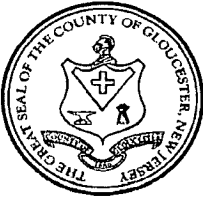
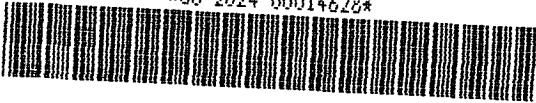


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	<i>Official Use Only – Barcode</i> *60 2024 00014628*  Docket: 00014628 Type:ORD Pages:4 James N. Hogan, Gloucester County Clerk Receipt#:1171157 10:56:17A May 21, 2024 Recording Fee: 90.00 08 7010 227
<i>Official Use Only – Record & Return</i>	<i>Official Use Only – Realty Transfer Fee</i>
Date of Document: 5/7/2024	Type of Document: Final Order
First Party Name: Jason Moore and Jaime L. Moore	Second Party Name: Bernard F. Ganski, Jr.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

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DOCKET# 00014628

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Attorneys for Plaintiffs, Jason Moore and Jaime L. Moore

JASON MOORE and JAIME L. MOORE

Plaintiff,

v.

**BERNARD F. GANSKI JR.; UNKOWN
TENANTS/OCCUPANTS; ET AL,**

Defendant(s).

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GLOUCESTER COUNTY
DOCKET NO. GLO-C-66-22**

CIVIL ACTION

FINAL ORDER

This matter having been presented before the Court by Plaintiffs, Jason Moore and Jaime L. Moore, by and through counsel, KD Law Group, LLC d/b/a KD Law, Kevin Diduch, Esquire, appearing, and against the Defendant, Bernard F. Ganski, Jr., and the Court having considered the matter following an in-person Trial conducted on March 27, 2024, and good cause having been shown;

IT IS on this 7th day of May 2024, **ORDERED** as follows:

1. The Court hereby finds that Plaintiff has established ownership of the property in question by adverse possession;

2. Plaintiffs, Jason Moore and Jaime L. Moore, are the owners of certain property identified on the Tax Map of the Township of Mantua as Block 158, Lot 29, commonly known as 230 Center Street, Mantua, New Jersey, 08080 (the "Moore Property"), and with their property interests reflected

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in the Clerk's Office of Gloucester County by way of Deed dated July 31, 2020 and recorded on August 17, 2020 under Deed Book 6324, Page 100 and subsequently reflected in said records by way of a certain Deed dated April 23, 2022 and recorded in Deed Book 6675, Page 19 (the "Moore Deed");

3. Defendant, Bernard F. Ganski, Jr., is the owner of certain property identified on the Tax Map of the Township of Mantua as Block 217, Lot 4, commonly known as 228 Center Street, Sewell, New Jersey 08080 (the "Ganski Property") and with his property interests reflected in the Clerk's Office of Gloucester County by way of Deed dated July 29, 2015 and recorded on August 10, 2015 in Deed Book 5352, Page 258 (the "Ganski Deed");

4. That certain portion of the Ganski Property, as reflected by the attached metes and bounds description of the area in question (the "Disputed Area"), hereby vests ownership in the Plaintiffs and shall be included as part of the Moore Property;

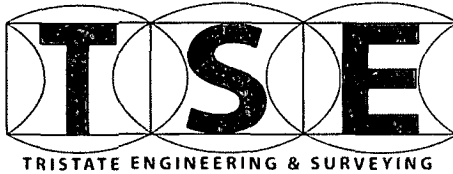
5. The Mantua Township Municipal Utilities Authority, having held an easement over certain portions of the Moore Property and Ganski Property, including the Disputed Area, by way of a certain Easement dated June 24, 1978 and recorded in the land records of Gloucester County on July 15, 1978 in Deed Book 1358, Page 546 (the "MUA Easement") is hereby granted an easement over the Disputed Area memorialized by the attached metes and bounds description now vested in the Plaintiffs and made part of the Moore Property;

6. The Clerk of Gloucester County is hereby authorized and directed to record a copy of this Final Order in the land records of Gloucester County, and shall index a copy of this Final Order to the Moore Deed, Ganski Deed, and MUA Easement; and

IT IS FURTHER ORDERED that a copy of this Order shall be served on all interested parties by certified mail, return receipt requested within 7 days of the date hereof.



Hon. Robert G. Malestein, P.J. Ch.



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230

**Description of Property
Access Easement
Part of Block 158 Lot 29
Township of Mantua, Gloucester County**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Mantua, County of Gloucester, State of New Jersey, being part of Block 158 Lot 29 as shown on the plan entitled, "Survey of Property" prepared by Tri-State Engineering and Surveying, PC and dated 7/13/20, revised to 9/6/22 said tract being more particularly bounded and described as follows:

BEGINNING at the intersection of the former center line of Beechwood Drive (60 feet wide - Vacated) with the Westerly line of Center Street (66 feet wide), said point being the division line between Block 158 Lot 29 and Block 217 Lot 4 and extending from said point, and running thence;

(1) Along said center line of the vacated Beechwood Drive, curving to the left in a northwesterly direction along the arc with radius 374.83 feet, an arc distance of 30.40 feet to a point along the curve; thence

(2) Through Block 217, Lot 4, S 56° 20' 08" E, a distance of 31.85 feet to a point in the Westerly line of Center Street; thence

(3) Along said right-of-way, S 51° 02' 50" E, a distance of 9.90 feet to the POINT AND PLACE OF BEGINNING;

CONTAINING within said bounds: 144 square feet of land more or less.

SUBJECT to all rights of way, easements, and restrictions of record.

Anthony F. DiRosa, P.E., P.L.S., C.M.E.
NJ License No. 24GB4257000

4/26/2024
Date