

PREPARED BY:

Brittany M. Chan, Esquire

Preparer signature no longer required pursuant to N.J.S.A. 46:26A-3(b)

MINOR SUBDIVISION DEED

This Deed is made on _____, 2026, between

GRANTOR: ATLANTIC COUNTY IMPROVEMENT AUTHORITY,
whose address is 1333 Atlantic Avenue, Atlantic City, New Jersey 08401,

- AND -

GRANTEE: ATLANTIC COUNTY IMPROVEMENT AUTHORITY,
whose address is 1333 Atlantic Avenue, Atlantic City, New Jersey 08401.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Zero Dollars. This Deed is made to perfect minor subdivision approval pursuant to N.J.S.A. 40:55D-47d, as more specifically recited below.

Tax Map Reference. (N.J.S.A. 46:26A-3) City of Atlantic City, County of Atlantic, State of New Jersey

Block No.: 295

Lot No.: 4

☒ No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic, and the State of New Jersey. The legal description is:

NEW LOT 4.01 - See **Exhibit A** attached hereto and made a part hereof, which constitutes a one-page metes and bounds description prepared by William P. McManus, PLS, dated May 14, 2025, which describes a 4-course description of a tract containing approximately .63 acres of land; and

NEW LOT 4.02 - See **Exhibit B** attached hereto and made a part hereof, which constitutes a one-page metes and bounds description prepared by William P. McManus, PLS, dated May 14, 2025, which describes a 4-course description of a tract containing approximately .40 acres of land; and

The properties are also shown on **Exhibit C** attached hereto and made a part hereof which constitutes a one-page Minor Subdivision Plan signed by William P. McManus, PLS, dated May

I HEREBY CERTIFY, pursuant to N.J.S.A. 40:55D-47, that the subdivision of the property set forth herein was approved as a minor subdivision by the CRDA LURED, and subject to the conditions contained in the Resolution of the CRDA LURED (Resolution # _____) adopted on _____. The undersigned makes no representation as to the accuracy of the legal description or the preparation of the within Deed of Minor Subdivision.

Attest:

CASINO REINVESTMENT DEVELOPMENT
AUTHORITY, Land Use Regulation and
Enforcement Division

Name: _____

By: _____, Chairperson

Name: _____

By: _____, Secretary

EXHIBIT A

Metes and Bounds Description – Block 295, Lot 4.01

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 * 609-652-0105 * FAX# 609-652-2032

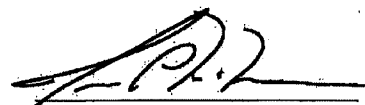
**METES AND BOUNDS DESCRIPTION
BLOCK 295, LOT 4.01
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY
PROJECT # 9872
MAY 14, 2025**

All that certain tract or parcel of land located in the City of Atlantic City, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING on the northerly line of Atlantic Ave. (100 feet wide) at the division line of Lot 4.01 and Lot 3 in Block 295, as shown on a minor subdivision plan prepared by Duffy, Dolcy, McManus & Roesch and signed by William P. McManus, PLS NJ Lic. 31660, said point being South 62 degrees 26 minutes and 28 seconds West 110.00 feet from the westerly line of South Carolina Ave. (85 feet wide); and extending thence

- 1) South 62 degrees 26 minutes and 28 seconds West along Atlantic Ave. 142.80 feet to the division line of Lot 4.01 and Lot 4.02; thence
- 2) North 27 degrees 33 minutes and 32 seconds West along said line 213.43 feet to the southerly line of Lot 2 formerly named Bacharach Blvd. (70 feet wide); thence
- 3) North 78 degrees 51 minutes and 46 seconds East along said line 148.88 feet to the division line of Lot 4.01 and Lot 3; thence
- 4) South 27 degrees 33 minutes and 32 seconds East along said line 171.34 feet to the point and place of **BEGINNING**.

Containing 0.63 ac.



**William P. McManus, PLS
Professional Land Surveyor
N.J. License No. 31660**

EXHIBIT B

Metes and Bounds Description – Block 295, Lot 4.02

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 * 609-652-0105 * FAX# 609-652-2032

**METES AND BOUNDS DESCRIPTION
BLOCK 295, LOT 4.02
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY
PROJECT # 9872
MAY 14, 2025**

All that certain tract or parcel of land located in the City of Atlantic City, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING at the point of intersection of the northerly line of Atlantic Avenue (50 feet from the centerline) and the easterly line of Tennessee Avenue (35 feet from the centerline), as shown on a minor subdivision plan prepared by Duffy, Dolcy, McManus & Roesch and signed by William P. McManus, PLS NJ Lic. 31660; and extending thence

- 1) North 27 degrees 33 minutes 32 seconds West along said easterly line of Tennessee Avenue 236.18 feet to the division line of Lot 4.02 and Lot 2 (formerly named Bacharach Boulevard); thence
- 2) North 78 degrees 51 minutes 46 seconds East along said division line 80.48 feet to the division line of Lot 4.01 and Lot 4.02 in Block 295; thence
- 3) South 27 degrees 33 minutes 32 seconds East along said division line 213.43 feet to the northerly line of Atlantic Avenue; thence
- 4) South 62 degrees 26 minutes 28 seconds West along said northerly line of Atlantic Avenue 77.20 feet to the point and place of **BEGINNING**.

Containing 0.40 ac.



**William P. McManus, PLS
Professional Land Surveyor
N.J. License No. 31660**

EXHIBIT C

Minor Subdivision Plan

