

L010894A

2017261



PREPARED BY:

N. C. Johnson
NELSON C. JOHNSON, ESQUIRE

Instr # 2017261 MICHAEL J. GARVIN
Recorded/Filed BG Atlantic County Clerk
02/26/2002 10:36 Bk 7152 Pg 1 of 5 OLE

AMENDMENT TO MASTER DEED

**FOURTH AMENDMENT TO THE MASTER DEED AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BLUE HERON PINES HOMEOWNERS' ASSOCIATION, INC.**

BY

**OLE HANSEN & SONS, INC.
AND BLUE HERON PINES DEVELOPMENT COMPANY, L.L.C.**

Dated: February 14, 2002

RECORD AND RETURN TO:

Nelson C. Johnson, Esquire
JOHNSON & DeMARCO
Ranere Estates
219 N. White Horse Pike
P.O. Box 1233
Hammonton, New Jersey 08037

L010894A
Record And Return To:
Commonwealth Land Title
Insurance Co.
650 New Road
Linwood NJ 08221
Acct #123

⑤
#126

On August 3, 1995 the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowners' Association, Inc. were filed with the Atlantic County Clerk's Office by Ole Hansen & Sons, Inc. and Blue Heron Pines Development Company, L.L.C. Said Master Deed for the Blue Heron Pines Planned Residential Development is filed with the Atlantic County Clerk's Office at Deed Book 5839, pages 1 thru 120. The real property encumbered by the original Master Deed is described at pages 60-75 of Deed Book 5839. On February 8, 1996 a First Amendment to the Master Deed was filed increasing the real property encumbered to include Lots 3.02 thru 3.26 of Block 452.01 on the Tax Map of Galloway Township, New Jersey. Said First Amendment to the Master Deed was filed with the Atlantic County Clerk's Office at Deed Book 5925, page 129 thru 135. Thereafter, a Second Amendment to the Master Deed was executed whereby the Declaration of Covenants, Conditions and Restrictions for Blue Heron Pines Homeowners' Association was extended and increased to encumber the following described properties to wit Block 452.02, Lots 4.02 thru 4.27; Block 452.03, Lots 3.02 thru 3.07; and Block 452.03, Lots 3.08 thru 3.22 on the Tax Map of Galloway Township, New Jersey, and recorded on May 26, 2000 with the Atlantic County Clerk's Office in Deed Book 6692, page 53 thru 61. Thereafter, a Corrected Second Amendment to the Master Deed was executed correcting typographical errors thereto and recorded simultaneously therewith. Thereafter, a Third Amendment to the Master Deed was executed whereby the property known as Block 452.02, Lot 4.01 on the Tax Map of Galloway Township was removed from the encumbrance of the Master Deed and Declaration of Covenants, Conditions and Restrictions. Said Third Amendment was filed with the Atlantic County Clerk's Office on in Deed Book 6743, page 73.

Upon the filing of this Fourth Amendment to the Master Deed, the real property described in *Schedule A* attached hereto, which was encumbered by the original filing made on August 3, 1995 is hereby deleted, removed and no longer encumbered by the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowners' Association, Inc., as amended. Attached hereto as *Schedule A* of this Fourth Amendment to the Master Deed is a legal description prepared by Adams, Rehmann & Heggan dated February 11, 2002. The property described therein is Block 452.02, Lot 4.28 on the Tax Map of Galloway Township. Said property has been sold by Ole Hansen & Sons, Inc. to Galloway Apartments, L.P. on even date herewith.

Ole Hansen & Sons, Inc. is the lawful owner and successor in interest to Blue Heron Pines Development Co., L.L.C., which limited liability company ceased to exist on December 31, 1999. Thereafter, all lawful rights and obligations of Blue Heron Pines Development Co., L.L.C. were assumed by Ole Hansen & Sons, Inc. Ole Hansen & Sons, Inc. has not relinquished control of the Blue Heron Pines Homeowners' Association as contemplated by the terms and provisions of the above-referenced Master Deed. No other person or entity is required to join in or execute this instrument and Ole Hansen & Sons, Inc. is executing this instrument pursuant to the provisions of Section 15.02 of said Master Deed. With the execution of this Fourth Amendment to



adams, rehmann & heggan
associates inc.

OLE HANSEN & SONS, INC
TO
GALLOWAY APARTMENTS, L.P.
BLOCK 452.02, LOT 4.28
GALLOWAY TOWNSHIP, ATLANTIC COUNTY, N.J.

