

Fairway Villas

• • Lot 1, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at a iron pin and cap set at the corner of Lot 6.01, Block 1064.01 and Lots 1 and 13 of Block 1064.03; thence

- (1) N 43°31'54"E a distance of 210.00 feet to a point; thence
- (2) N 67°28'59" W a distance of 350.18 feet to a point; thence
- (3) S 22°31'01" W a distance of 364.90 feet to a point in the southerly line of a 50' wide Access and Utility easement; thence
- (4) along a curve to the right having a radius of 750.00 feet, a chord bearing S 52°56'09" E and a distance of 197.28 feet, an arc distance of 197.85 feet to a point; thence
- (5) N 43°31'54" E a distance of 234.0 feet to the point or place of BEGINNING.

Containing 106,556.49 S.F. or 2.4462 Acres

Containing a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 1 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

• • Lot 2, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northerly corner of Lots 1 and 2 of Block 1064.03 along the southerly line of Lot 6.06, Block 1064.01; thence

- (1) S 22°31'01" W a distance of 364.90 feet to a point along the southerly line of a 50' wide Access and Utility Easement; thence
- (2) Along a curve to the left, having a radius of 750.00 feet, a chord bearing N 69°42'21" W and distance of 240.67 feet, an arc distance of 241.71 feet to a point; thence
- (3) N 20°17'58" E a distance of 25.32 feet to a point in the centerline of said easement; thence
- (4) Along a curve to the left, having a radius of 775.00 feet, a chord bearing of N 80°08'07" W and distance of 40.50 feet, an arc distance of 40.51 feet to a point of tangency; thence
- (5) N 81°37'58" W a distance of 74.42 feet to a point; thence
- (6) N 22°31'01" E a distance of 376.00 feet to a point along said line of Lot 6.06; thence
- (7) Along said line S 67°28'59" E a distance of 353.15 feet to the point or place of BEGINNING.

Containing 128,104.57 S.F. or 2.9409 Acres

Containing a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 2 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

• • Lot 3, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northerly corner of Lots 2 and 3 of Block 1064.03 along the southerly line of Lot 6.06, Block 1064.01; thence

- (1) S 22°31'01" W a distance of 376.00 feet to a point in the centerline of a 50' wide Access and Utility Easement; thence
- (2) Along said line N 81°37'58" W a distance of 96.37 feet to a point of curvature; thence
- (3) Along a curve to the right, having a radius of 600.00 feet, a chord bearing N 71°51'48" W and distance of 203.62 feet, an arc distance of 204.61 feet to a point of tangency; thence
- (4) N 22°31'01" E a distance of 415.11 feet to a point; thence
- (5) S 67°28'59" E a distance of 296.47 feet to the point or place of BEGINNING.

Containing 120,116.04 S.F. or 2.7575 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 3 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

. . Lot 4, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northerly corner of Lots 3 and 4, Block 1064.03 along the southerly line of Lot 6.06, Block 1064.01; thence

- (1) S 22°31'01" W a distance of 415.11 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (2) Along said line and along a curve to the right, having a radius of 600.00 feet, a chord bearing of N 58°36'53" W and distance of 72.82 feet, an arc distance of 72.86 feet to a point of tangency; thence
- (3) N 55°08'09" W a distance of 163.20 feet to a point of curvature; thence
- (4) Along a curve to the left, having a radius of 250.00 feet, a chord bearing N 65°53'52" W and distance of 93.36 feet, an arc distance of 93.91 feet to a point, thence
- (5) N 22°31'01" E a distance of 366.40 feet to a point along said Lot 6.06; thence
- (6) S 67°28'59" E a distance of 324.70 feet to the point or place of BEGINNING.

Containing 125,162.62 S.F. or 2.8733 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 4 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

Lot 5, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northerly corner of Lots 4 and 5 of Block 1064.03 along the southerly line of Lot 6.06, Block 1064.01; thence

- (1) Along said line of Lot 6.06 N 67°28'59" W a distance of 251.87 feet to a point; thence
- (2) S 22°31'01" W a distance of 410.57 feet to point in the center of a 50' wide Access and Utility Easement; thence
- (3) S 28°49'53" E a distance of 56.02 feet to a point of curvature; thence
- (4) Along a curve to the left, having a radius of 220.00 feet, a chord bearing of S 31°11'57" E and a distance of 18.18 feet, an arc distance of 18.18 feet to a point; thence
- (5) S 33°34'02" E a distance of 31.17 feet to a point; thence
- (6) Along a curve to the right, having a radius of 250.00 feet, a chord bearing of N 79°53'12" E and distance of 199.01 feet, an arc distance of 204.67 feet to a point; thence
- (7) N 22°31'01" E a distance of 366.40 feet to the point or place of BEGINNING.

