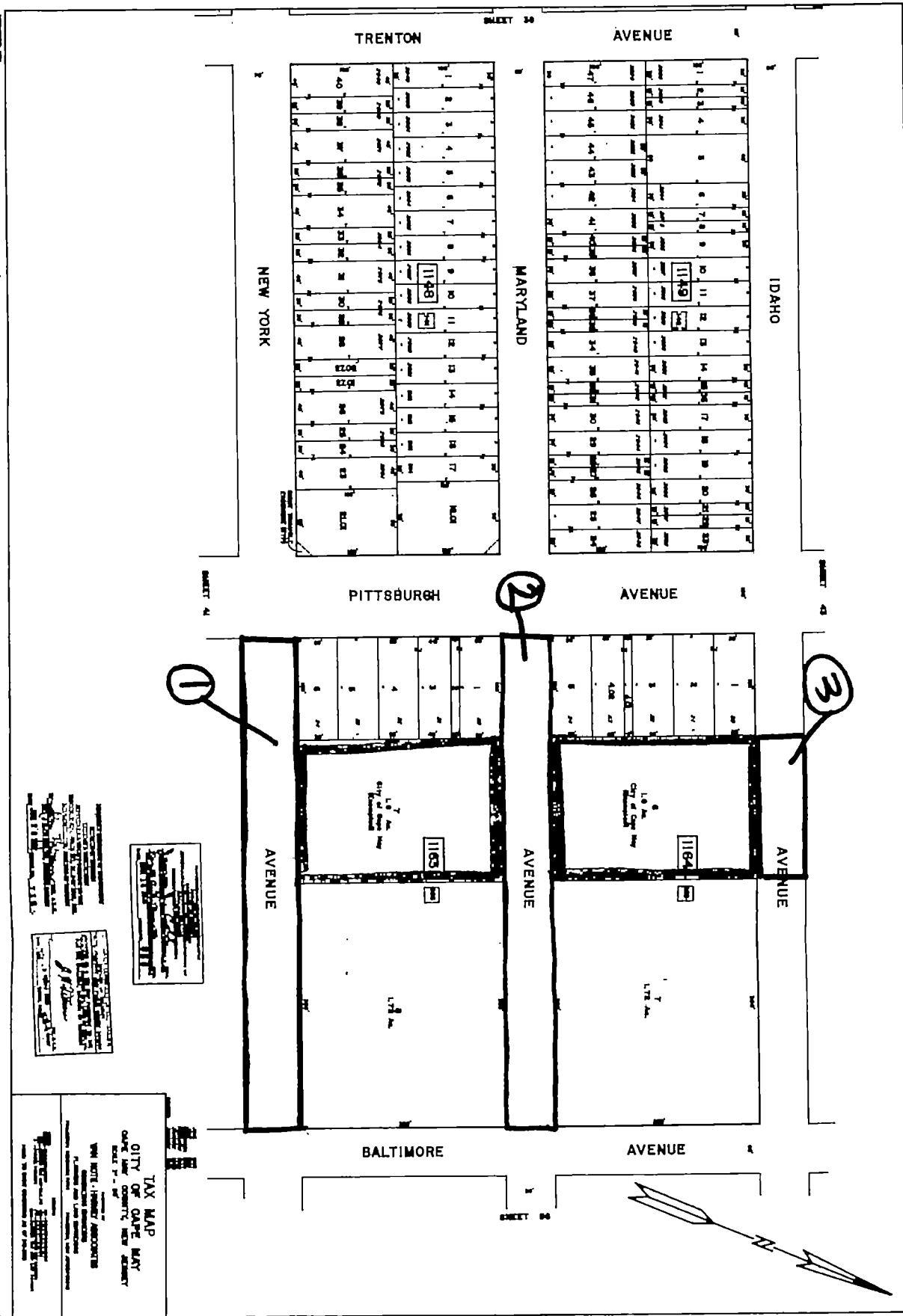
Introduced: October 20, 2020
 First Publication: October 28, 2020
 2nd Reading & Adoption(tabled): November 16, 2020
 2nd Reading & Adoption: December 1, 2020
 Final Publication: December 9, 2020
 Effective Date: December 29, 2020

