

Appendix M

Land Protection Plan

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A. Introduction

The U.S. Fish and Wildlife Service has completed its Comprehensive Conservation Planning Process for the Cape May National Wildlife Refuge (NWR). In the resulting Comprehensive Conservation Plan (CCP), the “Action Alternative” that the Service has selected includes expanding the Cape May NWR acquisition area.

The Purpose of this Land Protection Plan (LPP) is to provide landowners and municipal, county and state officials an outline of the Service’s policies, priorities and potential methods for protecting the land within this expanded refuge acquisition area.

B. Project Description

The Cape May NWR is located in Cape May County, New Jersey. The refuge expansion area includes a mixture of beaches, marsh, forested wetlands, upland forests, and upland fields. The refuge acquisition boundary will be expanded by 3,591 acres, including 1,627 acres in Upper Township, 960 acres in Dennis Township, 1,216 acres in Middle Township, and 546 acres in Lower Township.

C. Threats to Resources

The Cape May peninsula, until fairly recently, was a relatively rural, agricultural area. Isolated in the extreme southern portion of the State, the area’s economy was based on its seasonal tourism industry, fishing and shellfishing, and its agricultural resources. In recent years, the rapid growth of the casino and resort industry in the Atlantic City area has greatly accelerated commercial and residential growth in Cape May County. This type of growth, coupled with expansion of the tourism industry, now threatens the ecological integrity of remaining fish and wildlife habitat.

D. Proposed Action and Objectives

The Service proposes to acquire 3,591 additional acres to provide long-term protection to the numerous species of shorebirds, neotropical migratory landbirds, waterfowl, long-legged waders, woodcock, raptors, finfish and shellfish, and threatened and endangered species that use Cape May Peninsula. The objectives are to protect:

1. Known sites of threatened or endangered species and communities;
2. Areas important to the ecological health of lands already owned (to ensure intact ecosystem processes, protect the quality and quantity of water for wetlands, provide habitat corridors between existing conservation lands, or protect sufficient contiguous acreage to support viable wildlife populations);
3. Areas important for priority wildlife species (e.g., critical stopover habitat for migrating birds);
4. Areas identified as priority sites for protection by other conservation organizations; and
5. Areas still viable for conservation protection (i.e., not already developed).

E. Protection Alternatives

This section describes and evaluates four land protection alternatives for protecting the biological resources in the Cape May NWR Land Protection Focus Area shown on maps 2-16a & 2-16b of the Edwin B. Forsythe and Cape May National Wildlife Revised Draft Comprehensive Conservation Plan and Environmental Assessment (U.S. Fish and Wildlife Service, July 2000). It is the Service’s policy is to acquire only the minimum interest necessary to meet refuge objectives.

1. No Action Alternative

Under the “No Action” alternative, the Service would rely on existing Federal, State, and local land use regulations to preserve the wildlife values of the Land Protection Focus Areas. We would provide technical assistance on Federally regulated species, particularly through Section 7 consultation provided under the Endangered Species Act. Under this alternative, a substantial portion of the Land Protection Focus Area would probably be developed for residential homes and associated recreational facilities.

2. Acquisition and Management by Others

Under this alternative, the Service would encourage other organizations and agencies, such as the New Jersey Department of Environmental Protection, the Cape May County Open Space Program and the Nature Conservancy, to protect and manage resources within the Land Protection Focus Areas, while providing technical and/or resource support as needed. Each of the above agencies or organizations are actively purchasing land in and around the Land Protection Focus Areas.

3. Less than Fee Acquisitions

Under this alternative, the Service would protect and manage land through conservation easement (purchase of partial interest). This method of protection allows lands to remain in private ownership, while allowing the Service control over the management of the land. An easement is any partial interest or right to a property, and can be purchased for a set period of time or in perpetuity. Once purchased, an easement is a legal restriction on the use of a property, and is binding even if the ownership changes. Conservation easements generally will decrease the value of the land and decrease tax revenue. The Service does not make Revenue Sharing payments on lands owned in partial interest.

In order to meet the refuge goal of providing long term protection to the biological resources, any conservation easement the Service acquires must preclude destruction or degradation of a habitat, and allow the refuge staff to adequately manage use of the area for the benefit of wildlife. Generally, this means purchasing the development right to the property in perpetuity. On the east coast, development rights often account for 80 to 95% of the land cost. The Service will use conservation easements where it is cost-effective or where owners of important habitats do not wish to sell in fee title.

4. Fee Acquisition

Under this alternative, the Service would protect the properties by acquiring all interest in the lands. This method of protection ensures the long term protection of resources, and allows the Service to fully manage the habitats to benefit Trust resources. This protection alternative will be used as the primary method for conserving wildlife habitat in the Land Protection Focus Areas.

F. Acquisition Alternatives

The Secretary of the Interior is authorized to acquire full or partial interests in land via direct purchase, donation, exchange, or transfer. A brief description of each method follows.

1. Purchase

This is the most direct means of obtaining fee title or an interest in land. The Service negotiates the sale of some or all rights to a property from a willing seller. Lands will be purchased with moneys from the Land and Water Conservation Fund, Migratory Bird Conservation Fund, or donations. In all acquisitions, the Service is required by Public Law 91-646, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, to offer fair market value as determined by an approved appraisal that meets professional standards and Federal requirements. The Act further entitles landowners, tenants, and others to certain payments related to relocation if

they are displaced by a Federal land acquisition program. These entitlements include housing differential, moving expenses, and other incidental expenses associated with selling the property. These payments are in addition to the purchase price of the property and are not taxable under Federal tax laws. Public Law 91-646 describes the entitlement and prerequisites required to establish eligibility. Relocation advisory services will be provided to all persons displaced from their lands by acquisition for refuge purposes.

2. Donation

A citizen or private organization may wish to make a gift of land or interests in land to the Service for conservation purposes. Aside from the cost factor, these acquisitions are no different than purchase of land. Donated lands would be appraised for tax purposes.

3. Exchange

The Service may exchange lands under Service ownership for land having greater habitat or wildlife value. Inherent in the exchange concept is the requirement to get dollar value for dollar value. Exchanges are attractive in that they usually do not increase Federal land holdings or require funds for purchase, but they may be very labor intensive and take a long time to complete.

4. Transfer

Lands may be transferred to the Service from another Federal agency. The U. S. Coast Guard has transferred excess lands to the Service for the Cape May National Wildlife Refuge.

5. Condemnation

As a Federal agency, the Service does have the power of eminent domain. However, the Service has a strict policy of acquiring land from only willing sellers and has not been involved in an adversarial condemnation in over ten years. In certain circumstances where the Service and the willing seller cannot reach an agreement on the value of the property, or where the rightful owner of a property cannot be determined, the condemnation process may be used to determine fair market value or to clear title. In these “friendly condemnations,” the Service will only initiate the condemnation process at the request of a willing seller (or a town, in the latter case).

G. Coordination

The Land Protection Focus Areas were developed through the Comprehensive Conservation Plan, in coordination with Federal and State agencies, Federal, State, County and local elected officials, private organizations, and private citizens. The Comprehensive Conservation Planning process started in August 1996. We held eleven public meetings on the Comprehensive Conservation Plan during the fall of 1996, and an alternatives workshop in April 1997. We released a Draft Comprehensive Conservation Plan and Environmental Assessment for 45 days of review and comment in the Spring of 1999 and released a Revised Draft Comprehensive Conservation Plan and Environmental Assessment for 30 days of review and comment in Summer of 2000. We signed a Finding of No Significant Impact (FONSI) in September 2002.

We released a draft LPP for 30 days of review and comment in November 2001. During the comment period, sixteen landowners within the proposed expansion area contacted the refuge office. Eleven of those contacts expressed an interest in selling their property to the Service. Two individuals indicated they were not interested in selling their property. The other individuals contacting the refuge office requested additional information regarding the LPP and where their property was located in relationship to the proposed expansion areas.

The Refuge Manager met with Dennis Township and Middle Township administrators to discuss the LPP. The Middle Township Administrator expressed interest in selling property under their ownership to the Service.

All comments received were supportive of the LPP. There was no indication from the public that we needed to change the proposed expansion areas.

H. Socioeconomic and Cultural Aspects

This alternative will result in the Service acquiring up to 3,591 acres within the Land Protection Focus Areas.

Because of development pressure in Cape May County, public meeting participants emphasized the need for continued land acquisition and protection. The Land Protection Focus Areas protect the watershed areas upstream from lands already owned, several additional sites with rare species, and corridors connecting refuge lands with nearby conservation areas.

Lands acquired under this alternative will provide better protection for entire watersheds and their processes, ensure water quality and quantity for wetlands, and provide more contiguous habitat for migrating birds and genetic exchange between populations of non-migrating species. Additional land acquisition will enable improved management and water quality protection for waters feeding into the refuge and the Delaware Bay ecosystem.

Increased land protection through planning and acquisition will result in a variety of economic benefits to townships, boroughs, and counties. Service land acquisition will reduce sprawl and encourage smart growth by conserving developable lands. Towns may realize benefits as direct and indirect expenses related to development are reduced. Acquisition of potentially developable lands will increase the value of remaining developable lands by increasing demand and preserving local ecosystem and aesthetic values. Sustaining the output of ecosystem goods and services is the key to sustainable wildlife resources, sustainable economic activities, and a healthy human population.

Refuge Revenue Sharing payments to municipalities within which the Service acquires property will increase as the Service acquires the 3,591 acres of land within the Land Protection Focus Areas. If the Service were to acquire all this land (assuming an average appraised value of \$3,000 per acre), the full payment value of Refuge Revenue Sharing payments to the municipalities would increase by \$80,796 per year (3,591 acres x \$3,000/acre = \$10,773,000 x .0075 (3/4% of appraised value) = \$80,796). It should also be noted that refuge lands require very few local services.

This alternative will:

- Increase tourism revenues to local businesses from expanded visitor use;
- Increase Service expenditures for equipment and supplies; and
- Increase Service expenditures for expanding refuge staffing.

I. Acquisition Priorities

We delineated the Land Protection Focus Areas based on the following criteria:

- Known sites of threatened or endangered species and communities;
- Areas important to the ecological health of lands already owned (to ensure intact ecosystem processes, protect the quality and quantity of water for wetlands, provide habitat corridors between existing conservation lands, or protect sufficient contiguous acreage to support viable wildlife populations);
- Areas important for priority wildlife species (e.g., critical stopover habitat for migrating birds);
- Areas identified as priority sites for protection by other conservation organizations;
- Areas still viable for conservation protection (i.e., not already developed).

Most of the properties within the 3,591 acre refuge expansion area are privately owned, but there are some publicly owned properties (county, state and federal) as well, for example, there are 530 acres managed by the U.S. Coast Guard. Within the refuge expansion area, we identified three levels of acquisition priorities based on

the above criteria. These priorities do not reflect a landowner's preference to sell the land. Since Service policy is to acquire land only from willing sellers, the order of actual land acquisition may not follow that of the priorities identified below. Tables at the end of this plan list parcels within the refuge expansion area by township tax lot identification number so that landowners can better comprehend the Service's acquisition priorities and how the refuge expansion may impact their lands.

Priority 1: There are 2,599 acres of priority 1 properties within the refuge expansion area. We will focus our protection efforts on purchasing these properties first. These lands have very high biological and trust resource value. These lands are crucial in providing connectivity among habitats and natural communities. These lands consolidate and protect the integrity of our trust resources. These lands best safeguard watershed values.

Priority 2: There are 426 acres of priority 2 properties within the refuge expansion area. These lands have high biological and trust resource value. These lands are an important link in overall biological resource protection. These lands help protect priority 1 refuge lands; or protect existing refuge lands. These lands contribute to watershed protection.

Priority 3: There are 528 acres of priority 3 properties within the refuge expansion area. These lands have somewhat lower biological and trust resource value. These lands would help consolidate ownership for more effective management, or to protect existing refuge lands. These lands contribute to watershed protection.

Parcel Maps and Table

The maps in this appendix show the land we own now, the new acquisition boundaries, and the parcels we plan to acquire. Following the maps is a table identifying each parcel, its tax map number, its acreage, whether it is publicly or privately owned, and our priority and recommended option for acquiring it.

We have grouped the parcels onto Group A, B, and C maps solely to enlarge their display. *Those groupings do not connote priority rankings.* We plan to acquire either full or partial interest in all the parcels by fee purchase from willing sellers.

Following the maps for each grouping are a set of tax maps from the townships within the expansion areas.

Expanded definitions of each table column head follow:

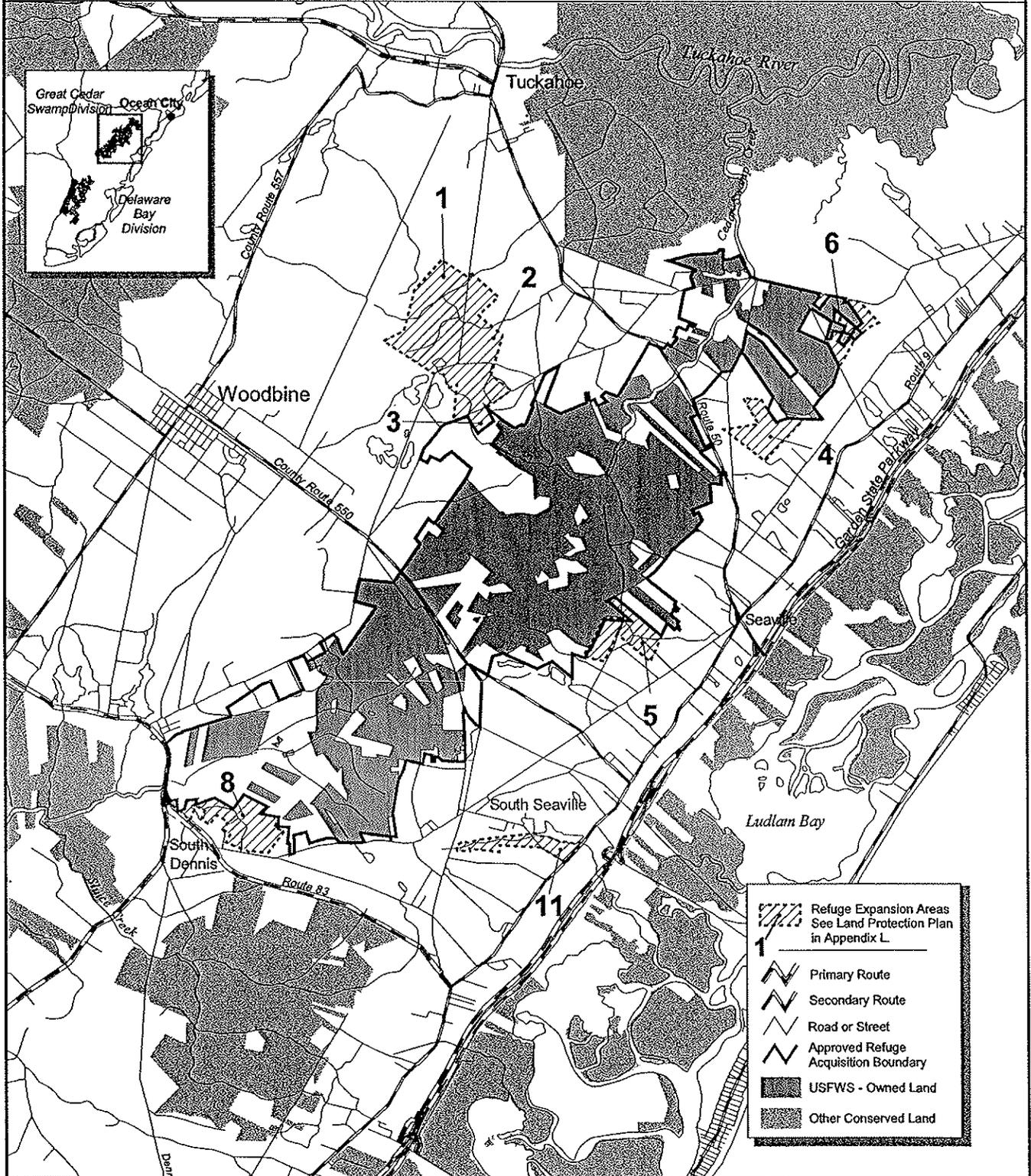
- Priority:** ranked on a scale of one to three, with one being our highest priority acquisitions.
- Block and Lot:** taxing authority block and lot numbers.
- Acres:** estimated acreage from town tax maps. Portions of some parcels are included within the current, approved acquisition boundary for Cape May NWR. For these parcels, we calculated only the expansion acreage.
- Protection type:** we have identified here what we believe, given the information now available, is the minimal level of Service interest needed for project objectives that is also cost-effective. However, as parcels become available in the future, changes may be warranted to ensure we are using the option that best fits the situation at that time (see section E, Protection Alternatives).
- Acquisition type:** purchase, donation, transfer, or exchange (see section F, Acquisition Alternatives).
- Ownership:** public or private. Public ownership describes parcels owned by municipalities, state agencies, or federal agencies.

