

December 10, 2021

LEGAL DESCRIPTION

Lot 38, Block 153
470 Eagle Rock Avenue
Township of West Orange, Essex County, New Jersey

BEGINNING at a cap found on the southwesterly sideline of Eagle Rock Avenue (County Route 611) (70' ROW Width per Tax Map), where it is intersected with the northwesterly sideline of now vacated Fundus Road (50' ROW Width per Tax Map) (Vacated per Ordinance #2185-08 per Deed Book 12175, Page 2396 and running;

1. North 56 degrees 09 minutes 31 seconds West along said southwesterly sideline of Eagle Rock Avenue, a distance of 223.45 feet to a cap set at the intersection with the southeasterly sideline of Rosney Terrace (50' ROW Width per Tax Map), thence;
2. South 37 degrees 38 minutes 29 seconds West along said southeast sideline of Rosney Terrace, a distance of 182.41 feet to a cap found at the intersection with the northeasterly line of Tax Lot 1, Block 153, thence;
3. South 56 degrees 10 minutes 55 seconds East along said northeasterly line of Tax Lot 1, Block 153, a distance of 102.07 feet to a cap found in the northwesterly line of Tax Lot 35, Block 153, thence;
4. North 37 degrees 37 minutes 00 seconds East along the northwesterly line of Tax Lot 35, Block 153, a distance of 1.51 feet to a point, thence;
5. South 52 degrees 23 minutes 00 seconds East along the northeasterly line of Tax Lot 35, Block 153, a distance of 121.19 feet to a cap found in the aforementioned northwesterly sideline of now vacated Fundus Road, thence;
6. North 37 degrees 37 minutes 00 seconds East along said northwesterly sideline of now vacated Fundus Road, a distance of 188.85 feet to the point and place of BEGINNING.

Containing 40,971 square feet, 0.941 acres.

The above described property is subject to any rights and restrictions of easements, if any, being within and/or crossing the bounds as described above.

The description above is written in accordance with a plan entitled "Boundary and Topographic Survey, Parikh Network, LLC, Block 153, Lot 38, 470 Eagle Rock Avenue, Township of West Orange, Essex County, New Jersey", prepared by Dynamic Survey, LLC, dated 5/13/2021.



Craig Black, PE, PLS
Professional Engineer and Land Surveyor
NJ License No. 24GB04257400

12-10-21

Date

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