cc: County Clerk, Certified w/ proof of publication

City of Cape May

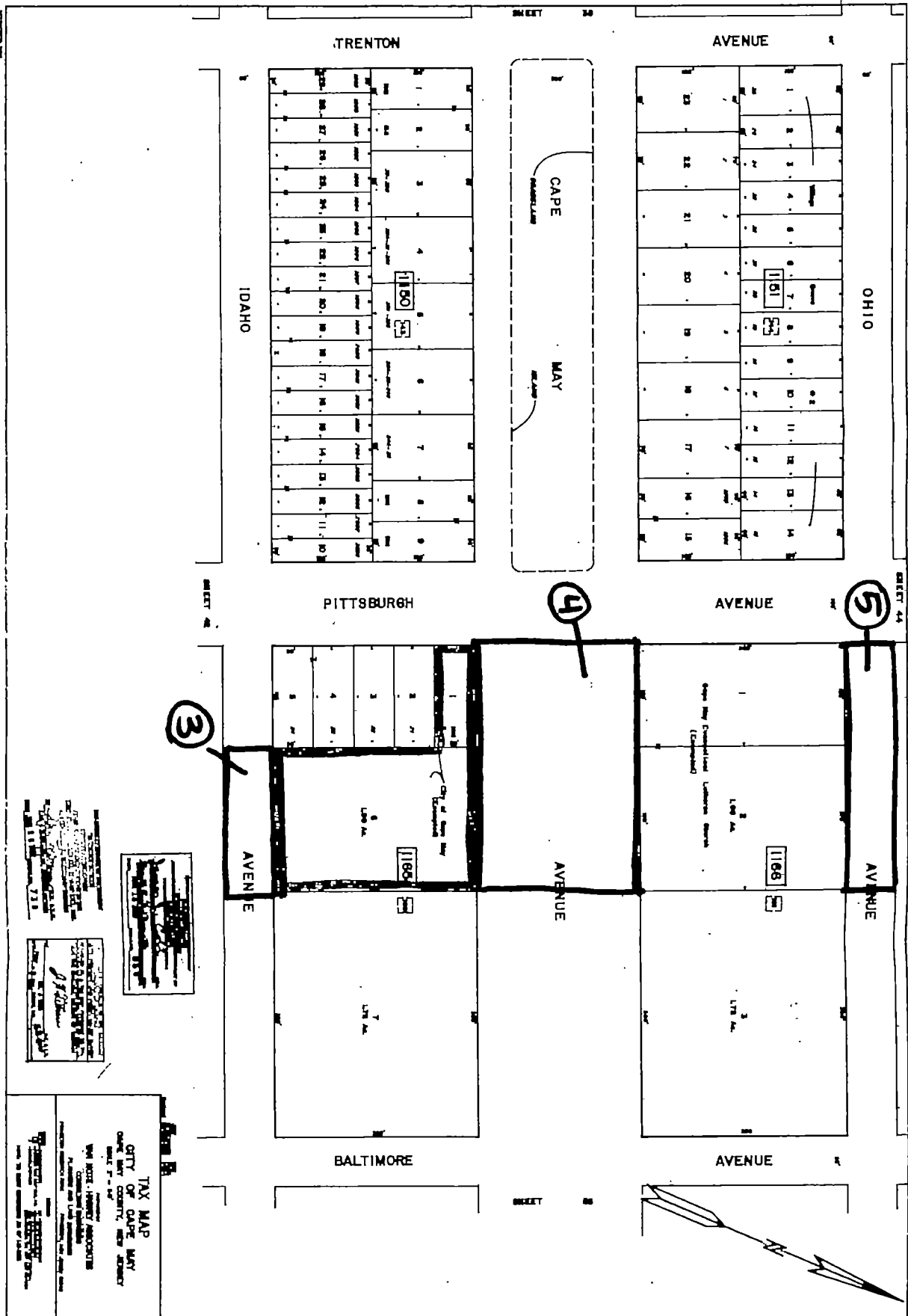
Proposed Paper Street Vacations:

1. **New York Avenue** - from Pittsburgh Avenue to Baltimore Avenue
2. **Maryland Avenue** - from Pittsburgh Avenue to Baltimore Avenue
3. **Idaho Avenue** - from the boundary line between Block 1164, Lot 1 and Block 1164, Lot 6 through the boundary between Block 1164, Lot 6 and Block 1164, Lot 7
4. **Cape May Avenue** - from Pittsburgh Avenue through the boundary between Block 1165, Lot 6 and Block 1165, Lot 7
5. **Ohio Avenue** - from Pittsburgh Avenue through the boundary between Block 1166, Lot 2 and Block 1166, Lot 3
6. **Virginia Avenue** - from Pittsburgh Avenue through the boundary between Block 1167, Lot 2 and Block 1167, Lot 3
7. **Illinois Avenue** - from Pittsburgh Avenue to Baltimore Avenue
8. **Baltimore Avenue** - from Illinois Avenue to Pennsylvania Avenue



THE CITY OF CAPE MAY
 OFFICE OF THE TAX MAPS
 100 N. BROAD ST., 3RD FLOOR
 CAPE MAY, NJ 08204
 TEL: 856-526-3300
 FAX: 856-526-3301
 WWW.CAPEMAYNJ.GOV

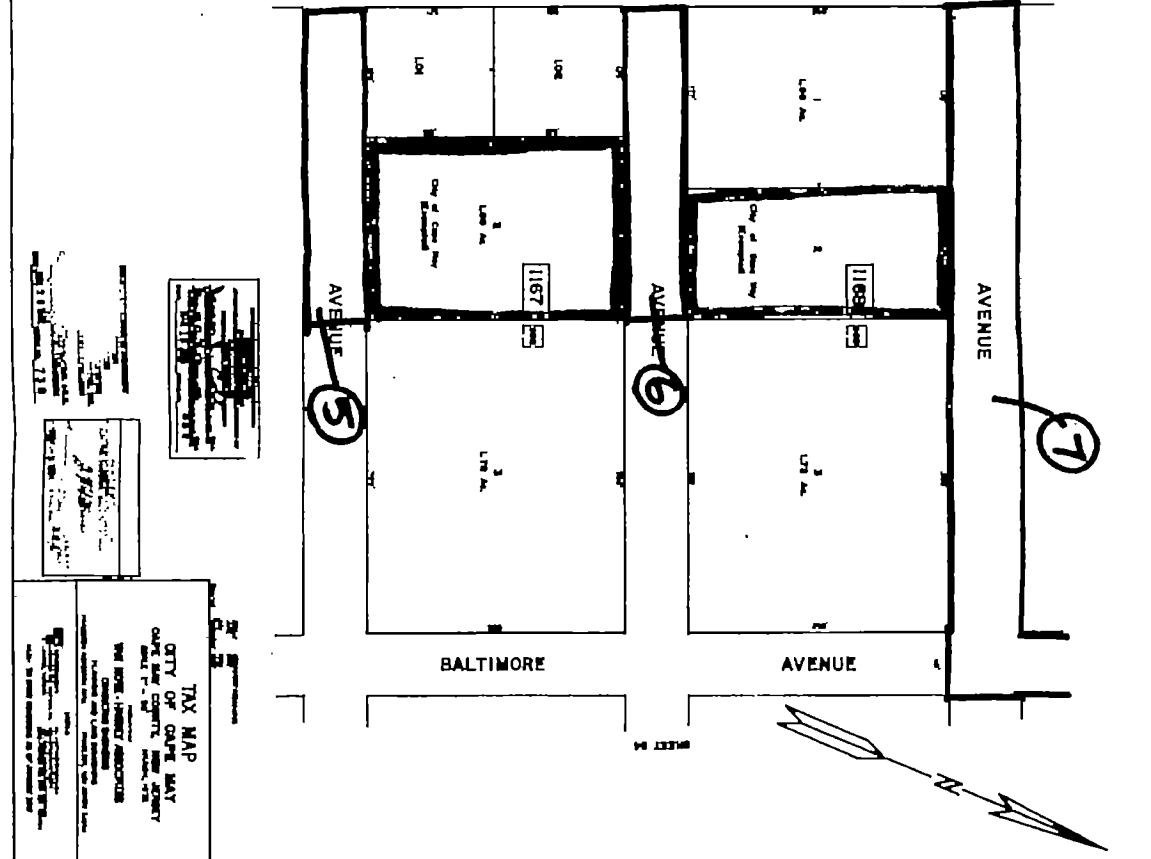
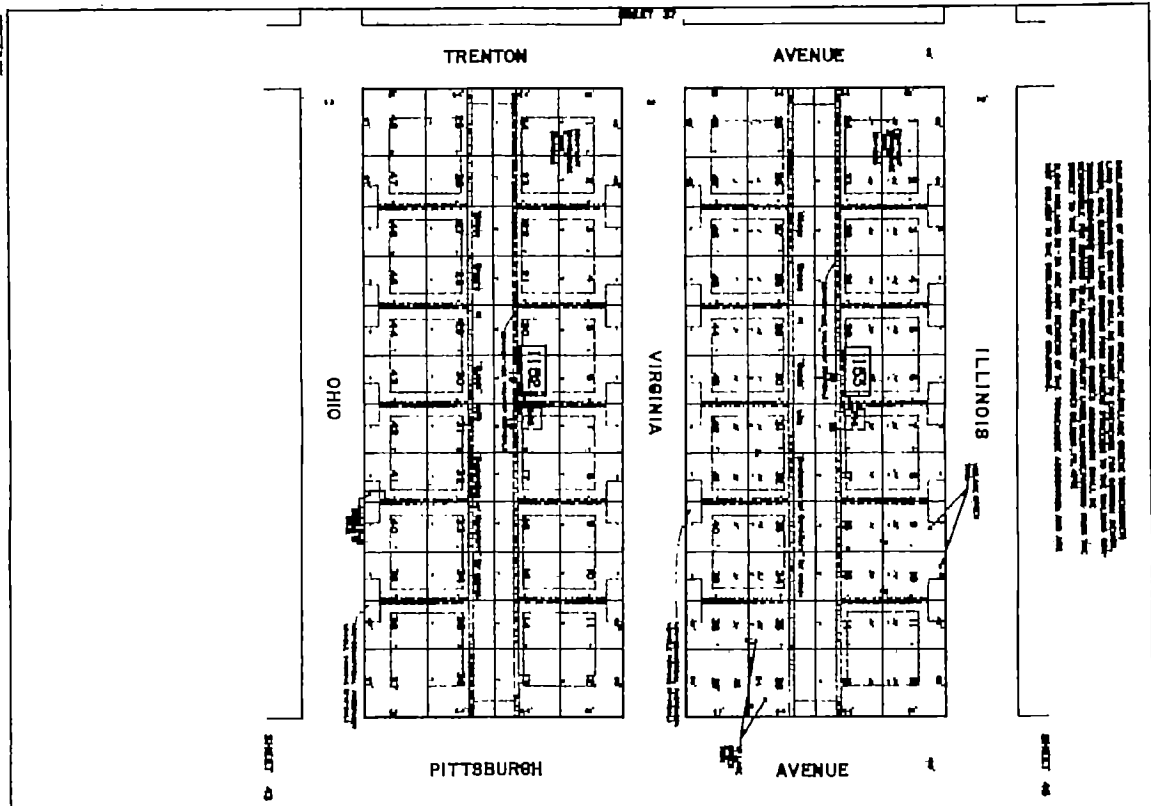
TAX MAP
CITY OF CAPE MAY
 CAPE MAY COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 THE CITY ENGINEER'S OFFICE
 PLANNING AND LAND SERVICES
 100 N. BROAD ST., 3RD FLOOR
 CAPE MAY, NJ 08204
 TEL: 856-526-3300
 FAX: 856-526-3301
 WWW.CAPEMAYNJ.GOV



