

EXHIBIT A

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR
THE VILLAGE GRANDE AT ENGLISH MILL**

**Legal (Metes and Bounds) Description of
The Village Grande at English Mill**



consulting engineer services
Engineers, Planners, and Land Surveyors

February 4, 2004

LEGAL DESCRIPTION
VILLAGE GRANDE AT ENGLISH MILL - PHASE I & PHASE II
EXHIBIT PLAN FOR PHASE I & PHASE II

LANDS SITUATE
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

Beginning at a point in the curved existing Northeasterly right-of-way line of Mill Road (C.R. #662), perpendicular to and 33.00 Feet distant from the centerline thereof, said point being the westerly corner of Lot 17, Block 3301, and extending from said point of beginning; Thence

- 1) Along the existing Northeasterly right-of-way line of Mill Road, along a curve curving to the left, having a Radius of 2325.01 Feet, with an interior angle of 6 Degrees 21 Minutes 59 Seconds, and an Arc length of 258.35 Feet, (Chord: N 61°50'42" W, 258.21'), to a point of tangency; Thence
- 2) Continuing along the existing Northeasterly right-of-way line of Mill Road, North 65 Degrees 01 Minutes 42 Seconds West, a distance of 410.95 Feet, to a point; Thence
- 3) Leaving said right-of-way line, North 04 Degrees 31 Minutes 52 Seconds West, a distance of 722.47 Feet, to a point common corner to Lot 1, Block 3301 and Lots 101 & 105, Block 3323 and in the line of Lot 2, Block 3301; Thence
- 4) Along the division line of Lot 105, Block 3323, common with Lots 2, 3, 4, 5, 6, 7 & 8, Block 3301, North 71 Degrees 36 Minutes 35 Seconds East, a distance of 1362.48 Feet, to a point; Thence
- 5) Continuing along said common division line, North 03 Degrees 52 Minutes 51 Seconds West, a distance of 244.73 Feet, to a point common corner to Lots 105 & 143, Block 3323 and in the division line of Lot 8, Block 3301; Thence
- 6) Along the division line common to Lots 105 & 143, Block 3323, North 75 Degrees 10 Minutes 58 Seconds East, a distance of 297.00 Feet, to a point in the Southerly right-of-way line of High School Drive (50.00' Wide); Thence
- 7) Along the Southerly right-of-way line of High School Drive, North 82 Degrees 20 Minutes 58 Seconds East, a distance of 884.40 Feet, to a point; Thence
- 8) Along the division line common to Lots 105 & 175, Block 3323, North 87 Degrees 45 Minutes 10 Seconds East, a distance of 153.63 Feet, to a point; Thence

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- 9) North 04 Degrees 10 Minutes 38 Seconds West, a distance of 64.58 Feet, to a point in the Northerly right-of-way line of High School Drive (50.00' Wide), said point being corner to Lot 10, Block 3302 common with Lot 1, Block 3326; Thence
- 10) Continuing along the Northerly right-of-way line of High School Drive, North 82 Degrees 20 Minutes 58 Seconds East, a distance of 115.67 Feet, to a point of curvature; Thence
- 11) Continuing along said Northerly and Northwesterly right-of-way line, along a curve curving to the left, having a Radius of 175.00 Feet, with an interior angle of 22 Degrees 38 Minutes 29 Seconds, and an Arc length of 69.15 Feet (Chord: N 71°01'44" E, 68.70'), to a point of tangency; Thence
- 12) Continuing along the Northwesterly right-of-way line of High School Drive, North 59 Degrees 42 Minutes 30 Seconds East, a distance of 246.02 Feet, to a point of curvature; Thence
- 13) Continuing along the Northwesterly and Northerly right-of-way line of High School Drive, along a curve curving to the right, having a Radius of 300.00 Feet, with an interior angle of 51 Degrees 49 Minutes 40 Seconds, and an Arc length of 271.37 Feet (Chord: N 85°37'20" E, 262.21'), to a point of tangency; Thence
- 14) Leaving the Northerly right-of-way line of High School Drive, and running along the division line of Lot 1, Block 3326, common with Lot 10, Block 3302, North 04 Degrees 05 Minutes 00 Seconds West, a distance of 1191.20 Feet, to a point; Thence
- 15) Continuing said common division line, and along a curve curving to the right, having a Radius of 240.00 Feet, with an interior angle of 34 Degrees 13 Minutes 08 Seconds, and an Arc length of 143.34 Feet (Chord: N 85°34'52" W, 141.21'), to a point; Thence
- 16) Continuing along same, and along a curve curving to the right, having a Radius of 240.00 Feet, with an interior angle of 101 Degrees 19 Minutes 43 Seconds, and an Arc length of 424.44 Feet (Chord: N 88°58'36" W, 371.25'), to a point; Thence
- 17) Continuing along same, South 83 Degrees 36 Minutes 29 Seconds West, a distance of 53.90 Feet, to a point; Thence
- 18) Continuing along same, and along a curve curving to the right, having a Radius of 240.00 Feet, with an interior angle of 20 Degrees 59 Minutes 02 Seconds, and an Arc length of 87.90 Feet (Chord: S 87°27'41" W, 87.41'), to a point; Thence
- 19) North 04 Degrees 10 Minutes 38 Seconds West, a distance of 945.76 Feet, to a point; Thence
- 20) South 72 Degrees 29 Minutes 24 Seconds East, a distance of 558.50 Feet, to a point; Thence
- 21) South 01 Degrees 56 Minutes 38 Seconds East, a distance of 7.39 Feet, to a point; Thence
- 22) South 88 Degrees 40 Minutes 50 Seconds East, a distance of 2328.94 Feet, to a point; Thence
- 23) North 73 Degrees 57 Minutes 10 Seconds East, a distance of 308.35 Feet, to a point; Thence
- 24) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 743.41 Feet, to a point; Thence