MAP A

Refuge Expansion Areas

Cape May National Wildlife Refuge, Group A

Great Cedar Swamp Division, Cape May County, New Jersey



Data Sources:
USGS - 1:100,000 roads & hydro.
New Jersey - other protected land.
USFWS - refuge boundaries &
other refuge information.

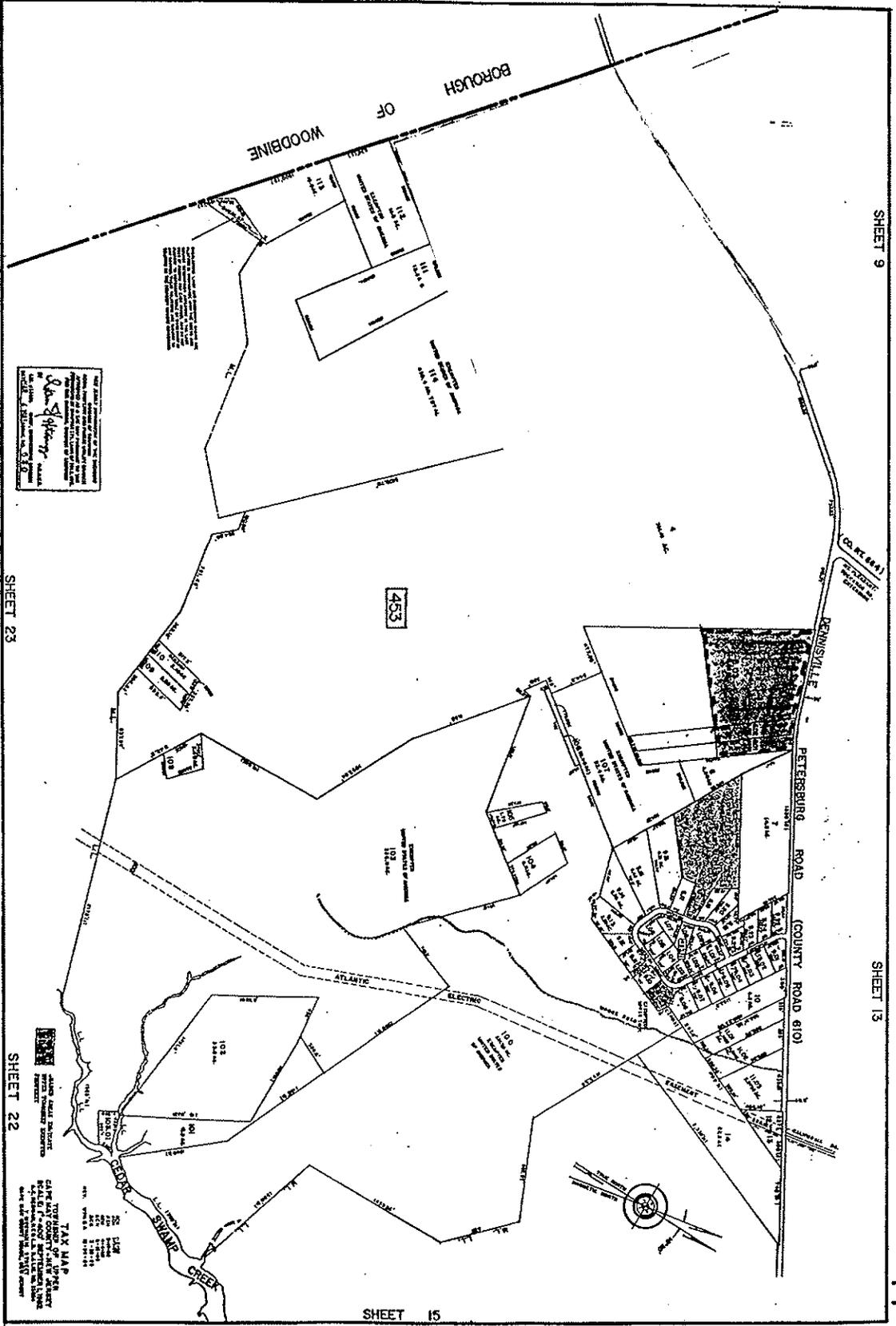
Map prepared for Jersey Coast Refuges
Comprehensive Conservation Plan,
August 2002.
This map is for planning purposes only.

0 1 2 3 4 Miles

0 1 2 3 4 5 Kilometers



UPPER TWP.



This map was prepared by the
 Surveyors of the County of
 York, Virginia, under the
 authority of the Board of Supervisors
 of the County of York, Virginia.
 The map shows the boundaries
 of the lots and the location
 of the roads and utilities.
 The map was prepared by
 the Surveyors of the County
 of York, Virginia, in the
 year 1914.

TAX MAP
 YORK COUNTY, VIRGINIA
 PREPARED BY THE SURVEYORS OF THE COUNTY
 OF YORK, VIRGINIA, IN THE YEAR 1914.