CITY OF CAPE MAY
 PLANNING DEPARTMENT
 100 N. BROADWAY
 CAPE MAY, NJ 08204
 TEL: 856-825-1234
 FAX: 856-825-1235

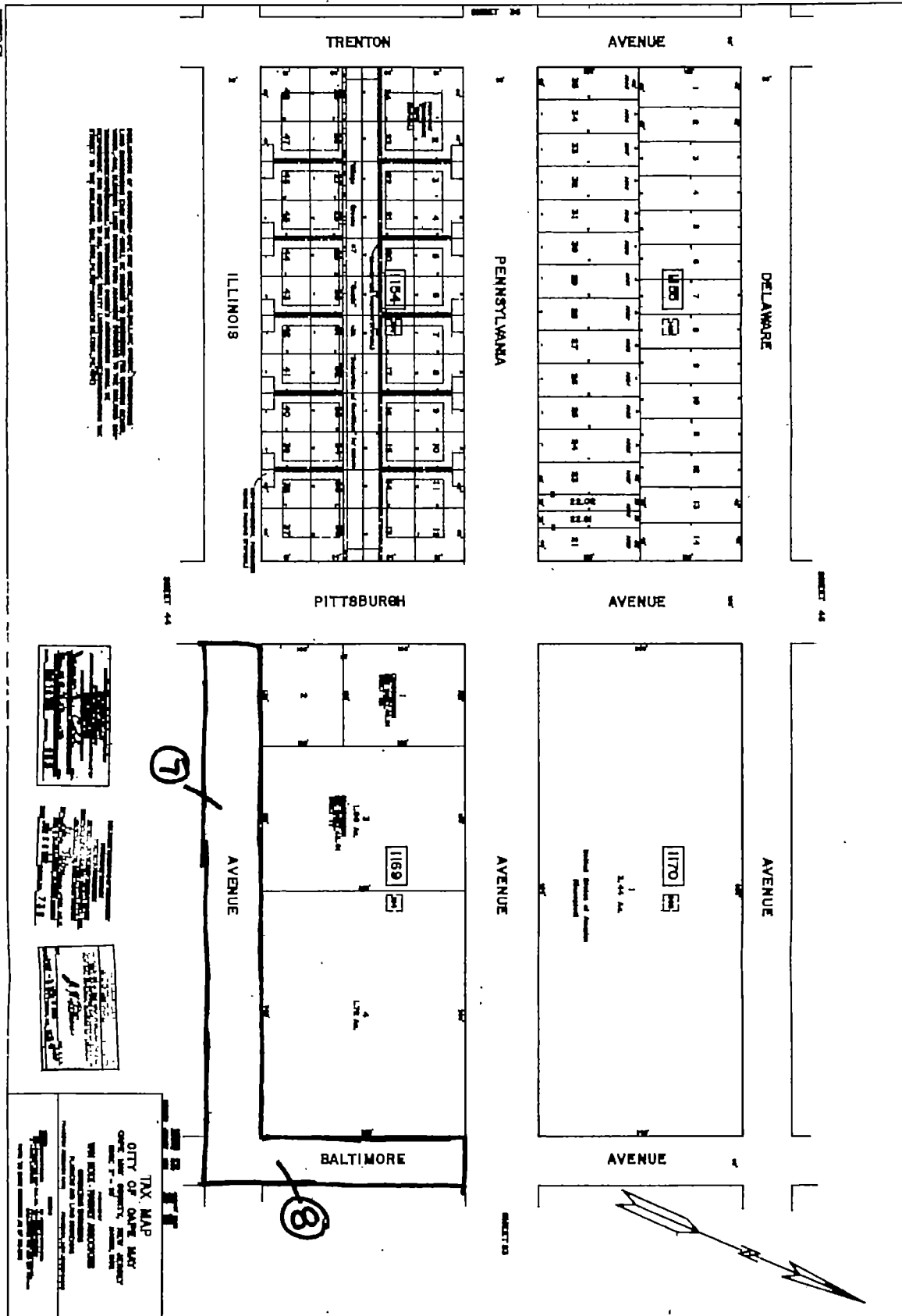
CITY OF CAPE MAY
 PLANNING DEPARTMENT
 100 N. BROADWAY
 CAPE MAY, NJ 08204
 TEL: 856-825-1234
 FAX: 856-825-1235