- 25) North 68 Degrees 27 Minutes 50 Seconds West, a distance of 871.20 Feet, to a point; Thence
- 26) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 500.00 Feet, to a point; Thence
- 27) North 68 Degrees 27 Minutes 50 Seconds West, a distance of 1274.31 Feet, to a point; Thence
- 28) South 81 Degrees 06 Minutes 25 Seconds West, a distance of 14.88 Feet, to a point; Thence
- 29) South 04 Degrees 05 Minutes 00 Seconds East, a distance of 268.90 Feet, to a point; Thence
- 30) South 68 Degrees 27 Minutes 50 Seconds East, a distance of 2042.07 Feet, to a point; Thence
- 31) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 750.00 Feet, to a point; Thence
- 32) Along the division line of Lot 24, Block 3325, common with Lot 1, Block 4001, North 68 Degrees 27 Minutes 50 Seconds West, a distance of 871.20 Feet, to a point; Thence
- 33) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 1457.99 Feet, to a point; Thence
- 34) Along the division line of Lot 1, Block 3324 common with Lots 12 & 13, Block 3301, North 68 Degrees 27 Minutes 50 Seconds West, a distance of 1014.26 Feet, to a point; Thence
- 35) Along the division line of Lot 1, Block 3324 common with Lots 13 & 15, Block 3301, South 15 Degrees 54 Minutes 55 Seconds East, a distance of 702.46 Feet, to a point; Thence
- 36) Along the division line of Lot 1, Block 3324 common with Lot 17, Block 3301, South 70 Degrees 26 Minutes 11 Seconds West, a distance of 2121.65 Feet, to the point and place of beginning.

Hereinabove described lands being all of Village Grande at English Mill "Phase I & Phase II", contains 173.87 Ac.±, and is graphically shown on the plan entitled EXHIBIT PLAN FOR PHASE I & PHASE II, VILLAGE GRANDE AT ENGLISH MILL, PLATE 33, BLOCK 3301, LOTS 9-11 & 18, BLOCK 3302, LOTS 10, 92-94, 96-101, BLOCK 4001, LOTS 2, 3 & 6, EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 2/04. CES Job #2171-01, File #2171-01-OS01_DRH.dwg.

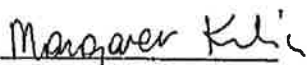

MARGARET KULIK, P.L.S.
New Jersey License No. 38943

EXHIBIT A-1

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR
THE VILLAGE GRANDE AT ENGLISH MILL**

Legal (Metes and Bounds) Description of Phase I



consulting engineer services
Engineers, Planners, and Land Surveyors

February 4, 2004

LEGAL DESCRIPTION
VILLAGE GRANDE AT ENGLISH MILL - PHASE I
EXHIBIT PLAN FOR PHASE I
LANDS SITUATE

EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

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- 14) Continuing along the Northerly right-of-way line of High School Drive, South 68 Degrees 27 Minutes 50 Seconds East, a distance of 565.27 Feet, to a point in the centerline of Ivins Avenue (50.00' Wide); Thence
- 15) Along the centerline of Ivins Avenue, South 21 Degrees 32 Minutes 10 Seconds West, a distance of 982.99 Feet, to a point; Thence
- 16) Leaving said right-of way and running along the division line of Lot 1, Block 3324 common with Lots 12 & 13, Block 3301, North 68 Degrees 27 Minutes 50 Seconds West, a distance of 1014.26 Feet, to a point; Thence
- 17) Along the division line of Lot 1, Block 3324 common with Lots 13 & 15, Block 3301, South 15 Degrees 54 Minutes 55 Seconds East, a distance of 702.46 Feet, to a point; Thence
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