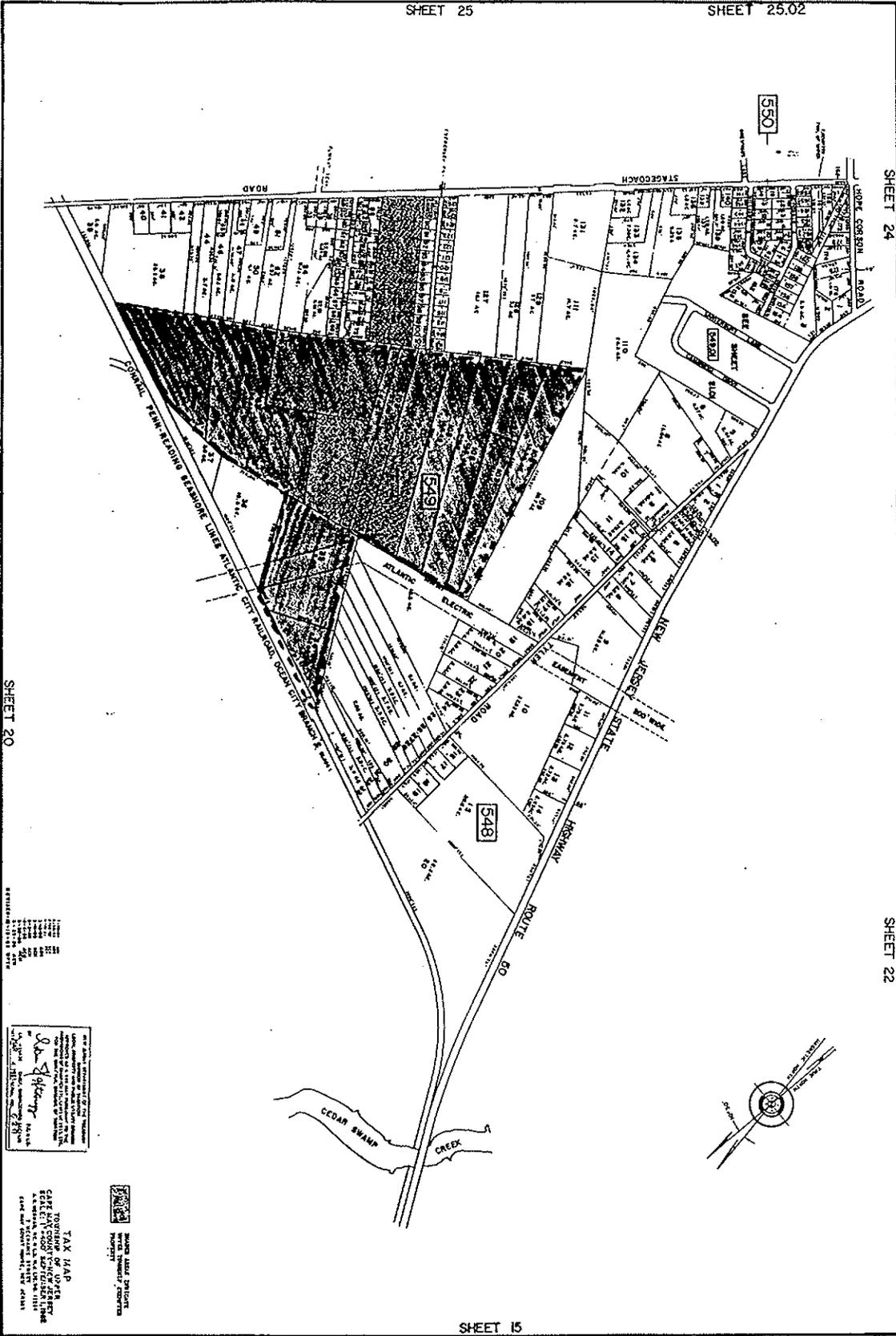
SHEET 25

SHEET 25.02

SHEET 24

SHEET 22

SHEET 20



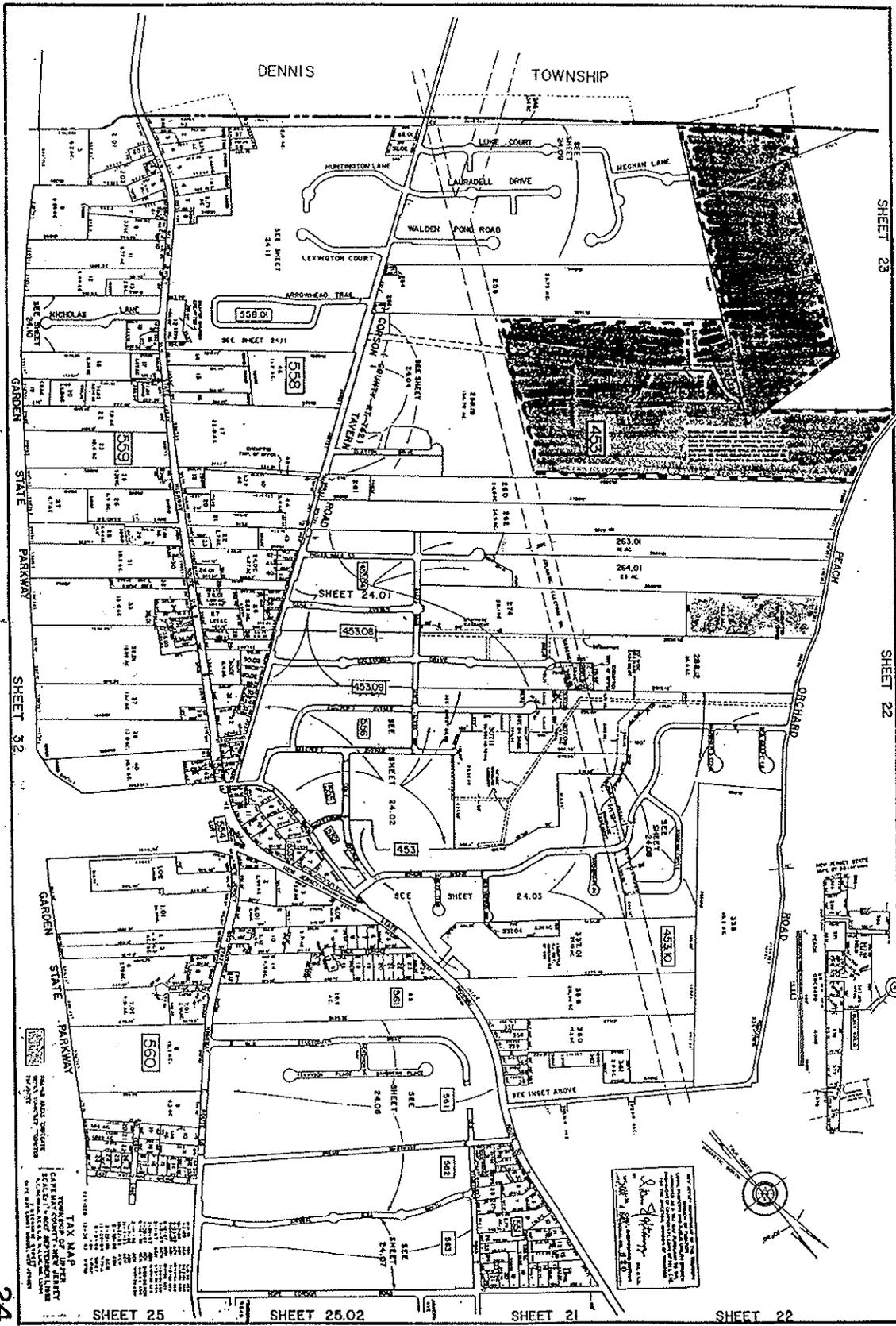
21

21

SHEET 15

Group A Map 4

Group A Map 4



DENNIS TOWNSHIP

SHEET 23

SHEET 22

SHEET 32

24

SHEET 25

SHEET 25.02

SHEET 21

SHEET 22

24

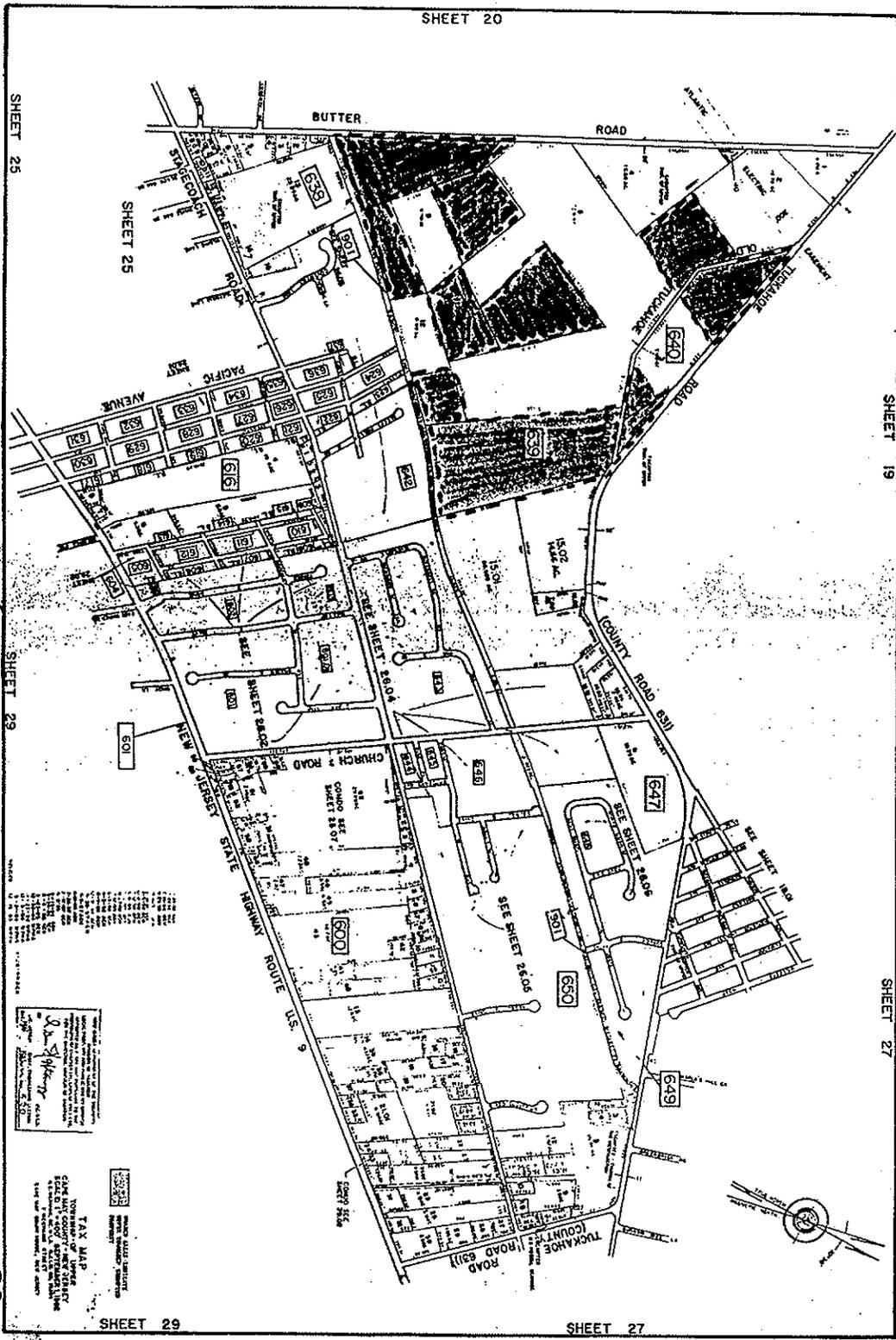
UPPER TWP

TAX MAP
 CAPEN COUNTY, NEW JERSEY
 SECTION 24, TOWNSHIP 10 NORTH
 RANGE 14 WEST, 100' X 100' PLATS

John J. Haffner, Surveyor
 100' X 100' PLATS

Group A Map 5

Group A Map 5



UPPER TWP

Group A Map 6

Group A Map 6

26

26

SHEET 29

SHEET 27

SHEET 20

SHEET 25

SHEET 25

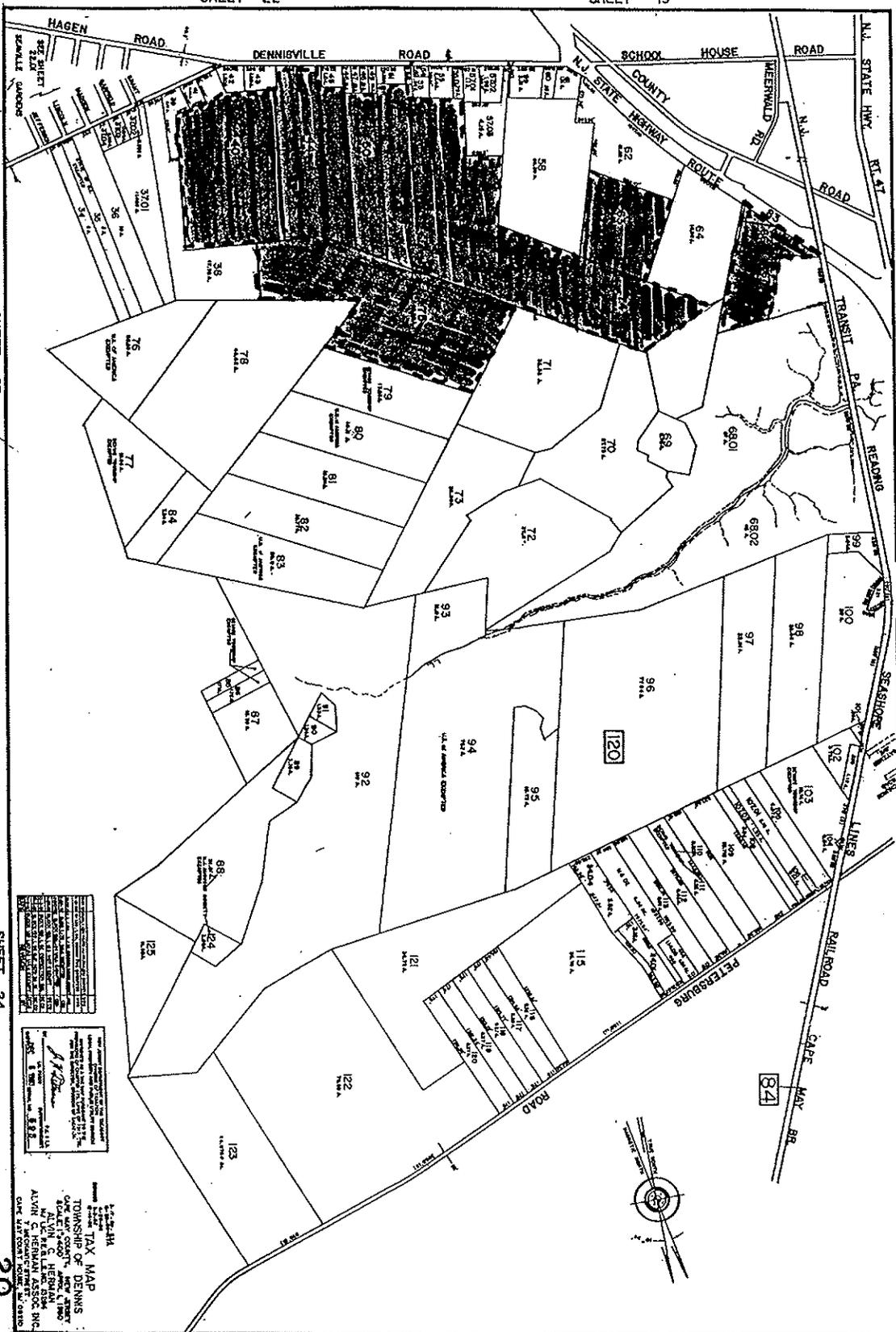
SHEET 19

SHEET 27

THE TOWN OF
 UPPER TOWNSHIP
 CLATSOP COUNTY, OREGON
 1911
 JOHN S. SPENCER
 CLATSOP COUNTY, OREGON
 1911

TOWN MAP
 CLATSOP COUNTY, OREGON
 1911
 JOHN S. SPENCER
 CLATSOP COUNTY, OREGON
 1911

TOWN MAP
 CLATSOP COUNTY, OREGON
 1911
 JOHN S. SPENCER
 CLATSOP COUNTY, OREGON
 1911



DENNIS TWP

SHEET 23

SHEET 18

SHEET 17

SHEET 24

20

20

SHEET 21

Group A Map 8

Group A Map 8

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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TOWNSHIP OF DENNIS
 ALVIN C. HERMAN ASSOC. INC.
 1000 MARKET STREET
 DENNIS, N.J. 08043
 609-328-1111
 609-328-1112

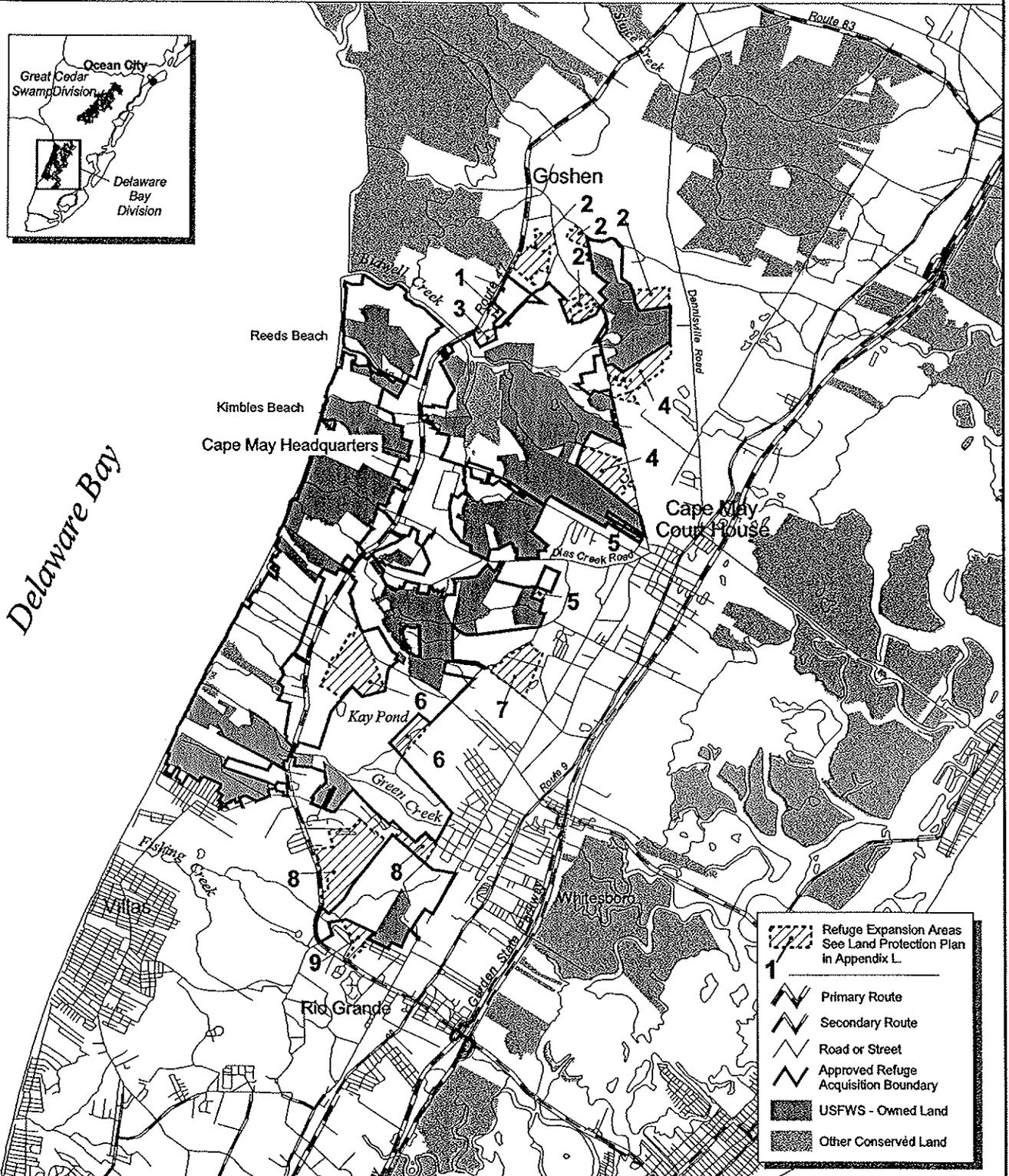
TOWNSHIP OF DENNIS
 ALVIN C. HERMAN ASSOC. INC.
 1000 MARKET STREET
 DENNIS, N.J. 08043
 609-328-1111
 609-328-1112

MAP B

Refuge Expansion Areas

Cape May National Wildlife Refuge, Group B

Delaware Bay Division, Cape May County, New Jersey



Refuge Expansion Areas
See Land Protection Plan
in Appendix L.

Primary Route

Secondary Route

Road or Street

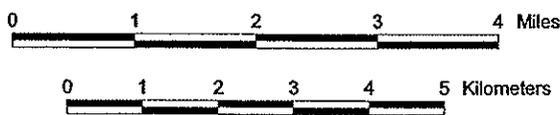
Approved Refuge
Acquisition Boundary

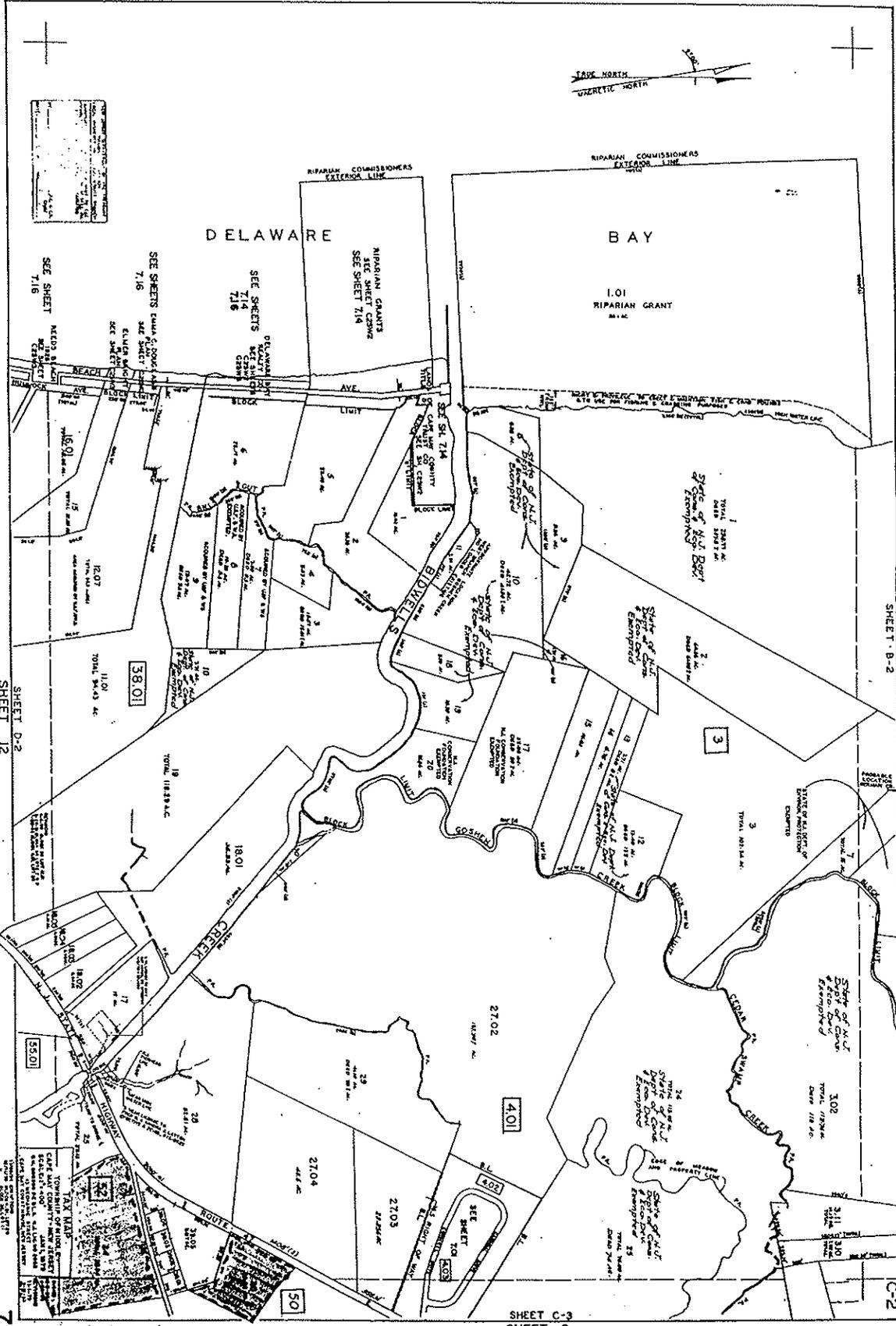
USFWS - Owned Land

Other Conserved Land

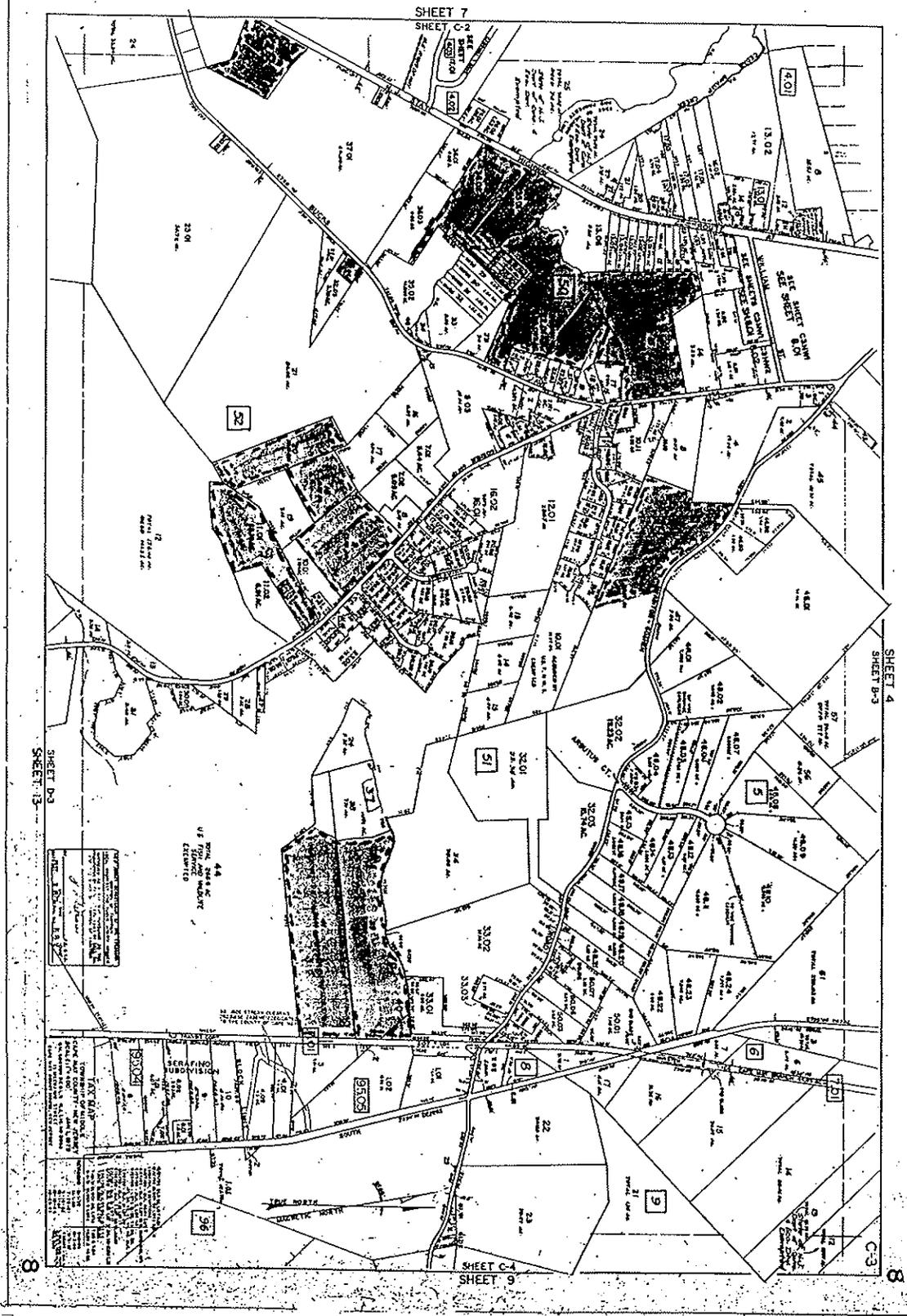
Data Sources:
USGS - 1:100,000 roads & hydro.
New Jersey - other protected land.
USFWS - refuge boundaries &
other refuge information.

