

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE  
OFFICE OF REALTY

TRACT DESCRIPTION  
OF THE  
DONALD C. AY, SR. TRACTS  
(988, -I)  
CAPE MAY COUNTY, NEW JERSEY  
CAPE MAY NATIONAL WILDLIFE REFUGE  
GREAT CEDAR SWAMP DIVISION  
CONTAINING 12.7 ACRES

REPORT PREPARED BY  
Robert D. Hillis  
Land Surveyor  
October, 1991

DESCRIPTION  
OF THE  
DONALD C. AY, SR. TRACTS  
(988,-I)  
CAPE MAY COUNTY, NEW JERSEY

The hereinafter-described two (2) tracts of land are located in the State of New Jersey, Cape May County, Upper Township, situate approximately 0.5 miles southeasterly of the Village of Petersburg, northwest of Tyler Road, southeast of Cedar Swamp Creek and being a portion of the land conveyed to Donald c. Ay, Sr., et ux., from Ida Detro, Widow, in a Deed dated August 3, 1989, recorded in Deed Book 1952, Page 347, on file at the Registry of Deeds of said County and State at Cape May Court House and being more particularly described as follows:

All bearings in the following descriptions are based on the New Jersey State Plane Coordinate System.

Being a portion of Lot 3.03, Block 546, of the Township of Upper Tax Maps.

TRACT 988

BEGINNING at Corner 1496, a 3" x 3" cement monument with cap found and marked, "J. Gibson S.I.C", on the westerly edge of Tyler Road; thence N 58° 04' 37" W, leaving the westerly edge of the said Road, along land, now or formerly, of Wayne Shore, 618.48 feet to Corner 1543; thence N 22° 32' 04" W, along land, now or formerly, of Wayne Shore, 628 feet, more or less, to Corner 1544, at the intersection of the easterly edge of Cedar Swamp Creek and the southerly edge of an unnamed creek; thence Northeasterly, along the meanders of the easterly edge of Cedar Swamp Creek, 493 feet, more or less, to Corner 1831, at the intersection of the easterly edge of Cedar Swamp Creek and the southerly edge of Sluice Creek; thence Southeasterly, along the meanders of the southerly edge of Sluice Creek, 1,104 feet, more or less, to Corner 1545; thence S 22° 29' 18" E, leaving the southerly edge of the said Creek and along land, now or formerly,

of Lew DeEugenio, et al., 248 feet, more or less, to Corner 1505, a 3" x 3" cement monument with cap found and marked, "J. Gibson S.I.C", on the westerly edge of Tyler Road; thence S 12° 25' 23" W, along the westerly edge of the said Road, 546.59 feet to the PLACE OF BEGINNING, containing 12.7 acres, more or less.

EXCLUDING from the above-described tract, a parcel of land designated as the DONALD C. AY, SR. TRACT (988-I), containing 11.3 acres, more or less, leaving a remaining acreage of 1.4 acres, more or less, for the DONALD C. AY, SR. TRACT (988).

TRACT 988-I

This tract of land is subject to the interests of the State of New Jersey, being a portion of the land described in the above mentioned Deed and being more particularly described as follows:

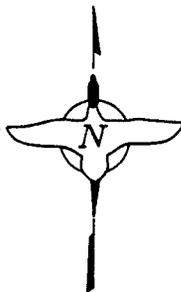
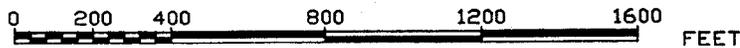
Being all of the land, now or formerly, lying below the meanders of the mean high water line of a portion of Cedar Swamp Creek, Sluice Creek, an unnamed creek and their collective tributaries as shown on the State of New Jersey, Department of Environmental Protection, Tidelands Resource Council's Riparian Claim Map #147-1986 as delineated on a map tracing and designated as the DONALD C. AY, SR. TRACT (988-I), containing 11.3 acres, more or less.

