

Teunisen Surveying & Planning Co., Inc.
ESTABLISHED 1976

Edward R. Teunisen, President
Professional Land Surveyor and Planner
Registered in New Jersey and Pennsylvania

319 South Avenue, Fanwood, N. J. 07023
Telephone: 908-233-3550
Facsimile: 908-233-3409
E-Mail: teunisen@bellatlantic.net

October 8, 2010

Legal Description of Property Known as
Tax Map Lots 31 and 32, Block 39.04
Situating in the City of Sea Isle City
Cape May County, New Jersey

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected lying and being in the City of Sea Isle City, County of Cape May, State of New Jersey, more particularly described as follows:

BEGINNING at a capped iron bar found in the southeasterly right-of-way line of 39th Street, formerly known as Garrison Street, (60 foot right-of-way), said point being distant **210.00 feet northwesterly**, from the intersection of the southeasterly right-of-way line of 39th Street, with the northwesterly right-of-way line of Central Avenue, formerly known as Brewster Avenue, (66 foot right-of-way); thence

1. Along the southeasterly right-of-way line of 39th Street, **North 57 degrees 20 minutes 00 seconds West**, a distance of **50.00 feet**; thence
2. Along the dividing line between Lot 30 and Lot 31, Block 39-C, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp.," **South 32 degrees 40 minutes 00 seconds West**, a distance of **110.00 feet** to the center line of a Vacated Alley; thence
3. Along the center line of a Vacated Alley, **South 57 degrees 20 minutes 00 seconds East**, a distance of **50.00 feet**; thence
4. Along the dividing line between Lot 32 and Lot 33, Block 39-C, as shown on said map, **North 32 degrees 40 minutes 00 seconds East**, a distance of **110.00 feet** to the southeasterly right-of-way line of 39th Street and the **POINT OF BEGINNING**.

Containing 5,500 square feet of land or 0.1263 acres of land, more or less.

Being all of Lot 31 and Lot 32, Block 8, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp., Sea Isle City, Cape May Co., New Jersey," filed at the Cape May County Clerk's Office on June 23, 1925, as Map No. 224.

Together with a vacated 10 foot wide Alley, vacated by Ordinance No. 439, recorded September 22, 1970, in Road Vacation Book 2, Page 248.

For *information only*: Being known as Tax Map Lots 31 and 32, Block 39.04, as shown on the official tax map of the City of Sea Isle City, County of Cape May, New Jersey.

This description in accordance with a survey made on the ground October 6, 2010, and a Plat of said survey by Teunisen Surveying & Planning Co., Inc., dated October 8, 2010.

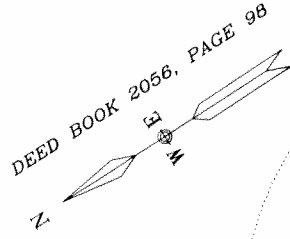
Edward R. Teunisen 10-08-10
Edward R. Teunisen, Registered Professional Land Surveyor
State of New Jersey License No. 23140

TSP: 28662
CTA: 60043

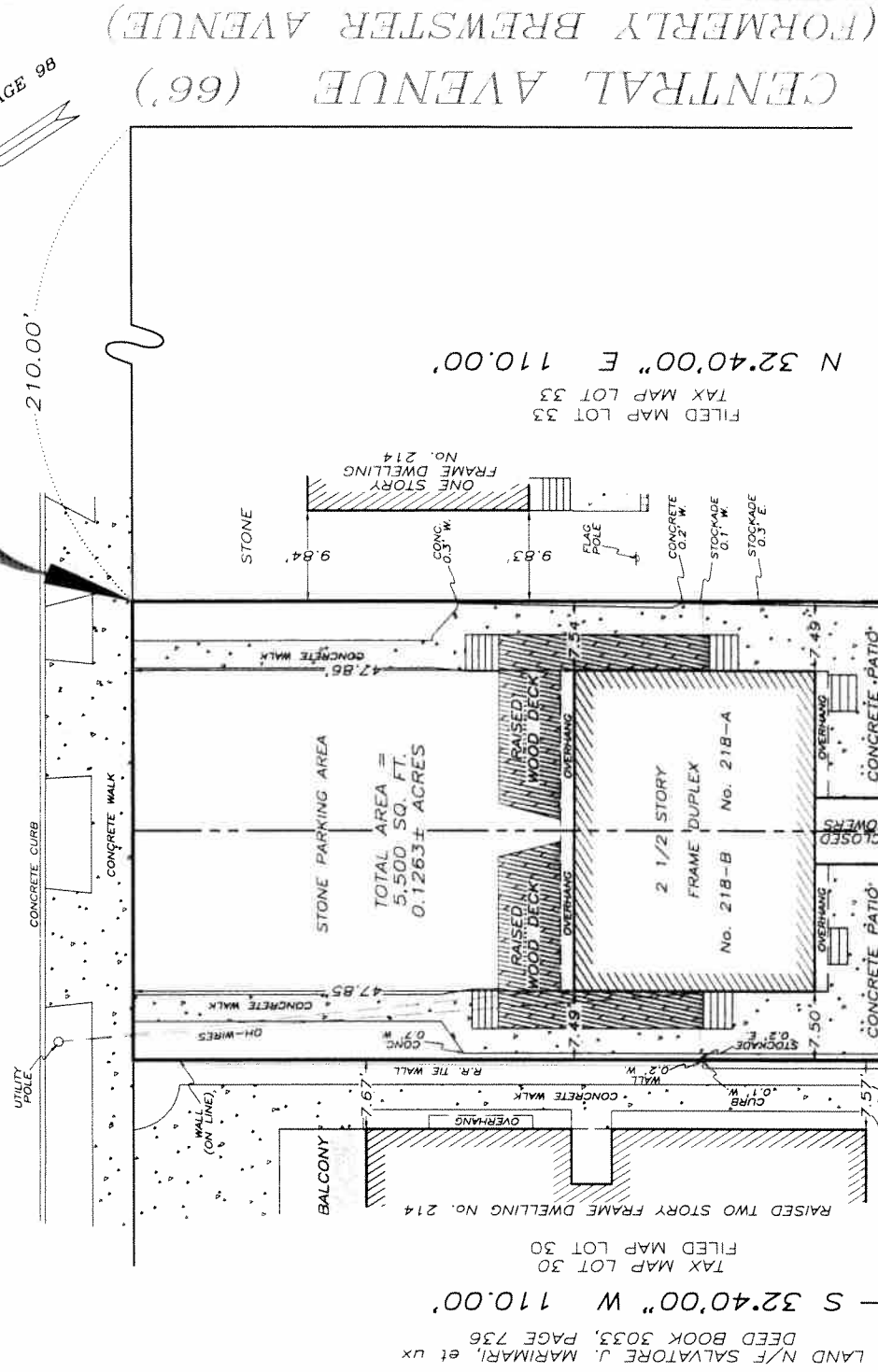
ALTA/CAS/LAND TITLE SURVEYS - BRIDGE-ROAD LAYOUT - ACCIDENT SURVEYS
Records of: L. T. Churchill; C. Alfred Elander; Vincent Fasano; Arthur Lemtox; Grant Lemtox