TAX MAP
 CITY OF CAPE MAY
 CAPE MAY COUNTY, NEW JERSEY
 2011
 THE CITY OF CAPE MAY
 PLANNING DEPARTMENT
 100 N. BROADWAY
 CAPE MAY, NJ 08204
 TEL: 856-825-1234
 FAX: 856-825-1235



44

44



THIS MAP IS A REPRODUCTION OF THE CITY OF BALTIMORE TAX MAP. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY OF BALTIMORE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF BALTIMORE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF BALTIMORE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.



TAX MAP
 CITY OF BALTIMORE
 ONE BALTIMORE CITY CENTER
 BALTIMORE, MD 21201
 WWW.BALTIMOREMD.GOV

Proof of Publication

STATE OF NEW JERSEY, } SS
COUNTY OF CAPE MAY, }

David Nahan, of full age, being duly sworn according to law, on his oath says that he is the

Publisher of
the Cape May Star and Wave

a weekly newspaper published at Cape May, Cape May County, New Jersey, and that the notice

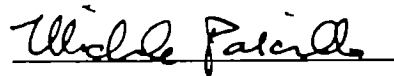
City of Cape May
Introduction of Ordinance 407-2020

of which the annexed is a true copy, was published in said newspaper on the 28th day of October, A.D. 2020, and continued to be published therein for at least successively, the last publication thereof being on the day of _____ A.D. 2020, and that the particular dates of said publication were

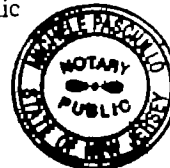
10/28/20



Sworn and subscribed before me, this twenty-eighth day of October, A.D. 2020 in Ocean City, New Jersey

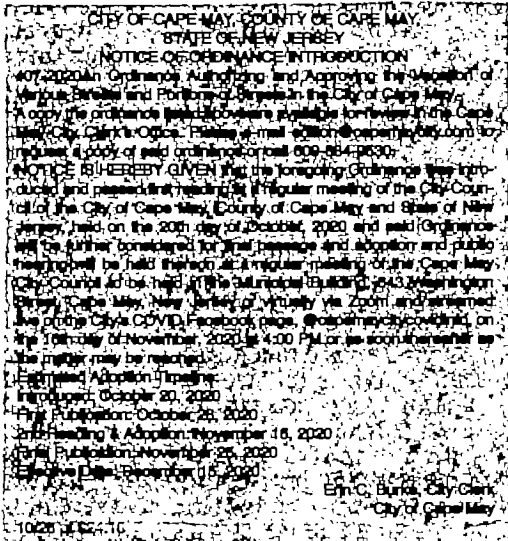


Notary Public



MICHELE PASCULLO
NOTARY PUBLIC
State of New Jersey
ID #50064721
My Commission Expires
August 2, 2022

Printer's Fee \$ 24.18



Proof of Publication

STATE OF NEW JERSEY, } SS
COUNTY OF CAPE MAY, }

David Nahan, of full age, being duly sworn according to law, on his oath says that he is the

Publisher of
the Cape May Star and Wave

a weekly newspaper published at Cape May, Cape May County, New Jersey, and that the notice

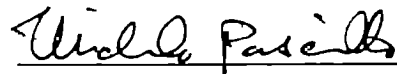
City of Cape May
Notice of Retraction and Final Adoption
Ordinance 407-2020

of which the annexed is a true copy, was published in said newspaper on the 9th day of December, A.D. 2020, and continued to be published therein for at least successively, the last publication thereof being on the day of _____ A.D. 2020, and that the particular dates of said publication were