The above-described two (2) tracts of land, containing, in the aggregate, 12.7 acres, more or less, are delineated on a map tracing designated DONALD C. AY, SR. TRACTS (988,-I), bearing the date of October 24, 1991, of record in the files of the Department of the Interior. A print from that map tracing is attached.

UNITED STATES DEPARTMENT OF THE INTERIOR  
 FISH AND WILDLIFE SERVICE  
 CAPE MAY NATIONAL WILDLIFE REFUGE  
 GREAT CEDAR SWAMP DIVISION  
 DONALD C. AY, SR. TRACTS

(988,-I)  
 12.7 ACRES

Upper Township, Cape May County, New Jersey

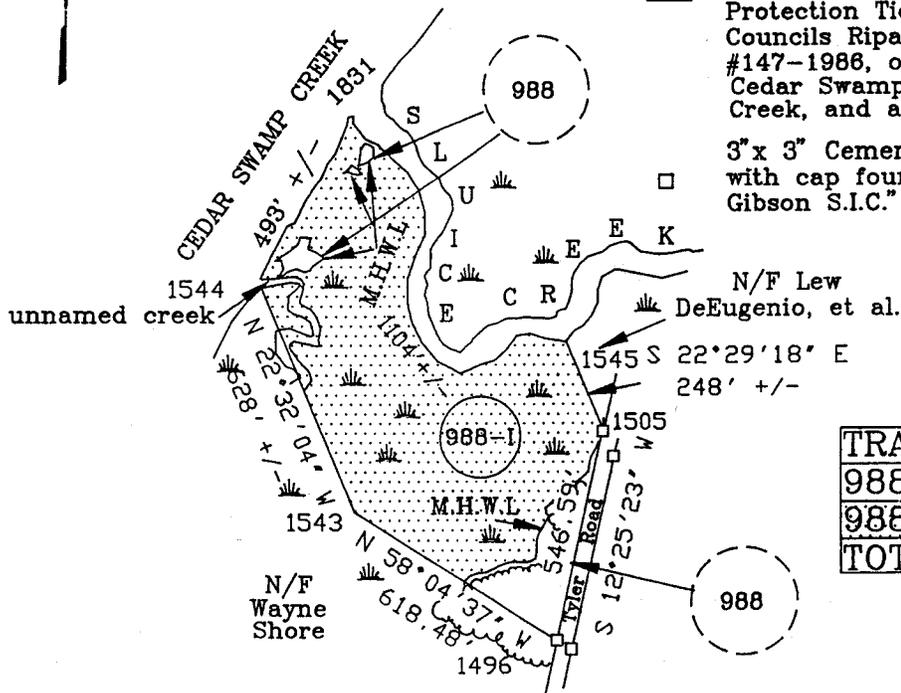


NOTES:

Bearings are based on the New Jersey State Plane Coordinate System.

Areas designated as State Riparian claims on the State of New Jersey Environmental Protection Tidelands Resource Councils Riparian Claim Map #147-1986, on a portion of Cedar Swamp Creek, Sluice Creek, and an unnamed creek.

3" x 3" Cement monument with cap found, marked, "J. Gibson S.I.C."



TRACT	ACRES
988	1.4
988-I	11.3
TOTAL	12.7

THIS MAP was compiled from surveys of the United States Fish and Wildlife Service made from July 23, 1991 to July 25, 1991 and from records in the files thereof.

*Roger R. Tornstrom*  
 Roger R. Tornstrom, Supv. Land Surveyor  
 Office of Realty

October 24, 1991

RDH 911024

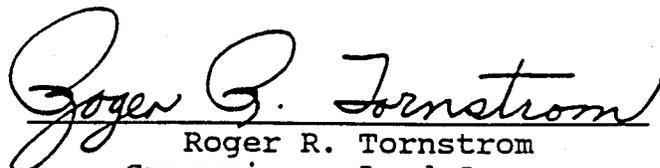
\* REDUCTION - SEE EXHIBIT 2 FOR ACTUAL DIMENSIONS

3-1410b  
(August 1965)

U. S. DEPARTMENT OF THE INTERIOR  
Fish and Wildlife Service  
Division of Realty

COMMONWEALTH OF MASSACHUSETTS) )  
COUNTY OF MIDDLESEX ) ) ss.