39th STREET (60')
(FORMERLY GARRISON STREET)

N 57°20'00" W 50.00'



P.O.B.



LAND N/F SALVATORE J. MARIMARI, et ux
DEED BOOK 3033, PAGE 736
FILED MAP LOT 30
S 32°40'00" W 110.00'

FILED MAP LOT 33
TAX MAP LOT 33
N 32°40'00" E 110.00'

CENTRAL AVENUE (66')
(FORMERLY BREWSTER AVENUE)

DESCRIPTION:

TAX MAP LOT 14 TAX MAP LOT 15 TAX MAP LOT 16 TAX MAP LOT 19
S 57°20'00" E 50.00'
LAND N/F JERSEY CENTRAL POWER & LIGHT COMPANY
DEED BOOK 3359, PAGE 368

TO:

JERSEY CENTRAL POWER & LIGHT COMPANY
COLONIAL TITLE AND ABSTRACT SERVICE, LLC
CHICAGO TITLE INSURANCE COMPANY
SCHENCK, PRICE, SMITH & KING, LLP
DANIEL O. CARROLL, Esquire

NOTES:

- DIMENSIONS SHOWN TO THE STRUCTURE ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE (UNLESS OTHERWISE NOTED).
- DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR SERVICE LINE UNLESS SHOWN OTHERWISE. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-3.1(g).
- THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS:

- FILED MAP No. 224
- DEED BOOK 2056, PAGE 98
- DEED BOOK 1730, PAGE 623
- DEED BOOK 1723, PAGE 314
- DEED BOOK 3385, PAGE 320
- DEED BOOK 1699, PAGE 535
- DEED BOOK 2944, PAGE 308
- DEED BOOK 3033, PAGE 852
- DEED BOOK 3033, PAGE 849
- DEED BOOK 3033, PAGE 834
- DEED BOOK 3050, PAGE 903
- DEED BOOK 2273, PAGE 211
- DEED BOOK 1442, PAGE 637
- DEED BOOK 2056, PAGE 98
- DEED BOOK 3359, PAGE 546
- DEED BOOK 3033, PAGE 736
- DEED BOOK 2835, PAGE 146
- DEED BOOK 1357, PAGE 92
- DEED BOOK 2985, PAGE 110
- DEED BOOK 3003, PAGE 15
- DEED BOOK 1759, PAGE 284
- DEED BOOK 2790, PAGE 664
- DEED BOOK 1715, PAGE 187
- DEED BOOK 1423, PAGE 821
- DEED BOOK 3237, PAGE 552
- DEED BOOK 1993, PAGE 304

I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON OCTOBER 06, 2010, BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND IN THE FIELD AND IN THE PUBLIC SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE.

TITLE THIS PLAN IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT IT MAY INSURE THE APPLICABLE LANDS HEREIN. I, THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY, AND NOT TRANSFERABLE.

REVISIONS		TITLE NO.	DWG. BY	CHECKED BY	DATE	SCALE	TSP No.
DESCRIPTION	DATE	INITIALS					
			C.A.	E.R.T.	10-08-10	1" = 15'	28662

TEUNISEN SURVEYING & PLANNING CO., INC.
CERTIFICATE OF AUTHORIZATION No. CA 276828
RECORDS OF L.T. CHURCHILL, C. ALFRED EMMER, V. PASANO, ARTHUR LENOX, GRANT H. LENOX
319 SOUTH AVENUE, FANTWOOD, NEW JERSEY 07023
TELEPHONE: (908) 233-3550 FACSIMILE: (908) 233-3409

RETRACEMENT SURVEY OF PROPERTY KNOWN AS
TAX MAP LOTS 31 AND 32 BLOCK 39.04
SITUATED IN THE
CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY

EDWARD R. TEUNISEN
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 03140
PENNSYLVANIA PROFESSIONAL LAND PLANNER No. 025233A-E
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 018933
I, EDWARD R. TEUNISEN, THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY, AND HAS RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR