



AL FLOYD & SON LAND SURVEYING

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FEBRUARY 7, 2020

METES AND BOUNDS DESCRIPTION 190255 (PROPOSED)

NO. 117 ELMER STREET

BOROUGH OF ELMER, NEW JERSEY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES SITUATE IN THE BOROUGH OF ELMER, COUNTY OF SALEM AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT/IRON PIN IN THE SOUTHWESTERLY LINE OF ELMER STREET, 49.50' WIDE, SAID POINT BEING IN THE DIVISION LINE BETWEEN LOT 13 AND 14, BLOCK 24 ON THE OFFICIAL TAX MAP, BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE (1) SOUTH 31 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ELMER STREET, A DISTANCE OF 46.75 FEET TO A POINT AND CORNER;

THENCE (2) SOUTH 54 DEGREES 37 MINUTES 13 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 14 AND LOT 15, SAID BLOCK, A DISTANCE OF 110.06 FEET TO A POINT AND CORNER;

THENCE (3) SOUTH 36 DEGREES 49 MINUTES 56 SECONDS EAST ALONG DIVISION LINE BETWEEN LOT 14 AND 15, SAID BLOCK, A DISTANCE OF 5.0 FEET TO A POINT AND CORNER;

THENCE (4) SOUTH 52 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 15.02 AND LOT 14, SAID BLOCK, A DISTANCE OF 42.67 FEET TO A POINT AND CORNER;

THENCE (5) SOUTH 34 DEGREES 17 MINUTES 28 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 15.02 AND LOT 32.02, SAID BLOCK, A DISTANCE OF 22.75 FEET TO A POINT AND CORNER;

THENCE (6) SOUTH 54 DEGREES 52 MINUTES 41 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 32.02 AND LOT NOS. 15.01, 32.01 AND LOT 32, SAID BLOCK, A DISTANCE OF 149.96 FEET TO A POINT AND CORNER;

THENCE (7) NORTH 34 DEGREES 17 MINUTES 28 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT NOS. 32.02 AND 31, AND LOT NO. 24, SAID BLOCK, A DISTANCE OF 66.20 FEET TO A POINT AND CORNER;

THENCE (8) NORTH 52 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 31 AND 14, AND LOT NOS. 6, 7, 8, 9, 10, 11, 12 AND 13, SAID BLOCK, A DISTANCE OF 304.94 FEET TO THE POINT AND PLACE OF BEGINNING.
CONTAINING 17,360.0+/- S.F.



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ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES SITUATE IN THE BOROUGH OF ELMER, COUNTY OF SALEM AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT/IRON PIN IN THE SOUTHWESTERLY LINE OF ELMER STREET, 49.50' WIDE, SAID POINT BEING IN THE DIVISION LINE BETWEEN LOT 14 AND 15, BLOCK 24 ON THE OFFICIAL TAX MAP, BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE (1) SOUTH 31 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ELMER STREET, A DISTANCE OF 41.94 FEET TO A POINT AND CORNER;

THENCE (2) SOUTH 53 DEGREES 28 MINUTES 00 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOT 15 AND LOT 16, SAID BLOCK, A DISTANCE OF 106.19 FEET TO A POINT AND CORNER;

THENCE (3) NORTH 36 DEGREES 49 MINUTES 56 SECONDS WEST ALONG DIVISION LINE BETWEEN LOT 15 AND 15.02, SAID BLOCK, A DISTANCE OF 44.00 FEET TO A POINT AND CORNER;

THENCE (4) NORTH 54 DEGREES 37 MINUTES 13 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 14 AND LOT 15, SAID BLOCK, A DISTANCE OF 110.06 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS LOT 15, BLOCK 24 ON THE OFFICIAL TAX MAP;

AREA = 4638.9+/- S.F.