I hereby certify that the attached map of the  
DONALD C. AY, SR. TRACTS (988,-I)  
has been correctly platted from field notes and data  
obtained from official sources, and from field surveys of  
the Fish and Wildlife Service; that the lot lines, other  
subdivision and boundary lines, as here shown, have been  
placed upon said map after careful consideration of all  
available data on the subject; and that all said data as  
shown upon the attached map have been checked by me and  
are correct to the best of my knowledge and belief.

  
Roger R. Tornstrom  
Supervisory Land Surveyor

Date: 10-30-91

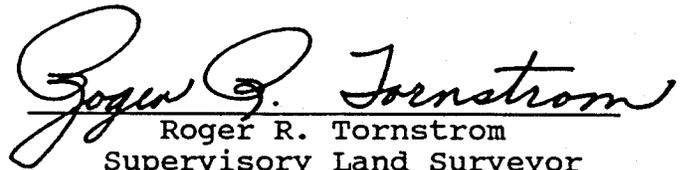
LA - New Jersey  
Cape May NWR  
Great Cedar Swamp Division  
Ay, Sr., Donald C. (988)

CERTIFICATE

The title policy for the subject tract indicates that title may be subject to state claims to lands formerly flowed by tidewaters of Cedar Swamp Creek, Sluice Creek, an unnamed creek and their collective tributaries.

Based on available evidence consisting of aerial photography, field survey work, and a review of relevant deeds, maps, and surveys and tideland maps of the State of New Jersey, no portion of the premises to be purchased appears to consist of lands formerly flowed by tidewaters of Cedar Swamp Creek, Sluice Creek, an unnamed creek and their collective tributaries.

Date: 10-30-91

  
Roger R. Tornstrom  
Supervisory Land Surveyor  
Division of Realty

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE  
OFFICE OF REALTY

CERTIFICATE OF OCCUPANCY  
CAPE MAY NATIONAL WILDLIFE REFUGE  
GREAT CEDAR SWAMP DIVISION  
CAPE MAY COUNTY, NEW JERSEY

I hereby certify that, on July 23, 1991, Robert D. Hillis, Land Surveyor, made a personal inspection of the DONALD C. AY, SR. TRACTS (988,-I) as shown on the attached map, and found evidence of past or present occupancy and use as indicated below:

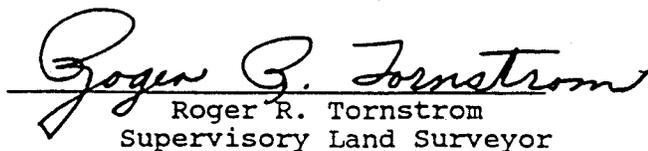
TRACT 988

1. Line 1505-1496 is evidenced by the westerly edge of Tyler Road. Line 1544-1831 is evidenced by the meanders of the easterly edge of Cedar Swamp Creek. Line 1831-1545 is evidenced by the meanders of the southerly edge of Sluice Creek.
2. This tract consist mostly of wooded low land.

TRACT 988-I

1. Line 1544-1831 is evidenced by the meanders of the easterly edge of Cedar Swamp Creek. Line 1831-1545 is evidenced by the meanders of the southerly edge of Sluice Creek.
2. This tract consist of wet marsh land that is, now or was formerly, flowed by the tides.

Upon these two (2) tracts of land, no recent structure, improvements, building material recently furnished, or labor done were found, out of which a mechanic's lien or a material man's lien might arise.

  
Roger R. Tornstrom  
Supervisory Land Surveyor

Date: 10-30-91