Containing 105,001.35 S.F. or 2.4105 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 5 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

Lot 6, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northerly corner of Lots 4 and 5 of Block 1064.03 along the southerly line of Lot 6.06, Block 1064.01; thence

- (1) Along said line of Lot 6.06 N 67°28'59" W a distance of 323.85 feet to a point; thence
- (2) S 10°33'00" W a distance of 306.38 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (3) Along a curve to the right, having a radius of 600.00 feet, a chord bearing S 65°16'01" E and distance of 103.19 feet, an arc distance of 103.32 feet to a point of compound curvature; thence
- (4) Along a curve to the right, having a radius of 100.00 feet, a chord bearing S 44°34'57" E and distance of 54.29 feet, an arc distance of 54.98 feet to a point of tangency; thence
- (5) S 28°49'53" E a distance of 137.26 feet to a point; thence
- (6) N 22°31'01" E a distance of 410.57 feet to the point or place of BEGINNING.

Containing 95,474.95 S.F. or 2.1918 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 6 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

• • Lot 7, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northerly corner of Lots 6 and 7 of Block 1064.03 along the southerly line of Lot 6.06, Block 1064.01; thence

- (1) N 67°28'59" W a distance of 165.12 feet to a point; thence
- (2) S 65°18'31" W a distance of 277.24 feet to a point; thence
- (3) S 40°20'09" E a distance of 358.02 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (4) Along a curve to the right, having a radius of 600.00 feet, a chord bearing N 37°46'28" E and distance of 28.39 feet, an arc distance of 28.40 feet to a point of compound curvature; thence
- (5) Along a curve to the right, having a radius of 50.00 feet, a chord bearing N 72°05'27" E and distance of 54.41 feet, an arc distance of 57.53 feet to a point; thence
- (6) Along a curve to the right, having a radius of 600.00 feet, a chord bearing S 72°34'28" E and distance of 49.71 feet, an arc distance of 49.73 feet to a point; thence
- (7) N 10°33'00" E a distance of 306.38 feet to the point or place of BEGINNING.

Containing 92,754.48 S.F. or 2.1293 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 7 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

Lot 8, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northwesterly corner of Lots 8 and 7 of Block 1064.03 along the easterly line of Lot 6.06, Block 1064.01; thence

- (1) Along said line of Lot 6.06 S 20°18'31" W a distance of 432.46 feet to a point; thence
- (2) S 76°32'30" E a distance of 293.15 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (3) Along a curve to the right, having a radius of 600.00 feet, a chord bearing N 25°42'36" E and distance of 222.98 feet, an arc distance of 224.28 feet to a point; thence
- (4) N 40°20'09" W a distance of 358.02 feet to the point or place of BEGINNING.

Containing 97,857.06 S.F. or 2.2465 Acres

Containing a portion of a 50' wide Access and Utility Easement along the easterly portion of this Lot and being known as Lot 8 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

Lot 9, Block 1604.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the northwesterly corner of Lots 9 and 8 of Block 1064.03 along the easterly line of Lot 6.06, Block 1064.01; thence

- (1) Along said line of Lot 6.06 S 20°18'31" W a distance of 228.77 feet to a point; thence
- (2) S 24°41'29" E a distance of 171.10 feet to a point; thence
- (3) S 74°10'11" E a distance of 140.56 feet to a point; thence
- (4) N 45°07'34" E a distance of 267.55 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (5) N 67°26'05" W a distance of 19.93 feet to a point of curvature; thence
- (6) Along a curve to the right, having a radius of 50.00 feet, a chord bearing N 30°42'11" W and distance of 59.81 feet, an arc distance of 64.11 feet to a point; thence
- (7) Along a curve to the right, having a radius of 600.00 feet, a chord bearing N 10°30'54" E and distance of 93.87 feet, an arc distance of 93.96 feet to a point; thence
- (8) N 76°32'30" W a distance of 293.15 feet to the point or place of BEGINNING.