Map prepared for Jersey Coast Refuges
Comprehensive Conservation Plan,
August 2002.
This map is for planning purposes only.





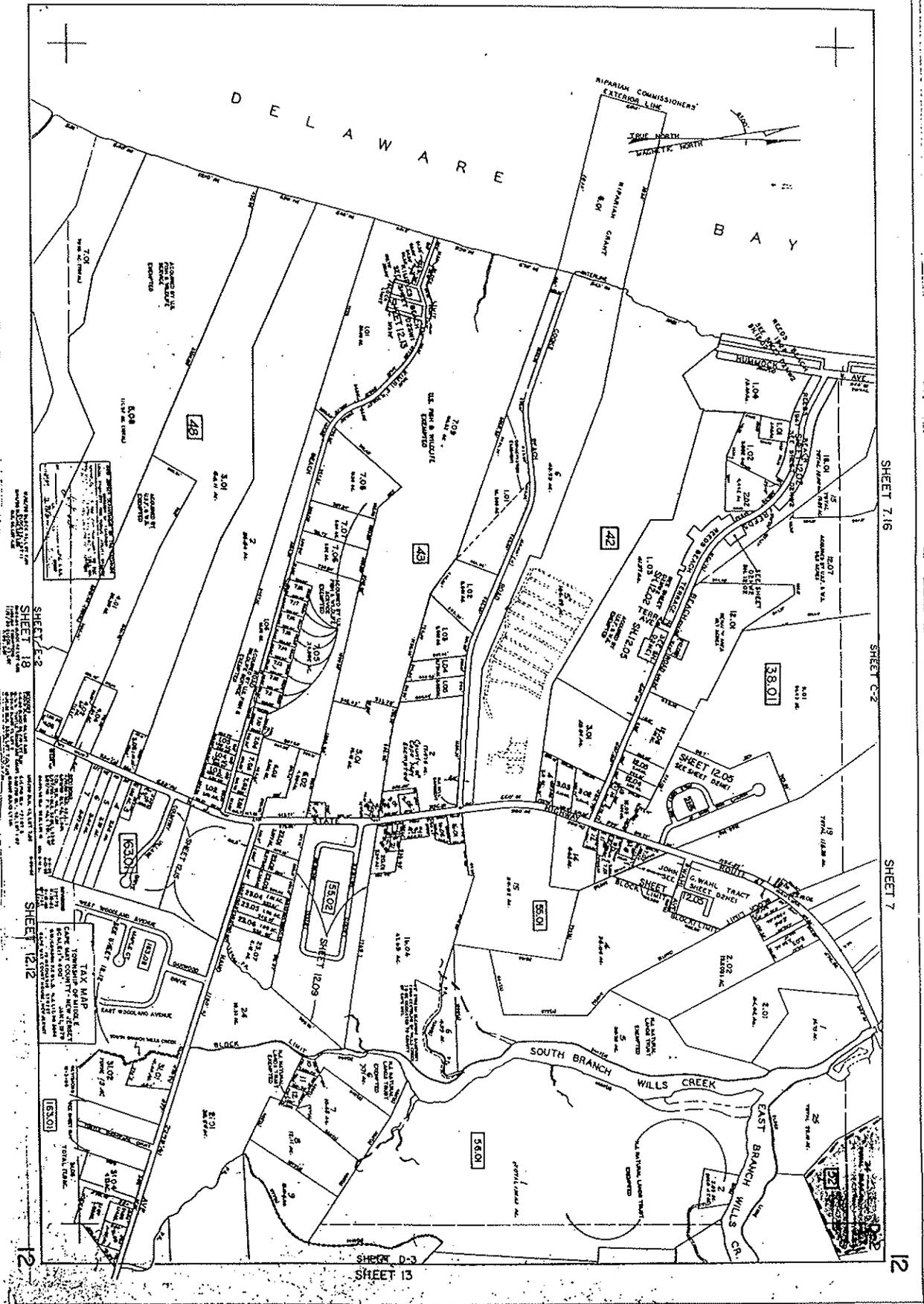
MIDDLE TOP



Group B Map 2

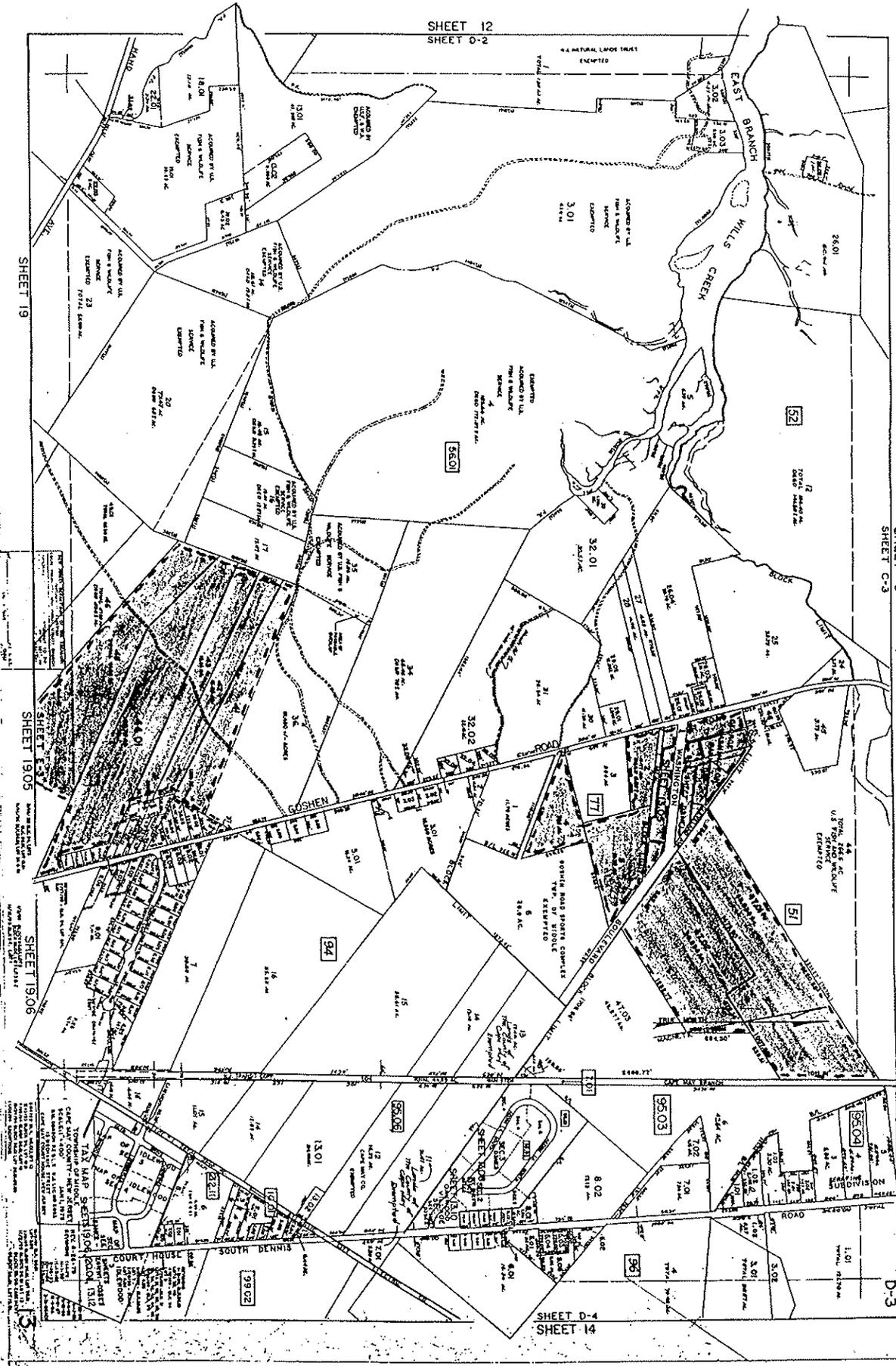
Group B Map 2

MIDDLE TWP

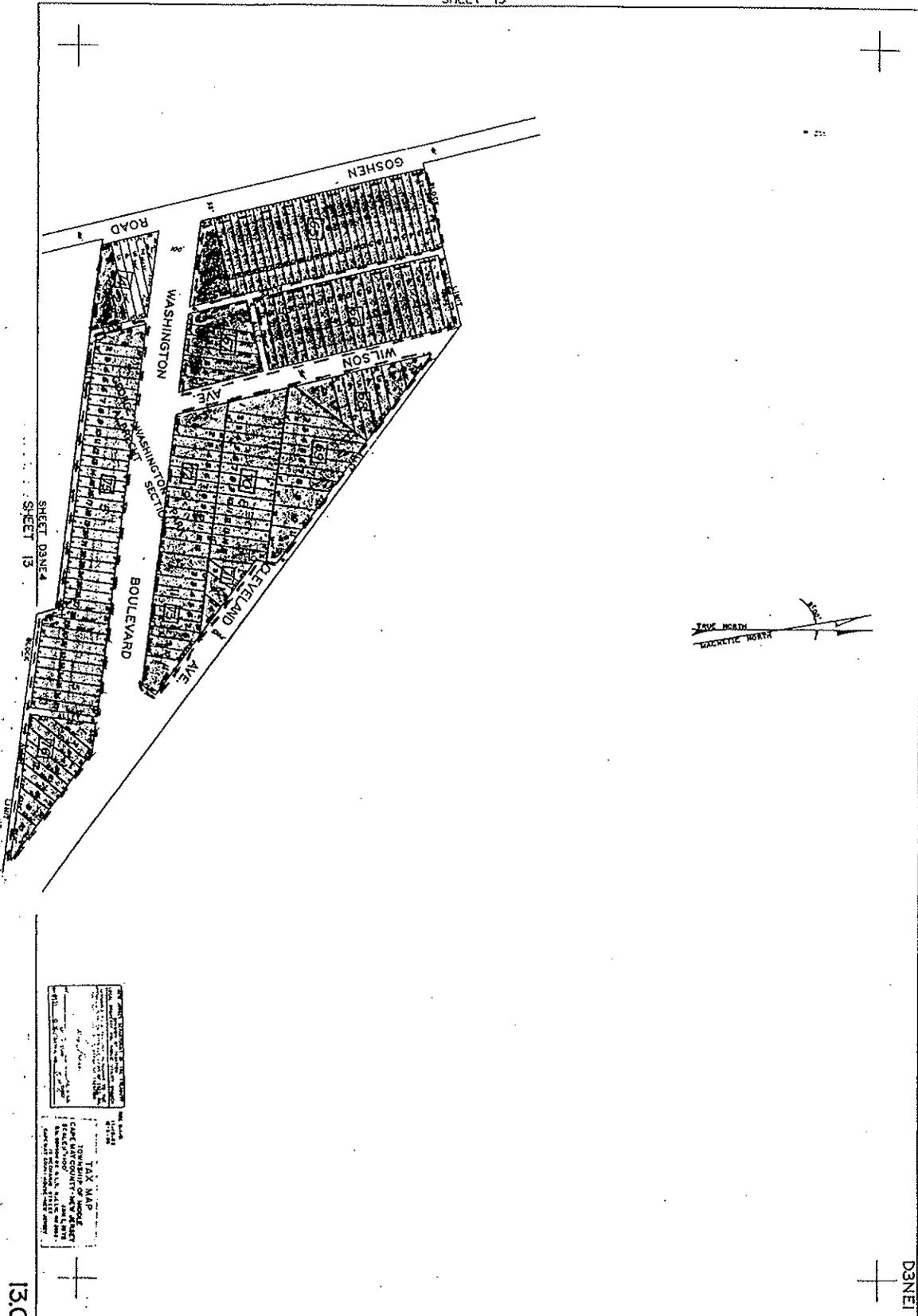


Group B Map 3

Group B Map 3



SHEET 13



MIDDLE TWP

SHEET 8

D3NE1

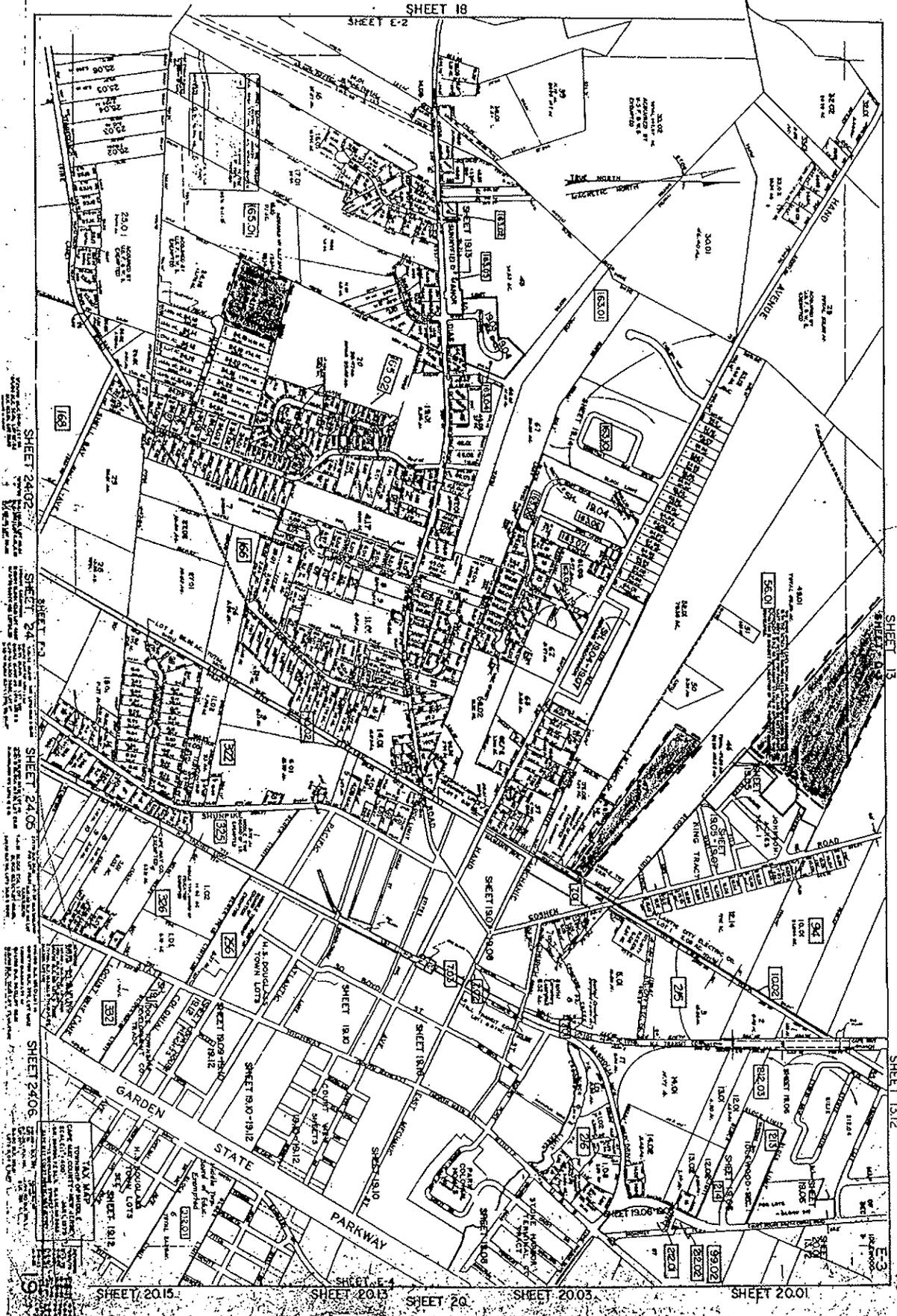
1305

SHEET 13

1305

Group B Map 4.a

Group B Map 4.a

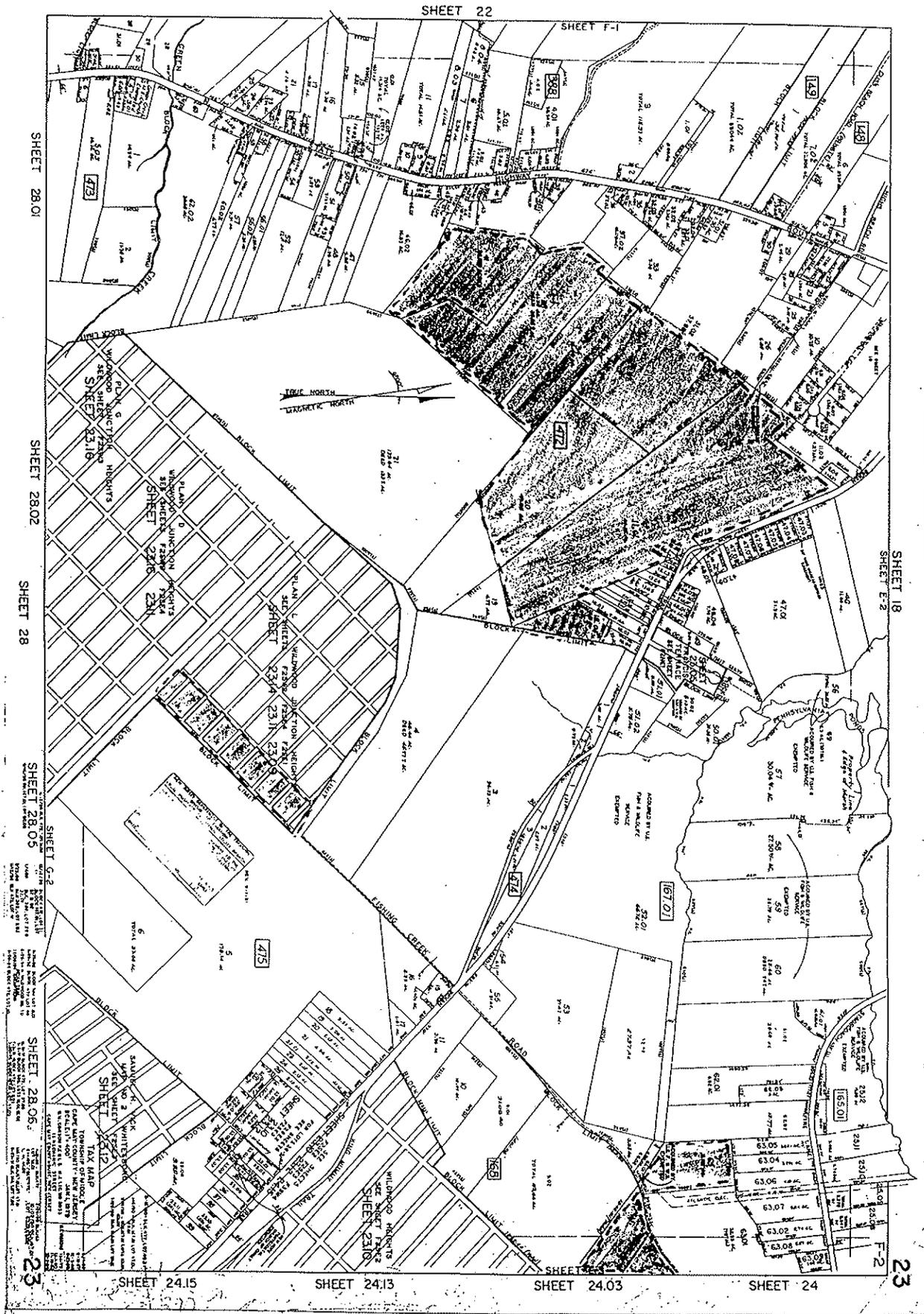


MIDDLE TWP

Group B Map 5

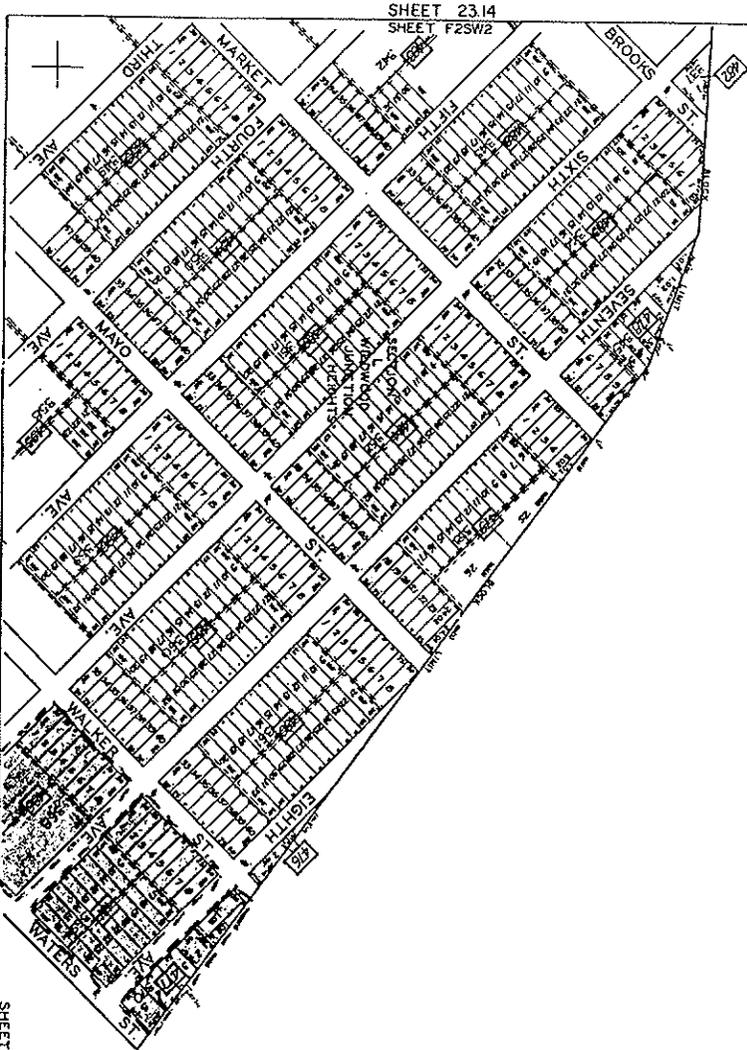
Group B Map 5

MIDDLE TWP



Group B Map 6

Group B Map 6



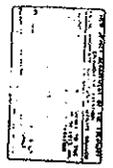
SHEET 23.14
SHEET F2SW2



MIDDLE TWP

SHEET 23

SHEET F2SE4
SHEET 23.11



T.M. ALAB.
TOWN OF MIDDLE
CLAY AND COUNTY - N.E. & S.E. CORNERS
SECTION 23.09 & 23.10
MAY 18 1864

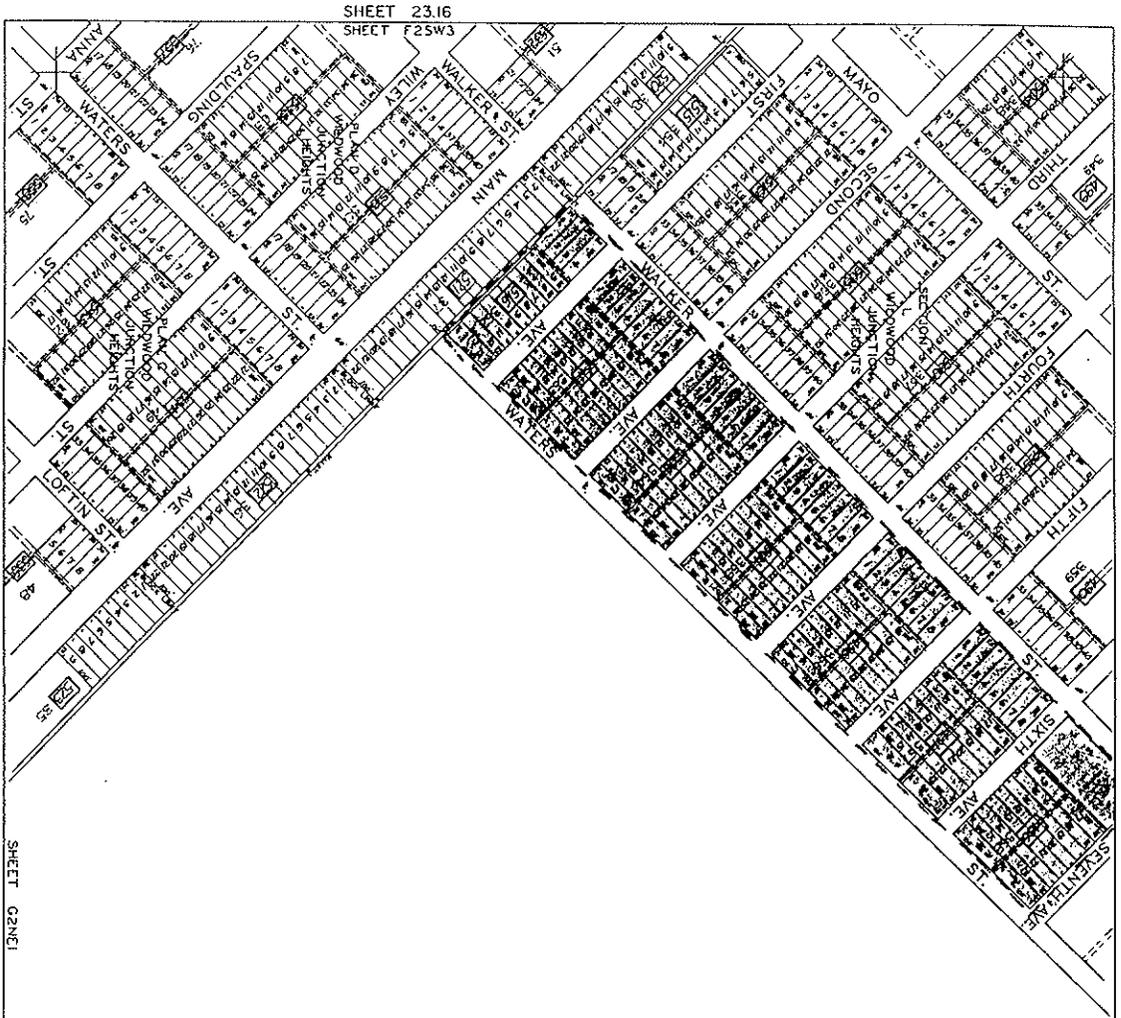
23.09

SHEET 23.10

23.09
F2SE1

Group B Map 6.a

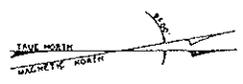
Group B Map 6.a



MIDDLE TWP

SHEET 28.01
SHEET 28.05

SHEET 23.09
SHEET F2SEJ



TAX MAP
TOWNSHIP OF MIDDLE
CAPE MAY COUNTY, NEW JERSEY
AS SHOWN IN THE 1998 TAX MAP
DATE OF REVISION: 08/01/98

23.11

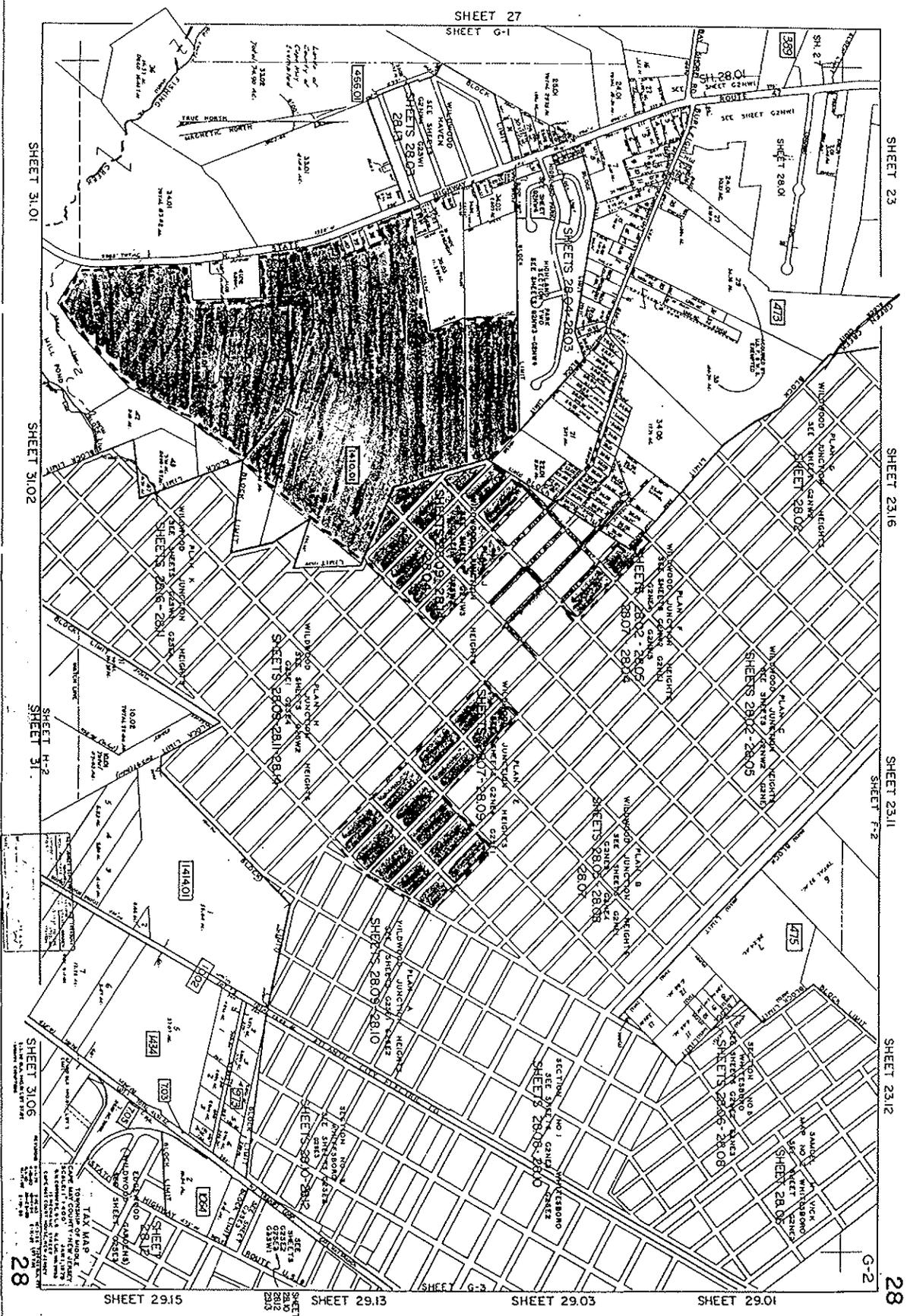
23.11
F2SE4

SHEET 23.12

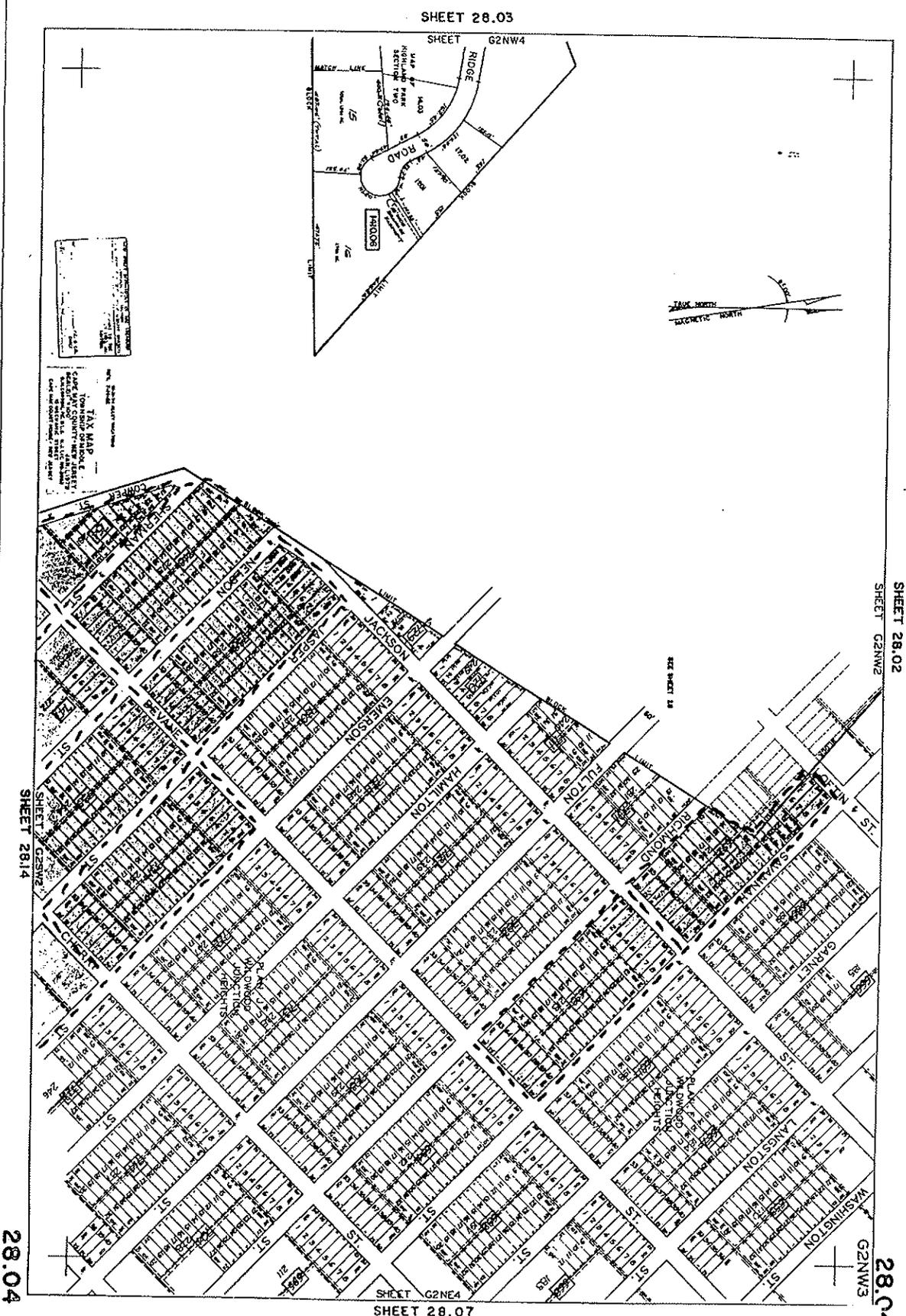
Group B Map 6.b

Group B Map 6.b

MIDDLE TWP



MIDDLE TWP



SHEET 28.03

SHEET G2NW4