*reply to
hammorton*

ALL THAT CERTAIN TRACT OR parcel of land situate in the Township of Galloway, County of Atlantic and State of New Jersey as shown on a plan entitled, "Subdivision Plan for Country Club @ Galloway, Lots 1, 2 and 4.28, Block 452.02" prepared by Adams, Rehmann & Heggan Associates, Inc. dated 8/22/01, latest revision 1/23/02 (filed or about to be filed) being more particularly described as follows:

BEGINNING at a point in the southerly line of Country Club Drive (60 feet wide) where the same is intersected by the dividing line between Lots 1.01 and 4.28 in Block 452.02, said point also being South 78 degrees 47 minutes 18 seconds West a distance of 578.05 feet from a point of curvature in the southerly line of Country Club Drive and runs; thence

1. Along the dividing line between Lots 1.01 and 4.28 in Block 452.02, South 11 degrees 12 minutes 42 seconds East a distance of 140 feet to a point, said point being a corner common to Lots 1.01, 2 and 4.28 in Block 452.02; thence
2. Along the dividing line between Lots 2 and 4.28 in Block 452.02, South 0 degrees 46 minutes 35 seconds East a distance of 207.19 feet to a point being a corner to the same; thence
3. Still along the dividing line between Lots 2 and 4.28 in Block 452.02, South 11 degrees, 09 minutes 08 seconds East a distance of 210 feet to a point being a corner to the same; thence
4. Still along the same, South 11 degrees 01 minute 47 seconds West a distance of 290 feet to a point being a corner to the same; thence
5. Still along the same, South 19 degrees 28 minutes 50 seconds West a distance of 207.74 feet to a point, said point being a corner to Lots 2, 4.28 and 4.01 in Block 452.02; thence
6. Along the dividing line between Lots 4.01 and 4.28 in Block 452.02, South 41 degrees 54 minutes 26 seconds West a distance of 246.20 feet to a point in the end of Prague Avenue; thence
7. Crossing the end of Prague Avenue and along the dividing line between Lot 1 in Block 299 and Lot 4.28 in Block 452.02, North 48 degrees 05 minutes 34 seconds West a distance of 1,233.45 feet to a point, said point being a corner to Lot 1 in Block 299 and Lot 4.28 in Block 452.02 and being in the line of Lot 4.30 in Block 452.02; thence
8. Along the dividing line between Lots 4.30 and 4.28 in Block 452.02, North 41 degrees 54 minutes 26 seconds East a distance of 161.57 feet to a point, said point being a corner to Lots 4.28 and 4.30 in Block 452.02 and being in the line of Lot 4.18 in Block 452.02; thence
9. Along the dividing line between Lots 4.18 and 4.28 in Block 452.02, North 84 degrees 44 minutes 35 seconds East a distance of 27.49 feet to a point, said point being a corner to Lots 4.18, 4.19 and 4.28 in Block 452.02; thence

850 south white horse pike, po box 579, hammorton, nj 08037-2019
2312 whitehorse mercerville road, suite 205, hamilton, nj 08619-1953

609-561-0482
609-587-3433

fax 609-567-8909
fax 609-587-5405

- 10. Along the dividing line between Lots 4.19 – 4.28 in Block 452.02, North 83 degrees 51 minutes 39 seconds East a distance of 540 feet to a point, said point being a corner to Lots 4.27 and 4.28 in Block 452.02; thence
- 11. Along the dividing line between Lots 4.27 and 4.28 in Block 452.02, North 06 degrees 08 minutes 21 seconds West a distance of 150 feet to a point in the aforesaid southerly line of Country Club Drive; thence
- 12. Along the southerly line of Country Club Drive, North 83 degrees 51 minutes 39 seconds East a distance of 359.01 feet to a point of curvature in the said line of Country Club Drive; thence
- 13. In a general northeasterly direction curving to the left with a radius of 530 feet an arc distance of 46.92 feet to a point of tangency in the said line; thence
- 14. Still along the southerly line of Country Club Drive, North 78 degrees 47 minutes 18 seconds East a distance of 78.56 feet to the point and place of BEGINNING.

Containing 18.78 Acres.

Subject to an easement for access and utilities described as follows:

BEGINNING at a point in the southerly line of Country Club Drive (60 feet wide) where the same is intersected by the extended centerline of St. Andrews Drive (50 feet wide); thence

- 1. Along the extended centerline of St. Andrews Drive, South 06 degrees 08 minutes 21 seconds East a distance of 203.78 feet to a point of curvature; thence
- 2. In a general southeasterly direction, curving to the left with a radius of 300 feet an arc distance of 139.85 feet to a point of tangency; thence
- 3. South 32 degrees 50 minutes 56 seconds East a distance of 81.90 feet to a point of curvature; thence
- 4. In a general southwesterly direction, curving to the right with a radius of 300 feet an arc distance of 229.75 feet to a point of tangency; thence
- 5. South 11 degrees 01 minute 47 seconds West a distance of 231.97 feet to a point of curvature; thence
- 6. In a general southeasterly direction, curving to the left with a radius of 300 feet an arc distance of 216.65 feet to a point of ending.

The above described line is the centerline of a 50' wide Access and Utility Easement.

February 11, 2002

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Richard A. Heggan
 Richard A. Heggan, PLS
 NJ License #27497
 I HAVE PRESENTED
 AN ABSTRACT OF THE WITHIN TO ALL ASSESSORS
 AN ABSTRACT OF THE WITHIN TO ALL ASSESSORS
 OF THE TAXING DISTRICT THEREIN MENTIONED
 OF THE TAXING DISTRICT THEREIN MENTIONED
Michael J. ...
 ATLANTIC COUNTY CLERK