Containing 106,589.37 S.F. or 2.4470 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 9 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

Lot 10, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the corner of Lot 10 of Block 1064.03 and Lots 6.06 and 6.09 of Block 1064.01; thence

- (1) Along the easterly line of Lot 6.09 S 07°12'14" E a distance of 270.00 feet to a point; thence
- (2) S 82°47'46" W a distance of 178.45 feet to a point; thence
- (3) S 07°12'14" E a distance of 180.00 feet to a point; thence
- (4) N 82°47'46" E a distance of 353.09 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (5) Along said line N 07°18'00" W a distance of 770.76 feet to a point; thence
- (6) N 74°58'50" W a distance of 484.61 feet to a point; thence
- (7) N 00°57'31" W a distance of 15.67 feet to a point; thence
- (8) N 74°10'11" W a distance of 247.88 feet to a point; thence
- (9) N 33°45'49" W a distance of 257.17 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (10) Along a curve to the right, having a radius of 190.00 feet, a chord bearing S 88°11'45" W and distance of 156.80 feet, an arc distance of 161.62 feet to a point of tangency; thence
- (11) N 67°26'05" W a distance of 103.80 feet to a point; thence
- (12) S 45°07'34" W a distance of 267.55 feet to a point along the northerly line of Lot 6.06; thence
- (13) Along said line of Lot 6.06 S 74°10'11" E a distance of 1,303.19 feet to a point; thence
- (14) S 20°17'16" W a distance of 51.22 feet to a point; thence

- (15) S 69°42'44" E a distance of 38.65 feet to a point; thence
- (16) S 20°17'16" W a distance of 45.87 feet to a point; thence
- (17) N 69°42'44" W a distance of 38.65 feet to a point; thence
- (18) S 20°17'16" W a distance of 172.92 feet to the point or place of BEGINNING.

Containing 316,106.25 S.F. or 7.2568 Acres

Containing a portion of a 50' wide Access and Utility Easement and being know as Lot 10 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

• • Lot 12, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING in the center of a 50' wide Access and Utility Easement and the northerly corner of Lots 15 and 12 of Block 1064.03; thence

- (1) S 08°22'02" W a distance of 137.69 feet to a point of curvature; thence
- (2) Along a curve to the left, having a radius of 750.00 feet, a chord bearing S 00°32'01" W and distance of 204.45 feet, an arc distance of 205.09 feet to a point of tangency; thence
- (3) S 07°18'00" E a distance of 770.76 feet to a point; thence
- (4) N 82°47'46" E a distance of 61.91 feet to a point along the westerly line of Lot 6.10, Block 1064.03; thence
- (5) Along said line N 07°12'14" W a distance of 698.93 feet to a point; thence
- (6) N 20°17'58" E a distance of 374.72 feet to a point; thence
- (7) N 20°17'58" E a distance of 25.32 feet to a point in the center of a 50' wide Access and Utility Easement; thence
- (8) Along a curve to the left, having a radius of 775.00 feet, a chord bearing N 80°08'07" W and distance of 40.50 feet, an arc distance of 40.51 feet to a point of tangency; thence
- (9) N 81°37'58" W a distance of 150.25 feet to the point or place of BEGINNING.

Containing 99,185.82 S.F. or 2.2770 Acres

Containing a portion of a 50' wide Access and Utility Easement and being know as Lot 12 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

Lot 13, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING at the concrete monument to be set along the northerly line of Ocean Avenue at the corner of Lot 13, Block 1064.03 and Lot 6.01, Block 1064.01; thence

- (1) Along the southerly line of Lot 6.01 N 69°42'44" W a distance of 78.15 feet to a point; thence
- (2) S 89°55'04" W a distance of 218.04 feet to a iron pin and cap set; thence
- (3) N 00°01'46" E a distance of 147.78 feet to a point; thence
- (4) Along said line S 43°31'54" W a distance of 234.06 feet to a point along the southerly line of a 50' wide Access and Utility Easement; thence
- (5) Along a curve to the right, having a radius of 750.00 feet, a chord bearing S 40°13'00" E and distance of 135.49 feet, an arc distance of 135.67 feet to a point; thence
- (6) S 35°02'04" E a distance of 147.01 feet to a point; thence
- (7) S 61°50'04" E a distance of 132.56 feet to a concrete monument to be set along the southerly line of Belmar Avenue (width varies); thence
- (8) N 20°17'16" E a distance of 70.61 feet to a concrete monument to be set along the northerly line of Belmar Avenue; thence
- (9) Along said line S 69°42'44" E a distance of 56.45 feet to a concrete monument to be set; thence
- (10) N 20°17'16" E a distance of 250.00 feet to the point or place of BEGINNING.