SHEET 28.02
SHEET G2NW2

SHEET 28.04
SHEET G2NW3

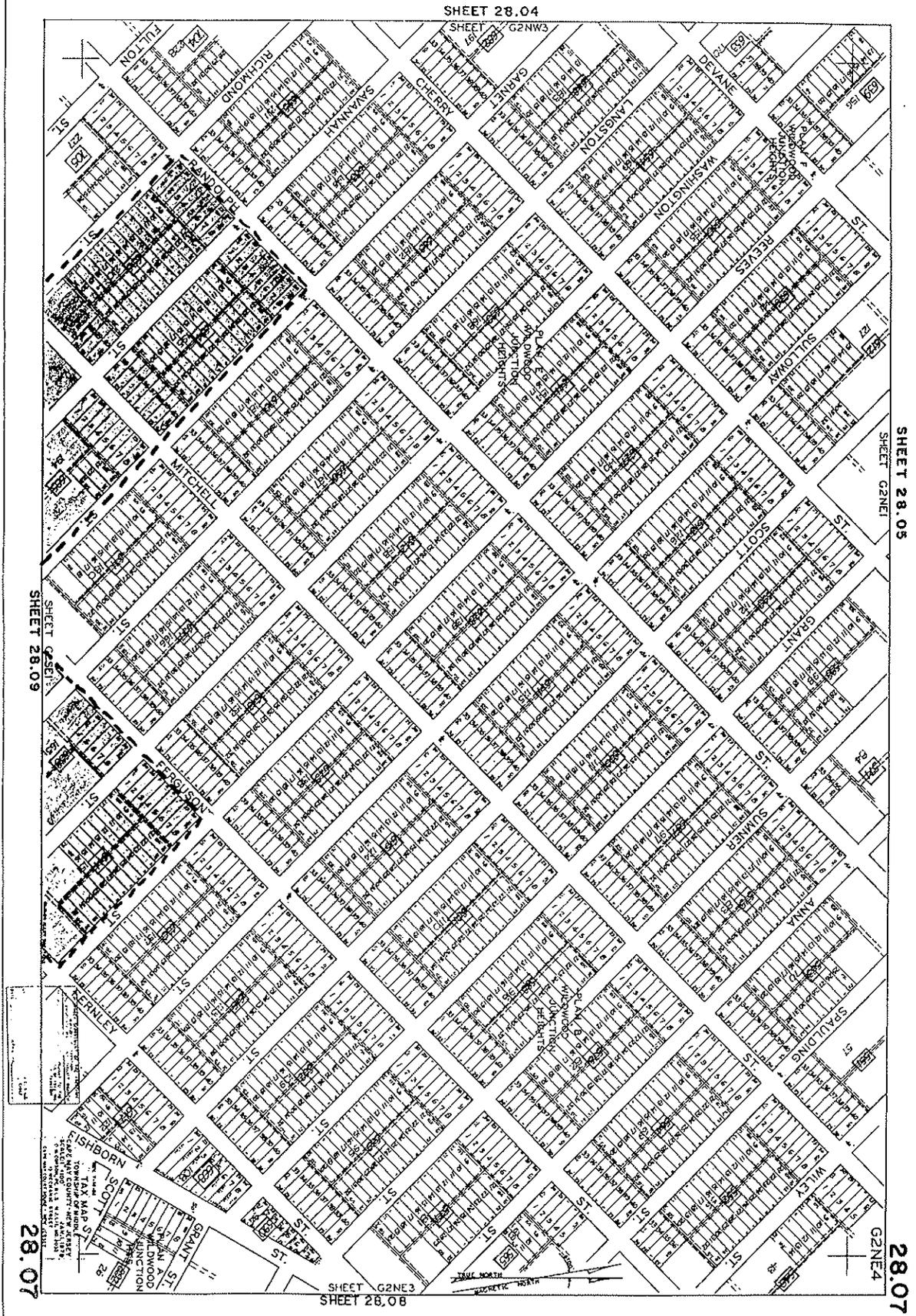
SHEET 28.07
SHEET G2NE4

28.04
SHEET G2NW3

Group B Map 8.a

Group B Map 8.a

MIDDLE TWP



SHEET 28.05

28.07

SHEET 28.08

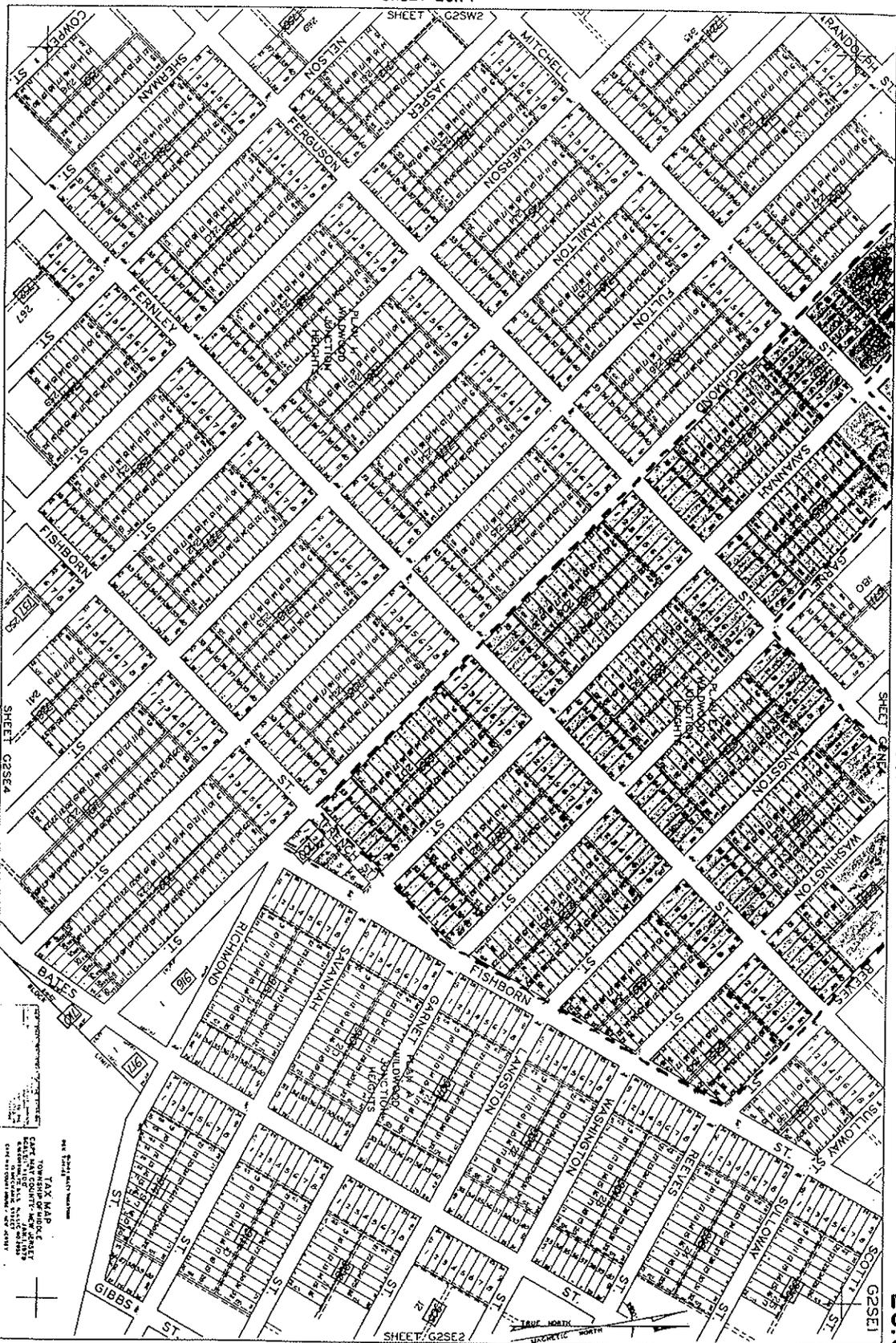
SHEET 28.09

Group B Map 8.b

Group B Map 8.b

SHEET 28.14

SHEET G2SW2



MIDDLE TWP

SHEET 28.07

28.09

SHEET G2SE1

SHEET G2SE2
SHEET 28.10

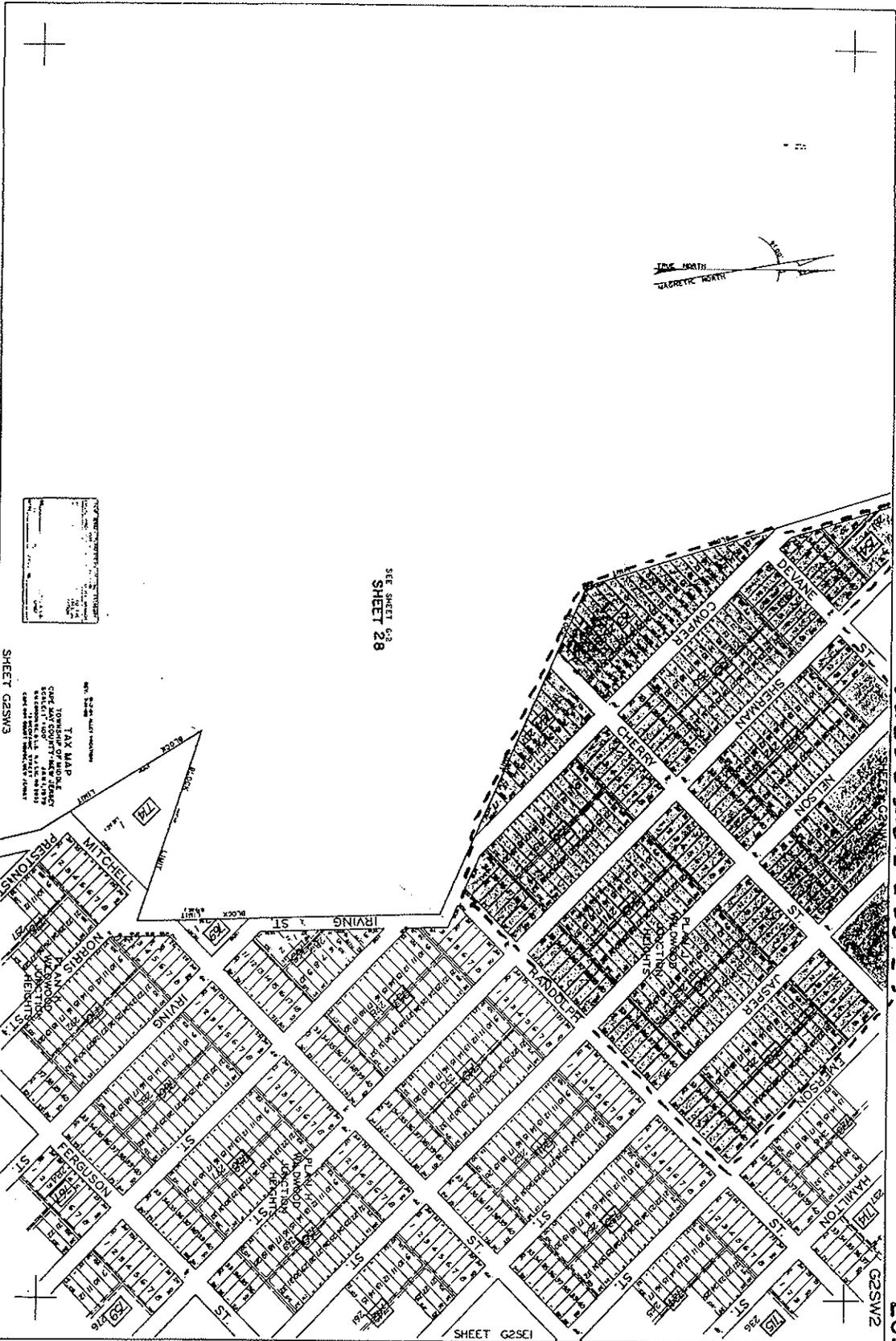
SHEET 28.11

28.09



TAX MAP
 TOWN OF
 DECATUR COUNTY, MISSISSIPPI
 PREPARED BY
 THE MISSISSIPPI STATE ARCHIVE

SHEET 28.13

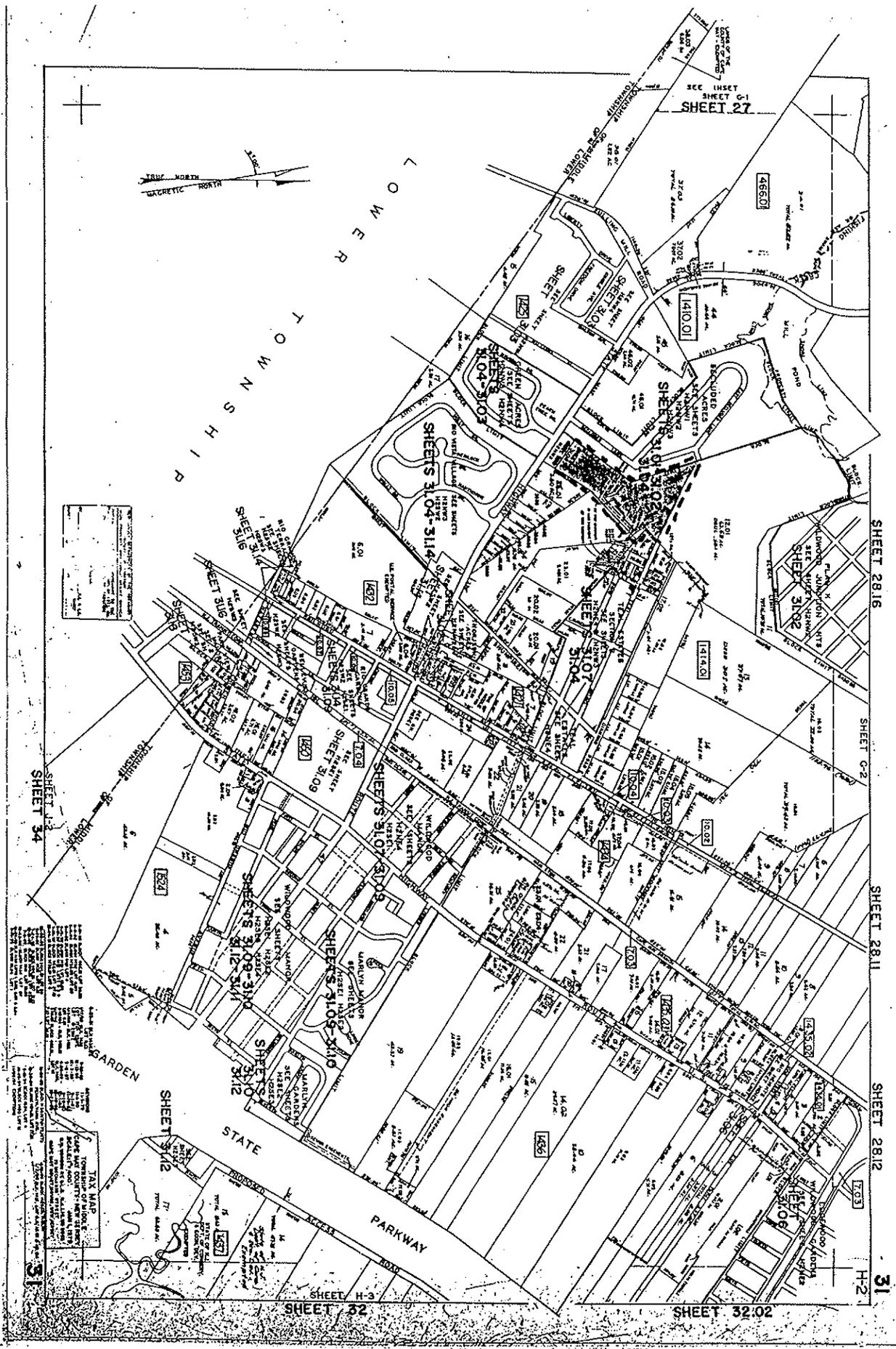


MIDDLE TWP

Group B Map 8.d

Group B Map 8.d

MIDDLE TWP



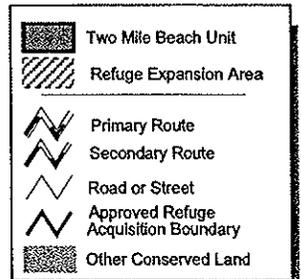
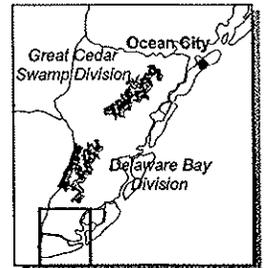
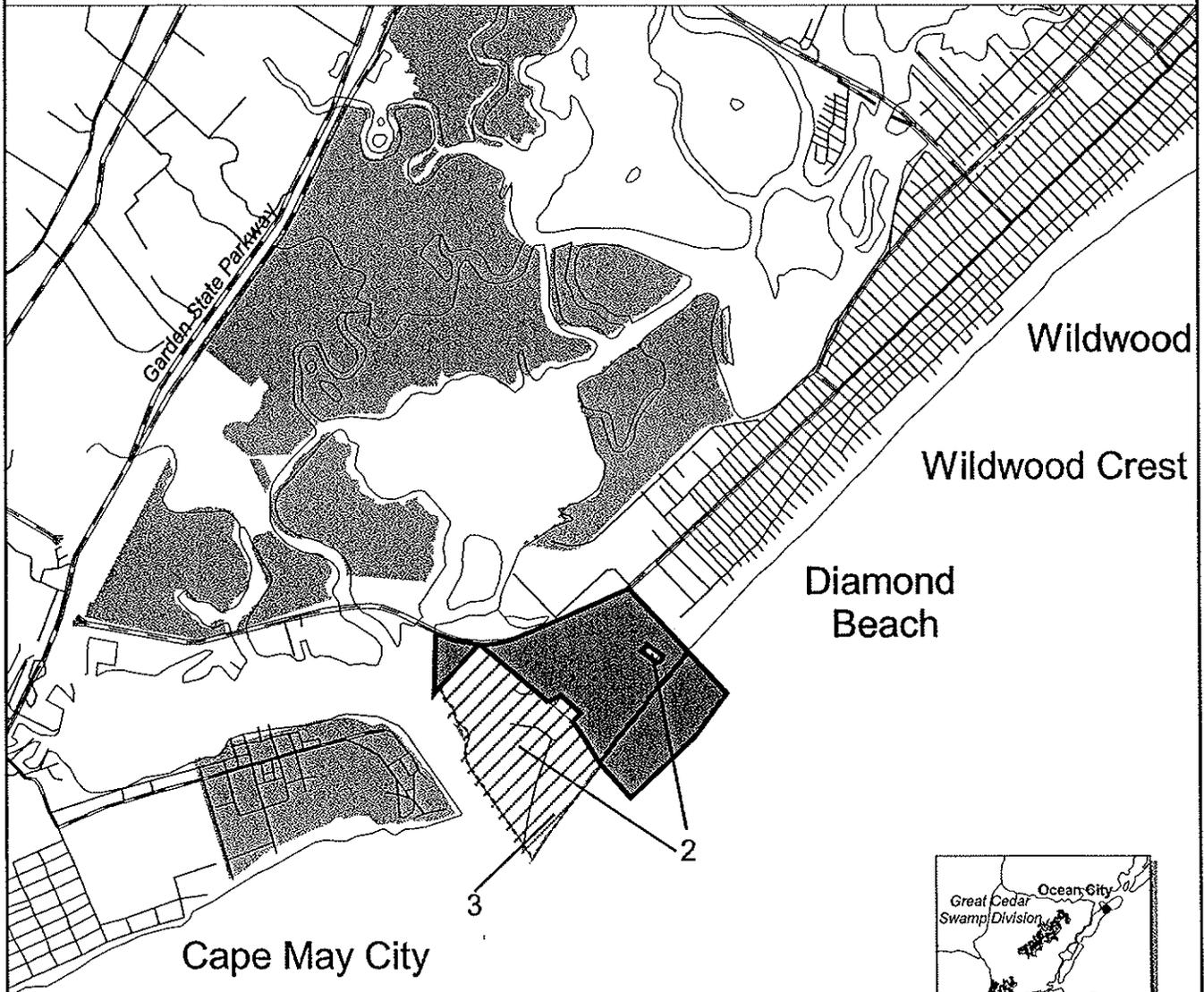
Group B Map 9

Group B Map 9

Refuge Expansion Areas

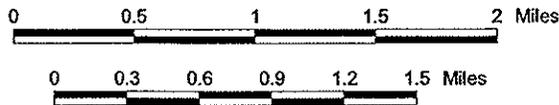
MAP C

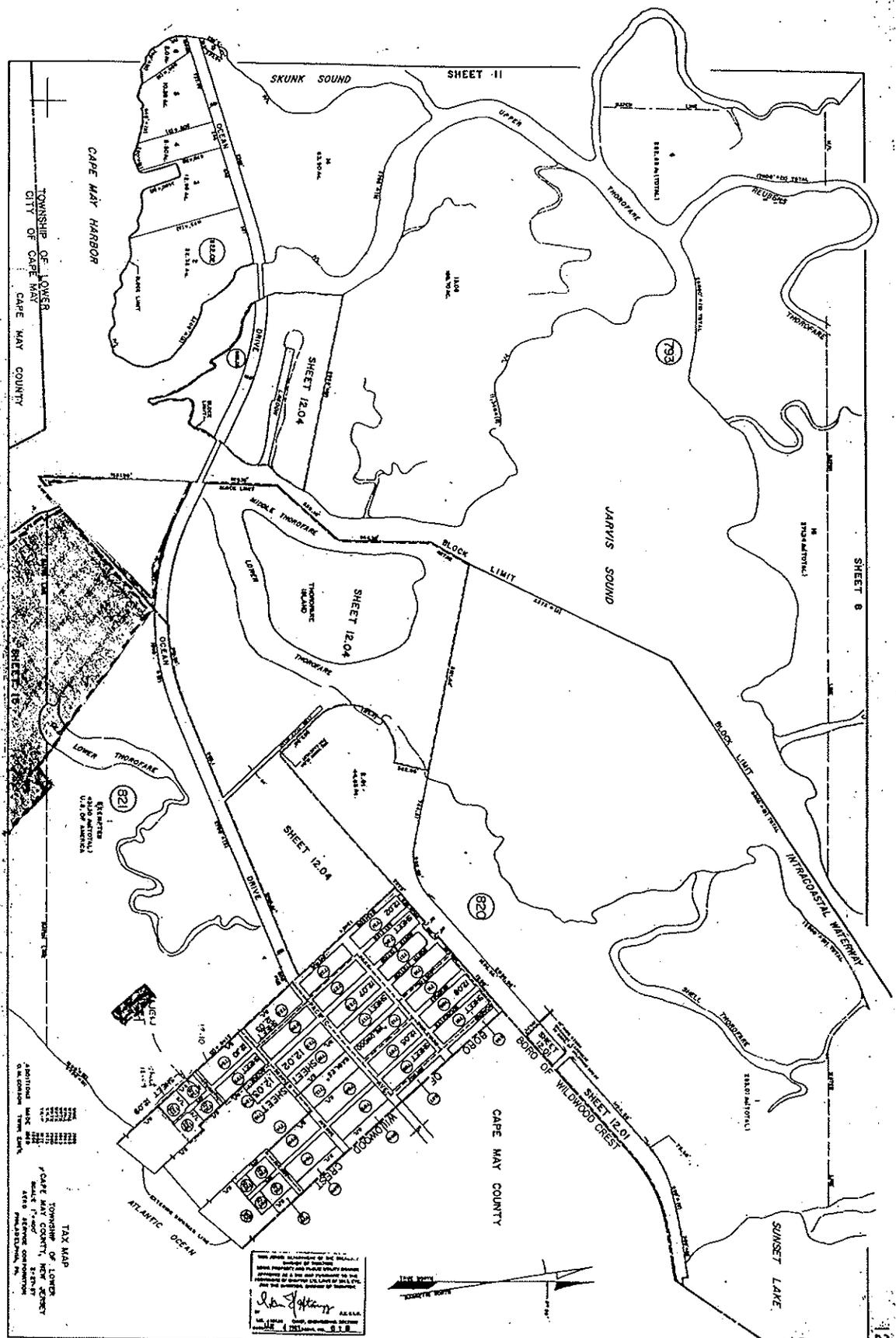
*Cape May National Wildlife Refuge, Two Mile Beach Unit,
Lower Township, Cape May County, New Jersey*



Data Sources:
USGS 1:100,000 roads & hydro.
New Jersey - other protected land.
USFWS refuge boundaries &
other refuge information.

Map prepared for Jersey Coast Refuges
Comprehensive Conservation Plan,
November 2001.
This map is for planning purposes only.





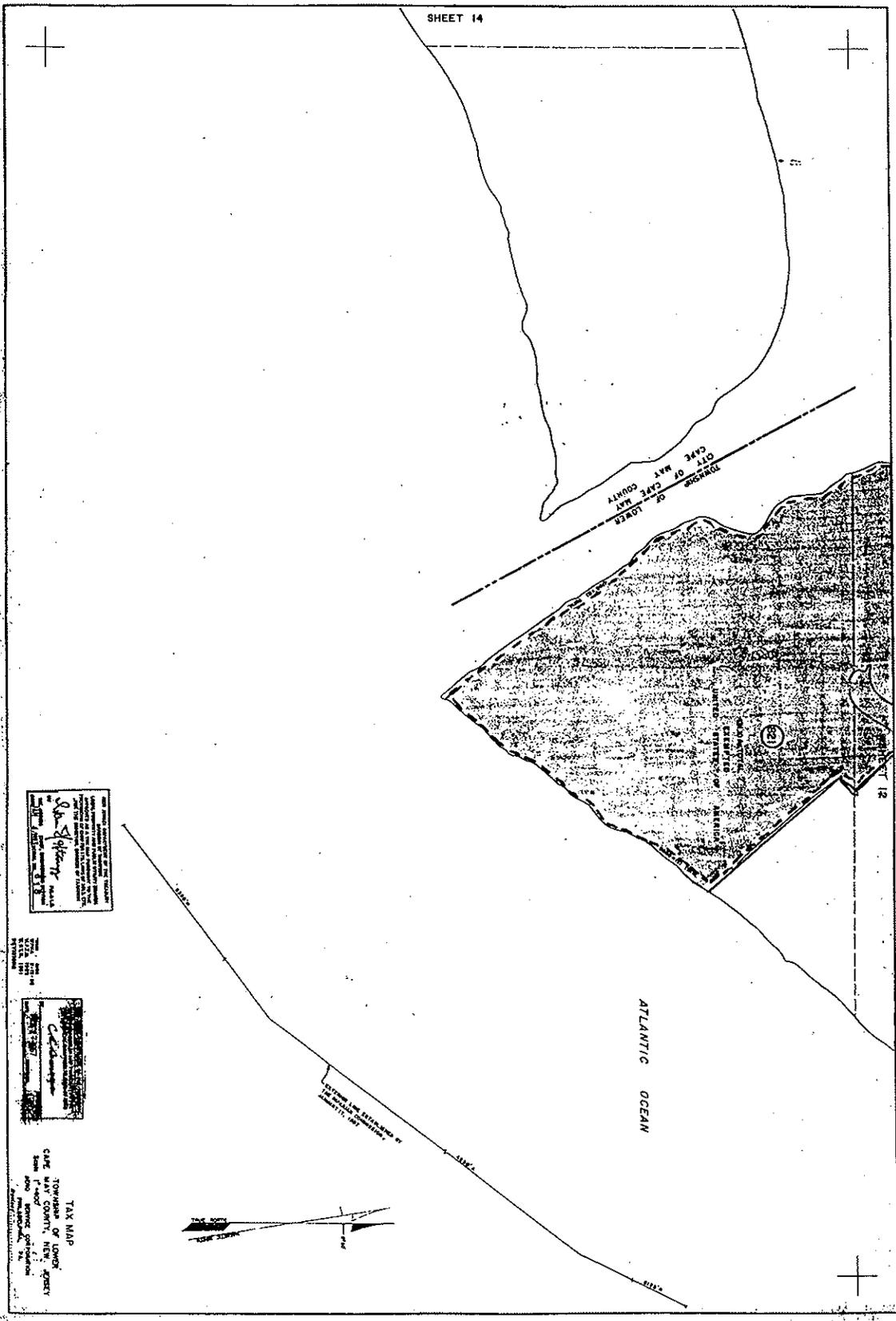
TOWNSHIP OF LOWER
CITY OF CAPE MAY
