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DEED DESCRIPTION FOR A FARMLAND PRESERVATION EASEMENT

County of Gloucester
Borough of Newfield
Norman J Reed Property

March 19, 2019
Block 1000, P/o Lot 3
311 Catawba Avenue
Newfield, NJ 08344

All that certain lot, tract or parcel of land located at 323-329 Catawba Avenue in the Borough of Newfield, the County of Gloucester, and the State of New Jersey, bounded and described as follows:

Beginning at a concrete monument set in the southerly right-of-way/easement line of Catawba Avenue; (24.75' from centerline) at its intersection with the division line between Lot 3 and 3.03, Block 1000, and said beginning point having New Jersey State Plane Coordinate System NAD 83 values of N 260780.16 and E 346596.18, as shown on an after-mentioned plan, and from said beginning point and in said bearing system running; thence

1. S82°24'43"E along said southerly right-of-way/easement line, a distance of 222.42' to a concrete monument set in the line of Lot 3.01, Block 1000; thence
2. S07°35'17"W along the line of said Lot 3.01, a distance of 175.00' to a rebar found on a corner to same; thence
3. S82°24'43"E continuing along the line of Lot 3.01, Block 100, a distance of 135.00' to a rebar found on corner to same; thence
4. N07°35'17"E still along the line of said Lot 3.01, a distance of 175.00' to a point in the southerly right-of-way/easement line of Catawba Avenue; thence
5. S82°24'43"E along said southerly right-of-way/easement line, a distance of 142.01' to a point in the line of Lot 4.01, Block 1000; thence
6. S04°59'24"W along the line of said Lot 4.01 and along the line of Lot 4, Block 1000, a distance of 1,492.45' to a concrete monument found in the line of Lot 20, Block 1000; thence



7. N84°57'18"W along the line of said Lot 20, a distance of 886.01' to a point in the line of Lot 1.03, Block 1000; thence
8. N05°02'42"E along the line of said Lot 1.03, a distance of 1,057.31' to a point in the line of Lot 2, Block 1000; thence
9. S84°57'04"E along the line of said Lot 2, a distance of 66.00' to a point, corner to same; thence
10. N05°02'24"E continuing along the line of Lot 2, Block 1000, a distance of 296.33' to a point in the line of Lot 3.02, Block 1000; thence
11. S82°24'43"E along the line of said Lot 3.02 and along the line of Lot 3.03, Block 1000, a distance of 320.00' to a rebar found, corner to said Lot 3.03; thence
12. N05°02'17"E continuing along the line of Lot 3.03, Block 1000, a distance of 175.17' to the POINT AND PLACE OF BEGINNING.

Containing 28.19 acres of land, more or less.

Subject to a one acre severable exception, as follows:

Beginning at a concrete monument set in the southerly right-of-way/easement line of Catawba Avenue; (24.75' from centerline) at its intersection with the division line between Lot 3 and 3.03, Block 1000, and said beginning point having New Jersey State Plane Coordinate System NAD 83 values of N 260780.16 and E 346596.18, as shown on an after-mentioned plan, and from said beginning point and in said bearing system running; thence

1. S82°24'43"E along said southerly right-of-way/easement line, a distance of 222.42' to a concrete monument set in the line of Lot 3.01, Block 1000; thence
2. S07°35'17"W along the line of said Lot 3.01 and along a line through Lot 3, Block 1000, a distance of 200.00' to a point; thence
3. S82°24'43"E along a line through said Lot 3, a distance of 213.51' to a point; thence
4. N05°02'17"E continuing along a line through Lot 3, Block 1000 and along the line of Lot 3.03, Block 1000, a distance of 200.19' to the POINT AND PLACE OF BEGINNING.




Being a portion of Lot 3, Block 1000 containing 1.00 acres of land, more or less.

Containing a Total Net Easement Area of 27.19 acres of land, more or less.

Also subject to a 20.00' wide Drainage Easement described Deed Book 1339,
Page 165.

The above description was written pursuant to a Farmland Preservation Easement Plan designated as the Norman J Reed Property, Block 1000, P/o Lot 3, Plate 10 on the Municipal Tax Map of the Borough of Newfield, County of Gloucester, and State of New Jersey. Said survey was prepared by Federici and Akin, P.A., 307 Greentree Road, Sewell, NJ, 08080, dated 12/27/2018 and is marked as File No. 18276.

FEDERICI & AKIN, PA



Edward F. Kuhn, Jr., P.E.S.
N.J. License No. 37198

4-2-2019
Date

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