Containing 95,815.19 S.F. or 2.1996 Acres

Containing a portion of a 50' wide Access and Utility Easement along the southerly portion of this Lot and being know as Lot 13 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

. . Lot 14, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING in the center of a 50' wide Access and Utility Easement at the intersection of the southerly line of Lot 5 and the westerly line of Lot 11 of Block 1064.03; thence

- (1) Along the said centerline of N 33°34'02" W a distance of 31.17 feet to a point; thence
- (2) Along a curve to the right, having a radius of 220.00 feet, a chord bearing N 31°11'57" W and distance of 18.18 feet, an arc distance of 18.18 feet to a point of tangency; thence
- (3) N 28°49'53" W a distance of 193.28 feet to a point of curvature; thence
- (4) Along a curve to the left, having a radius of 100.00 feet, a chord bearing N 44°34'57" W and distance of 54.29 feet, an arc distance of 54.98 feet to a point of a compound curvature; thence
- (5) Along a curve to the left, having a radius of 600.00 feet, a chord bearing N 67°38'29" W and distance of 152.63 feet, an arc distance of 153.05 feet to a point of a compound curvature; thence
- (6) Along a curve to the left, having a radius of 50.00 feet, a chord bearing S 72°05'27" W and distance of 54.41 feet, an arc distance of 57.53 feet to a point; thence
- (7) Along a curve to the left, having a radius of 600.00 feet, a chord bearing S 22°34'46" W and distance of 341.84 feet, an arc distance of 346.64 feet to a point; thence
- (8) Along a curve to the left, having a radius of 50.00 feet, a chord bearing S 30°42'11" E and distance of 59.81 feet, an arc distance of 64.11 feet to a point of tangency; thence
- (9) S 67°26'05" E a distance of 123.73 feet to a point of curvature; thence
- (10) Along a curve to the left, having a radius of 190.00 feet, a chord bearing N 84°24'03" E and distance of 179.36 feet, an arc distance of 186.79 feet to a point; thence

(11) N 56°14'11" E a distance of 191.08 feet to the point or place of BEGINNING.

Containing 145,003.92 S.F. or 3.3288 Acres

Containing a portion of a 50' wide Access and Utility Easement along with a 20' wide Utility Easement and being know as Lot 14 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.

• • Lot 15, Block 1064.03

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Galloway, County of Atlantic and State of New Jersey and being more particularly described as follows:

BEGINNING in the center of a 50' wide Access and Utility Easement and the northerly corner of Lots 15 and 12 of Block 1064.03; thence

- (1) S 08°22'02" W a distance of 137.69 feet to a point of curvature; thence
- (2) Along a curve to the left, having a radius of 750.00 feet, a chord bearing S 00°32'01" W and distance of 204.45 feet, an arc distance of 205.09 feet to a point; thence
- (3) N 74°58'50" W a distance of 484.61 feet to a point; thence
- (4) N 00°57'31" W a distance of 211.16 feet to a point; thence
- (5) N 57°26'39" E a distance of 230.86 feet to a point; thence
- (6) S 55°08'09" E a distance of 27.98 feet to a point of curvature; thence
- (7) Along a curve to the left, having a radius of 600.00 feet, a chord bearing S 68°23'03" E and distance of 275.01 feet, an arc distance of 277.47 feet to a point of tangency; thence
- (8) S 81°37'58" E a distance of 20.54 feet to the point or place of BEGINNING.

Containing 156,013.31 S.F. or 3.5816 Acres

Containing a portion of a 50' wide Access and Utility Easement and being know as Lot 15 of Block 1064.03 as shown on a Major Subdivision plan entitled "Marriott's Fairway Villas at Seaview" prepared by Pennoni Associates, Inc. dated 6/15/98 last revised 11/05/98 to be filed with the County of Atlantic.