CAPE MAY COUNTY

TAX MAP
TOWNSHIP OF LOWER
CAPE MAY COUNTY, NEW JERSEY
AREA OF EXISTING COMPLETION
PREPARED BY
MAY 1988

[Signature]
ALASKA
1988

Group C Map 2

Group C Map 2



LOWER TWP

Group C Map 3

Group C Map 3

Upper Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	247	9Q	400	Fee Simple	Purchase	private
1	247	10Q	72.15	Fee Simple	Purchase	private
1	249	1	7	Fee Simple	Purchase	private
1	249	2	14.1	Fee Simple	Purchase	private
1	414	40Q	125.6	Fee Simple	Purchase	private
1	414	41	1.45	Fee Simple	Purchase	private
1	414	42	32.53	Fee Simple	Purchase	private
1	414	43	6.7	Fee Simple	Purchase	private
1	414	44	192	Fee Simple	Purchase	private
1	453	5.01	2.5	Fee Simple	Purchase	private
1	453	5.02	2.5	Fee Simple	Purchase	private
1	453	5.03	2.5	Fee Simple	Purchase	private
2	453	240	14.7	Fee Simple	Purchase	private
2	453	241	25	Fee Simple	Purchase	private
2	453	242	25	Fee Simple	Purchase	private
3	453	257.23	1.33	Fee Simple	Purchase	public
3	453	259.19	90	Fee Simple	Purchase	private
3	453	259.57	5.85	Fee Simple	Purchase	public
1	549	34	5.22	Fee Simple	Purchase	private
1	549	35	16.7	Fee Simple	Purchase	public
1	549	38	10	Fee Simple	Purchase	private
1	549	43	28	Fee Simple	Purchase	private
1	549	70	18	Fee Simple	Purchase	public
1	549	71	9.9	Fee Simple	Purchase	public
1	549	102	4	Fee Simple	Purchase	public
2	549	103	7.3	Fee Simple	Purchase	public
2	549	104	15.1	Fee Simple	Purchase	public
3	549	105	12.6	Fee Simple	Purchase	private
3	549	106	13.8	Fee Simple	Purchase	private
3	549	107	7.1	Fee Simple	Purchase	private
3	549	108	13.34	Fee Simple	Purchase	private
3	549	112	6.2	Fee Simple	Purchase	private
1	639	3	10.65	Fee Simple	Purchase	private
1	639	6	13.96	Fee Simple	Purchase	private
1	639	7	10.69	Fee Simple	Purchase	public
1	639	8Q	13.73	Fee Simple	Purchase	private
1	639	10	6.98	Fee Simple	Purchase	private
1	639	11	8.47	Fee Simple	Purchase	private
1	640	2	8.08	Fee Simple	Purchase	private
1	640	4	2.27	Fee Simple	Purchase	private
1	640	6	3.2	Fee Simple	Purchase	public
Upper Township Total:			1266.2			

Dennis Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
3	120	40Q	31.23	Fee Simple	Purchase	private
3	120	44	25.18	Fee Simple	Purchase	private
3	120	50	11.2	Fee Simple	Purchase	private
3	120	63	16.1	Fee Simple	Purchase	private
3	120	65	0.56	Fee Simple	Purchase	private
3	120	66	4	Fee Simple	Purchase	private
3	120	67	9	Fee Simple	Purchase	private
3	120	74	70	Fee Simple	Purchase	private
3	120	75	45.5	Fee Simple	Purchase	private
2	224	71.02	2.24	Fee Simple	Purchase	private
1	245	1Q	75.01	Fee Simple	Purchase	private
1	251	22	15	Fee Simple	Purchase	private
1	251	101	35	Fee Simple	Purchase	private
1	251	102	8.07	Fee Simple	Purchase	private
1	251	103	13.5	Fee Simple	Purchase	private
1	251	104	3.96	Fee Simple	Purchase	private
Dennis Township Total:			365.55			

Middle Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	50	15	20	Fee Simple	Purchase	private
1	50	16	1.72	Fee Simple	Purchase	private
1	50	22.01	25.9	Fee Simple	Purchase	private
1	50	24	1.22	Fee Simple	Purchase	public
1	50	25	0.67	Fee Simple	Purchase	public
1	50	26	13.83	Fee Simple	Purchase	private
1	50	28	0.6	Fee Simple	Purchase	private
1	50	35.01	11.355	Fee Simple	Purchase	private
1	50	36.02	7.6	Fee Simple	Purchase	private
1	50	38Q	9	Fee Simple	Purchase	private
1	51	9Q	20	Fee Simple	Purchase	private
1	51	12.01	23.67	Fee Simple	Purchase	private
1	51	39	23.3	Fee Simple	Purchase	private
1	51	40	1.87	Fee Simple	Purchase	private
1	51	41	27	Fee Simple	Purchase	private
1	51	47.01	85.314	Fee Simple	Purchase	public
1	51	47.02	42.44	Fee Simple	Purchase	public
1	51	48	0.3	Fee Simple	Purchase	private
1	52	9	17.98	Fee Simple	Purchase	private
1	52	11.01	13	Fee Simple	Purchase	private
1	52	18	6.97	Fee Simple	Purchase	private
1	52	20	10.13	Fee Simple	Purchase	private
3	52	22.02	0.93	Fee Simple	Purchase	private
1	52	24Q	32.54	Fee Simple	Purchase	private
1	56.01	41	19.47	Fee Simple	Purchase	public
1	56.01	42	12.55	Fee Simple	Purchase	private
1	56.01	43	13.14	Fee Simple	Purchase	private
1	56.01	44.01	40.78	Fee Simple	Purchase	private
1	56.01	45.01	31.98	Fee Simple	Purchase	public
1	56.01	47Q	8.8	Fee Simple	Purchase	private
1	65	1,2-28	2.62	Fee Simple	Purchase	private
1	66	1,2-19	1.95	Fee Simple	Purchase	private
1	67	1,2-7	0.74	Fee Simple	Purchase	private
1	68	1,2-8	1.32	Fee Simple	Purchase	private
1	69	1,2-11	1.61	Fee Simple	Purchase	private
1	70	1,2-15	0.92	Fee Simple	Purchase	private
1	71	1,2-4	0.38	Fee Simple	Purchase	private
1	72	1,2-13	0.88	Fee Simple	Purchase	private
1	73	1,2-11	0.54	Fee Simple	Purchase	private
1	74	6	0.11	Fee Simple	Purchase	public
1	75	1,2-37	1.9	Fee Simple	Purchase	private
1	76	1,2-10	0.97	Fee Simple	Purchase	public
1	77	2	4.77	Fee Simple	Purchase	public
1	77	4	7.78	Fee Simple	Purchase	public
1	77	5	11.75	Fee Simple	Purchase	public
1	165.01	24.17	9.2	Fee Simple	Purchase	private
1	167.01	65	9.98	Fee Simple	Purchase	private
1	168	4	46.98	Fee Simple	Purchase	private
1	168	5	14.25	Fee Simple	Purchase	public

Middle Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	168	6	9.25	Fee Simple	Purchase	public
1	168	7	21.65	Fee Simple	Purchase	public
1	168	8	14.13	Fee Simple	Purchase	private
2	472	11.01Q	83.21	Fee Simple	Purchase	private
3	472	18.05	5.21	Fee Simple	Purchase	public
2	472	20Q	30	Fee Simple	Purchase	private
2	472	31.02Q	30	Fee Simple	Purchase	private
2	472	34Q	18.46	Fee Simple	Purchase	private
2	472	38Q	30	Fee Simple	Purchase	private
2	472	41Q	20	Fee Simple	Purchase	private
1	477	1.01	0.23	Fee Simple	Purchase	public
1	477	5	0.09	Fee Simple	Purchase	private
1	481	1	1.18	Fee Simple	Purchase	public
1	481	3	0.17	Fee Simple	Purchase	public
1	481	6	0.06	Fee Simple	Purchase	public
1	486	1	0.6	Fee Simple	Purchase	public
1	486	5	0.4	Fee Simple	Purchase	public
1	486	14	0.18	Fee Simple	Purchase	private
1	486	21	0.11	Fee Simple	Purchase	public
1	486	23	0.11	Fee Simple	Purchase	public
1	491	1	0.77	Fee Simple	Purchase	public
1	491	5	0.24	Fee Simple	Purchase	public
1	491	10	0.34	Fee Simple	Purchase	public
1	491	16	0.08	Fee Simple	Purchase	public
1	496	1	0.59	Fee Simple	Purchase	public
1	496	9	0.55	Fee Simple	Purchase	public
1	496	15	0.16	Fee Simple	Purchase	private
1	496	20	0.06	Fee Simple	Purchase	public
1	496	23	0.11	Fee Simple	Purchase	public
1	501	1	0.87	Fee Simple	Purchase	public
1	501	4	0.3	Fee Simple	Purchase	private
1	501	13	0.23	Fee Simple	Purchase	public
1	501	16	0.11	Fee Simple	Purchase	public
1	506	1	0.88	Fee Simple	Purchase	public
1	506	10	0.34	Fee Simple	Purchase	public
1	506	16	0.31	Fee Simple	Purchase	public
1	511	1	0.94	Fee Simple	Purchase	public
1	511	3	0.06	Fee Simple	Purchase	private
1	511	5	0.11	Fee Simple	Purchase	private
1	511	7	0.23	Fee Simple	Purchase	public
1	511	16	0.13	Fee Simple	Purchase	private
1	516	1	0.49	Fee Simple	Purchase	public
1	516	3	0.3	Fee Simple	Purchase	public
1	644	1	0.11	Fee Simple	Purchase	private
1	644	3	0.11	Fee Simple	Purchase	private
1	644	5	0.3	Fee Simple	Purchase	private
1	644	9	1.03	Fee Simple	Purchase	public
1	644	22	0.29	Fee Simple	Purchase	private
1	644	29	0.06	Fee Simple	Purchase	public

Middle Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	644	30	0.11	Fee Simple	Purchase	private
1	644	32	0.3	Fee Simple	Purchase	private
1	645	1	0.23	Fee Simple	Purchase	public
1	645	5	0.24	Fee Simple	Purchase	private
1	645	9	0.29	Fee Simple	Purchase	public
1	645	10	0.11	Fee Simple	Purchase	public
1	645	14	0.23	Fee Simple	Purchase	public
1	645	23	0.17	Fee Simple	Purchase	public
1	658	1	0.24	Fee Simple	Purchase	public
1	658	5	0.3	Fee Simple	Purchase	public
1	658	9	0.06	Fee Simple	Purchase	public
1	658	10	0.06	Fee Simple	Purchase	public
1	658	11	1.21	Fee Simple	Purchase	public
1	658	12	0.34	Fee Simple	Purchase	public
1	658	30	0.11	Fee Simple	Purchase	public
1	659	1	0.46	Fee Simple	Purchase	public
1	659	5	0.8	Fee Simple	Purchase	public
1	659	9	0.06	Fee Simple	Purchase	private
1	659	16	0.29	Fee Simple	Purchase	public
1	659	23	0.11	Fee Simple	Purchase	public
1	659	27	0.11	Fee Simple	Purchase	private
1	659	29	0.06	Fee Simple	Purchase	public
1	672	1	0.29	Fee Simple	Purchase	public
1	672	5	0.29	Fee Simple	Purchase	public
1	672	10	1.32	Fee Simple	Purchase	public
1	672	18	0.23	Fee Simple	Purchase	public
1	672	22	0.11	Fee Simple	Purchase	public
1	672	27	0.06	Fee Simple	Purchase	public
1	673	1	0.52	Fee Simple	Purchase	public
1	673	5	0.29	Fee Simple	Purchase	public
1	673	15	0.46	Fee Simple	Purchase	private
1	673	17	0.17	Fee Simple	Purchase	public
1	673	21	0.63	Fee Simple	Purchase	public
1	684	14	0.47	Fee Simple	Purchase	public
1	684	17	0.34	Fee Simple	Purchase	public
1	684	20	0.29	Fee Simple	Purchase	private
1	684	22	0.17	Fee Simple	Purchase	private
1	684	26	0.17	Fee Simple	Purchase	private
1	685	1	0.11	Fee Simple	Purchase	private
1	685	3	0.4	Fee Simple	Purchase	public
1	685	5	0.59	Fee Simple	Purchase	public
1	685	11	0.52	Fee Simple	Purchase	public
1	685	15	0.11	Fee Simple	Purchase	public
1	685	17	0.06	Fee Simple	Purchase	private
1	685	27	0.29	Fee Simple	Purchase	private
1	685	37	0.23	Fee Simple	Purchase	public
1	686	1	1.15	Fee Simple	Purchase	public
1	686	4	0.52	Fee Simple	Purchase	public
1	686	7	0.11	Fee Simple	Purchase	public

Middle Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	686	10	0.06	Fee Simple	Purchase	public
1	686	17	0.11	Fee Simple	Purchase	public
1	686	23	0.06	Fee Simple	Purchase	private
1	686	24	0.11	Fee Simple	Purchase	private
1	686	29	0.17	Fee Simple	Purchase	public
1	687	1	1.09	Fee Simple	Purchase	public
1	687	11	0.29	Fee Simple	Purchase	public
1	687	16	0.23	Fee Simple	Purchase	private
1	687	20	0.6	Fee Simple	Purchase	private
1	687	23	0.11	Fee Simple	Purchase	public
1	692	5	0.57	Fee Simple	Purchase	public
1	692	13	0.11	Fee Simple	Purchase	public
1	692	17	0.23	Fee Simple	Purchase	private
1	692	21	0.06	Fee Simple	Purchase	private
1	692	26	0.11	Fee Simple	Purchase	private
1	692	28	0.17	Fee Simple	Purchase	private
1	692	31	0.57	Fee Simple	Purchase	private
1	693	1	0.23	Fee Simple	Purchase	private
1	693	5	1.03	Fee Simple	Purchase	public
1	693	9	0.06	Fee Simple	Purchase	public
1	693	10	0.52	Fee Simple	Purchase	public
1	693	27	0.29	Fee Simple	Purchase	public
1	693	37	0.06	Fee Simple	Purchase	public
1	693	38	0.11	Fee Simple	Purchase	private
1	696	12	1.57	Fee Simple	Purchase	public
1	697	1	1.66	Fee Simple	Purchase	public
1	697	10	0.23	Fee Simple	Purchase	public
1	697	15	0.11	Fee Simple	Purchase	private
1	697	22	0.29	Fee Simple	Purchase	public
1	698	1	0.57	Fee Simple	Purchase	public
1	698	3	0.69	Fee Simple	Purchase	private
1	698	12	0.11	Fee Simple	Purchase	public
1	698	20	0.57	Fee Simple	Purchase	public
1	698	22	0.06	Fee Simple	Purchase	public
1	698	23	0.23	Fee Simple	Purchase	public
1	698	29	0.06	Fee Simple	Purchase	public
1	699	1	0.46	Fee Simple	Purchase	public
1	699	9	0.4	Fee Simple	Purchase	public
1	699	10	0.17	Fee Simple	Purchase	public
1	699	19	0.06	Fee Simple	Purchase	private
1	699	20	0.17	Fee Simple	Purchase	private
1	699	21	0.29	Fee Simple	Purchase	public
1	699	22	0.06	Fee Simple	Purchase	public
1	699	23	0.06	Fee Simple	Purchase	public
1	699	26	0.11	Fee Simple	Purchase	public
1	699	30	0.11	Fee Simple	Purchase	public
1	699	32	0.29	Fee Simple	Purchase	public
1	699	35	0.11	Fee Simple	Purchase	public
1	712	5	0.29	Fee Simple	Purchase	private

Middle Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	712	11	0.23	Fee Simple	Purchase	private
1	712	22	0.34	Fee Simple	Purchase	public
1	712	28	0.23	Fee Simple	Purchase	public
1	712	39	0.11	Fee Simple	Purchase	public
1	714	10	0.57	Fee Simple	Purchase	public
1	714	15	0.34	Fee Simple	Purchase	private
1	714	27	0.23	Fee Simple	Purchase	public
1	714	30	0.4	Fee Simple	Purchase	private
1	714	33	0.11	Fee Simple	Purchase	private
1	714	36	0.06	Fee Simple	Purchase	public
1	731	1	0.29	Fee Simple	Purchase	public
1	731	5	0.23	Fee Simple	Purchase	private
1	731	10	0.69	Fee Simple	Purchase	public
1	731	14	0.46	Fee Simple	Purchase	public
1	731	20	0.29	Fee Simple	Purchase	public
1	731	24	0.11	Fee Simple	Purchase	public
1	731	26	0.11	Fee Simple	Purchase	private
1	731	39	0.11	Fee Simple	Purchase	public
1	732	1	0.69	Fee Simple	Purchase	public
1	732	4	0.06	Fee Simple	Purchase	public
1	732	9	0.11	Fee Simple	Purchase	private
1	732	11	0.24	Fee Simple	Purchase	private
1	732	15	0.46	Fee Simple	Purchase	public
1	732	17	0.17	Fee Simple	Purchase	private
1	732	20	0.29	Fee Simple	Purchase	private
1	732	32	0.06	Fee Simple	Purchase	public
1	732	37	0.23	Fee Simple	Purchase	public
1	738	9	0.17	Fee Simple	Purchase	private
1	738	12	0.11	Fee Simple	Purchase	private
1	738	14	0.18	Fee Simple	Purchase	private
1	738	17	0.23	Fee Simple	Purchase	private
1	738	21	0.17	Fee Simple	Purchase	private
1	738	22	0.17	Fee Simple	Purchase	public
1	738	25	0.47	Fee Simple	Purchase	private
1	738	29	0.23	Fee Simple	Purchase	private
1	738	39	0.11	Fee Simple	Purchase	private
1	739	1	0.11	Fee Simple	Purchase	public
1	739	3	0.11	Fee Simple	Purchase	private
1	739	5	1.03	Fee Simple	Purchase	public
1	739	9	0.17	Fee Simple	Purchase	private
1	739	17	0.11	Fee Simple	Purchase	private
1	739	20	0.4	Fee Simple	Purchase	public
1	739	35	0.17	Fee Simple	Purchase	private
1	739	38	0.18	Fee Simple	Purchase	public
1	740	1	1.62	Fee Simple	Purchase	public
1	740	9	0.52	Fee Simple	Purchase	public
1	740	10	0.11	Fee Simple	Purchase	public
1	740	33	0.06	Fee Simple	Purchase	public
1	746	2	2.36	Fee Simple	Purchase	private

Middle Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	746	3	0.06	Fee Simple	Purchase	private
1	747	1	0.8	Fee Simple	Purchase	public
1	747	11	0.23	Fee Simple	Purchase	public
1	747	12	0.29	Fee Simple	Purchase	public
1	747	15	0.11	Fee Simple	Purchase	public
1	747	17	0.23	Fee Simple	Purchase	private
1	747	23	0.11	Fee Simple	Purchase	public
1	747	25	0.4	Fee Simple	Purchase	public
1	747	33	0.11	Fee Simple	Purchase	public
1	748	1	0.29	Fee Simple	Purchase	private
1	748	5	0.4	Fee Simple	Purchase	public
1	748	7	0.11	Fee Simple	Purchase	public
1	748	11	0.23	Fee Simple	Purchase	public
1	748	15	0.46	Fee Simple	Purchase	public
1	748	21	0.46	Fee Simple	Purchase	public
1	748	33	0.34	Fee Simple	Purchase	public
1	754	20	0.47	Fee Simple	Purchase	public
1	754	21	0.29	Fee Simple	Purchase	private
1	754	28	0.34	Fee Simple	Purchase	public
1	755	1	1.2	Fee Simple	Purchase	public
1	755	3	0.06	Fee Simple	Purchase	private
1	755	4	0.29	Fee Simple	Purchase	private
1	755	11	0.34	Fee Simple	Purchase	public
1	755	25	0.29	Fee Simple	Purchase	public
1	755	39	0.11	Fee Simple	Purchase	private
1	756	1	0.23	Fee Simple	Purchase	public
1	756	5	0.4	Fee Simple	Purchase	public
1	756	9	0.4	Fee Simple	Purchase	public
1	756	16	0.11	Fee Simple	Purchase	private
1	756	18	0.17	Fee Simple	Purchase	public
1	756	22	0.11	Fee Simple	Purchase	private
1	756	24	0.4	Fee Simple	Purchase	private
1	756	34	0.4	Fee Simple	Purchase	public
1	763	12	0.29	Fee Simple	Purchase	public
1	763	15	0.4	Fee Simple	Purchase	private
1	763	22	0.52	Fee Simple	Purchase	private
1	764	5	0.29	Fee Simple	Purchase	public
1	764	10	0.11	Fee Simple	Purchase	public
1	764	12	0.34	Fee Simple	Purchase	public
1	915	5	0.8	Fee Simple	Purchase	public
1	1401.01	12.01	40	Fee Simple	Purchase	private
2	1401.01	32Q	16.5	Fee Simple	Purchase	private
2	1410.01	35.01Q	108	Fee Simple	Purchase	private
1	1410.01	36	5	Fee Simple	Purchase	private
1	1410.01	41.01	68	Fee Simple	Purchase	private
Middle Township Total:			1215.819			

Lower Township

Priority	Block	Lot	Acres	Protection type	Acquisition type	Ownership
1	821	1.02		Fee Simple	Transfer	public
1	821	1.04		Fee Simple	Transfer	public
1	821	1.05		Fee Simple	Transfer	public
1	821	1.06	530	Fee Simple	Transfer	public
1	821	2	16.08	Fee Simple	Purchase	private
Lower Township Total:			546.08			