12/09/20



Sworn and subscribed before me, this ninth day of December, A.D. 2020 in Ocean City, New Jersey



Notary Public



MICHELE PASCIULLO
NOTARY PUBLIC
State of New Jersey
ID #50064721
My Commission Expires
August 2, 2022

Printer's Fee \$ 18.60

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 3:32:26 PM

PROJECT: S:\JOBS\17455B\Terramodel\17455B - Green Acres (CLOSE).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1061, LOT 47**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
6	POB	0+00.00	37841.6800	372396.3500	
N52°32'14"W	62.50 ft				
7		0+62.50	37879.6954	372346.7407	
N37°27'46"E	50.00 ft				
8		1+12.50	37919.3828	372377.1530	
S52°32'14"E	62.50 ft				
9		1+75.00	37881.3674	372426.7623	
S37°27'46"W	50.00 ft				
10		2+25.00	37841.6800	372396.3500	

Closing latitude = 0.00000
 Closing departure = 0.00000
 Closing bearing = N90°00'00"W
 Closing distance = 0.00000
 Total traverse length = 225.00 (225.00)
 Total error of closure = 1/999999
 Error of closure in latitude = 1/999999
 Error of closure in departure = 1/999999

Area = 3125.00 Sq. Ft.
Area = 0.0717 Acres

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 3:32:39 PM

PROJECT: S:\JOBS\17455B\Terramodel\17455B - Green Acres (CLOSE).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1061, LOT 44**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
1	POB	0+00.00	37879.7000	372346.7400	
N52°32'14"W	56.50 ft				
2		0+56.50	37914.0659	372301.8932	
N37°27'46"E	50.00 ft				
3		1+06.50	37953.7533	372332.3055	
S52°32'14"E	56.50 ft				
4		1+63.00	37919.3874	372377.1523	
S37°27'46"W	50.00 ft				
5		2+13.00	37879.7000	372346.7400	

Closing latitude = 0.00000
 Closing departure = 0.00000
 Closing bearing = N90°00'00"W
 Closing distance = 0.00000
 Total traverse length = 213.00 (213.00)
 Total error of closure = 1/999999
 Error of closure in latitude = 1/999999
 Error of closure in departure = 1/999999

Area = 2825.00 Sq. Ft.
 Area = 0.0649 Acres

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 10:55:54 AM

PROJECT: S:\JOBS\17455A\Terramodel\17455A - Green Acres (close).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1168, LOT 2**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
1	POB	0+00.00	39531.6200	377288.3500	
N23°04'20"W	315.00 ft				
2		3+15.00	39821.4237	377164.9043	
N66°53'59"E	124.21 ft				
3		4+39.21	39870.1564	377279.1551	
S23°06'01"E	315.00 ft				
4		7+54.21	39580.4132	377402.7427	
S66°53'59"W	124.37 ft				
5		8+78.58	39531.6177	377288.3447	

NOTE: The set is not closed.

Closing latitude	= -0.00229
Closing departure	= -0.00528
Closing bearing	= N66°31'26"E
Closing distance	= 0.00576
Total traverse length	= 878.58 (878.58)
Total error of closure	= 1/152619
Error of closure in latitude	= 1/383113
Error of closure in departure	= 1/166392
Area	= 39150.44 Sq. Ft.
Area	= 0.8988 Acres

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 10:56:17 AM

PROJECT: S:\JOBS\17455A\Terramodel\17455A - Green Acres (close).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1167, LOT 2**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
6	POB	0+00.00	39512.0000	377242.3600	
N66°53'59"E	174.37 ft				
7		1+74.37	39580.4126	377402.7489	
S23°06'01"E	310.00 ft				
8		4+84.37	39295.2685	377524.3748	
S66°53'59"W	174.52 ft				
9		6+58.89	39226.7971	377363.8479	
N23°04'20"W	310.00 ft				
10		9+68.89	39512.0007	377242.3617	

NOTE: The set is not closed.

