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24 March 2021

F-11-161
James Ginn
Block 2018, Lot 3.02
104 Broadway Avenue
City of Somers Point
Atlantic County, NJ

All that certain tract or parcel of land, situate in the City of Somers Point, County of Atlantic, State of New Jersey and being further described and bounded as follows:

BEGINNING at a pin found for a corner in the Southerly line of Broadway Avenue (60.00 feet wide) and said pin being South 83 degrees 45 minutes 00 seconds West 309.00 feet from the intersection of the Southerly line of Broadway Avenue and the Westerly line of Point Avenue (50.00 feet wide and unimproved); thence

1. along Lot 3.03 of Block 2018, South 25 degrees 16 minutes 20 seconds West 126.24 feet to a pin found for a corner; thence
2. along Lots 3.03 and 3.01 of Block 2018, South 06 degrees 15 minutes 00 seconds East 133.00 feet to a point; thence
3. along the various courses and distances of Great Egg Harbor Bay, in a Northwesterly direction having a chord bearing North 73 degrees 58 minutes 05 seconds West 76 feet more or less to a point; thence
4. along Lot 5 of Block 2018, North 06 degrees 15 minutes 00 seconds West 144 feet more or less to a pipe found for a corner; thence
5. still along Lot 5 of Block 2018, North 25 degrees 16 minutes 20 seconds East 197.00 feet to a pin found for a corner; thence
6. along the Southerly line of Broadway Avenue, North 83 degrees 45 minutes 00 seconds East 33.00 feet to the Point of Beginning.

CONTAINING: 17,740 square feet of land.



HOWARD A. TRANSUE
Professional Land Surveyor, NJ License No. 33541