Closing latitude	= 0.00067
Closing departure	= 0.00167
Closing bearing	= S68°05'09"W
Closing distance	= 0.00180
Total traverse length	= 968.89 (968.89)
Total error of closure	= 1/539608
Error of closure in latitude	= 1/1445822
Error of closure in departure	= 1/581635
Area	= 54077.67 Sq. Ft.
Area	= 1.2415 Acres

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 10:56:36 AM

PROJECT: S:\JOBS\17455A\Terramodel\17455A - Green Acres (close).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1165, LOTS 1 and 6**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
11	POB	0+00.00	38828.0400	377397.5200	
N66°53'59"E	300.00 ft				
12		3+00.00	38945.7425	377673.4659	
S23°06'01"E	380.00 ft				
13		6+80.00	38596.2110	377822.5557	
S66°53'59"W	175.00 ft				
14		8+55.00	38527.5513	377661.5872	
N23°06'01"W	230.00 ft				
15		10+85.00	38739.1098	377571.3487	
S66°53'59"W	125.00 ft				
16		12+10.00	38690.0671	377456.3712	
N23°06'01"W	150.00 ft				
17		13+60.00	38828.0400	377397.5200	

Closing latitude = 0.00000
 Closing departure = -0.00000
 Closing bearing = S90°00'00"E
 Closing distance = 0.00000
 Total traverse length = 1360.00 (1360.00)
 Total error of closure = 1/999999
 Error of closure in latitude = 1/999999
 Error of closure in departure = 1/999999

Area = 85250.00 Sq. Ft.
 Area = 1.9571 Acres

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 10:56:52 AM

PROJECT: S:\JOBS\17455A\Terramodel\17455A - Green Acres (close).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1164, LOT 6**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
18	POB	0+00.00	38527.5500	377661.5900	
N66°53'59"E	175.00 ft				
19		1+75.00	38596.2098	377822.5584	
S23°06'01"E	310.00 ft				
20		4+85.00	38311.0657	377944.1843	
S66°53'59"W	175.00 ft				
21		6+60.00	38242.4059	377783.2159	
N23°06'01"W	310.00 ft				
22		9+70.00	38527.5500	377661.5900	

Closing latitude = 0.00000
 Closing departure = 0.00000
 Closing bearing = N90°00'00"W
 Closing distance = 0.00000
 Total traverse length = 970.00 (970.00)
 Total error of closure = 1/999999
 Error of closure in latitude = 1/999999
 Error of closure in departure = 1/999999

 Area = 54250.00 Sq. Ft.
 Area = 1.2454 Acres

Cape Land Surveying, LLC
 1217 S, Shore Rd., #106
 Ocean View, NJ, 08230
 1-609-390-9618
 Wednesday, July 3, 2024 10:57:02 AM

PROJECT: S:\JOBS\17455A\Terramodel\17455A - Green Acres (close).pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name: **BLOCK 1163, LOT 7**

Point Number	Description	Sta	Northing	Easting	Elevation
Bearing	Distance				
23	POB	0+00.00	38242.4100	377783.2100	
N66°53'59"E	175.00 ft				
24		1+75.00	38311.0698	377944.1784	
S23°06'01"E	315.00 ft				
25		4+90.00	38021.3266	378067.7660	
S66°53'59"W	175.00 ft				
26		6+65.00	37952.6668	377906.7976	
N23°06'01"W	315.00 ft				
27		9+80.00	38242.4100	377783.2100	

Closing latitude = 0.00000
 Closing departure = 0.00000
 Closing bearing = N90°00'00"W
 Closing distance = 0.00000
 Total traverse length = 980.00 (980.00)
 Total error of closure = 1/999999
 Error of closure in latitude = 1/999999
 Error of closure in departure = 1/999999

Area = 55125.00 Sq. Ft.
 Area = 1.2655 Acres