

DESCRIPTION OF PROPOSED LOT 42.04, BLOCK 155 IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

BEING Proposed Lot 42.04, Block 155, a portion of Existing Lot 42.03, Block 155 as shown on map entitled "Minor Subdivision, Green Essex Partners Urban Renewal, LLC, Block 155, Lot 42.03, Essex County, New Jersey" dated February 20, 2024, last revised May 14, 2024 and prepared by Bowman Consulting Group LTD, herein described as Map, more particularly described as follows:

BEGINNING at a point in the division line between said Lot 42.04 and Lot 40.03, Block 155 where same is intersected by the division line between said Lot 42.04 and Proposed Lot 42.03, Block 155, said point being distant along the division line between said the following 2 courses from a point in the northeasterly sideline of Rooney Circle, 70 feet wide, where same is intersected by the division line between said Proposed Lot 42.03 as shown on said Map;

- a) Along said sideline of Rooney Circle, along a non-tangent curve to the left having a radius of 110.00 feet, an arc length of 134.86 feet, having a chord bearing of N 77°42'13" W, 126.56 feet to a point where same is intersected by the division line between said Proposed Lot 42.03 and Lot 40.03, Block 155; Thence
 - b) Along said division line, N 54°30'50" W, 206.47 feet to the true Place of BEGINNING, and running; Thence, along said division the following 15 courses
- 1) N 54°30'50" W, 46.10 feet to an angle point in same; Thence
 - 2) S 35°29'10" W, 25.08 feet to an angle point in same; Thence
 - 3) N 54°30'50" W, 65.13 feet to an angle point in same; Thence
 - 4) N 45°01'09" W, 35.53 feet to an angle point in same; Thence
 - 5) N 55°37'16" W, 219.73 feet to an angle point in same; Thence
 - 6) N 11°26'16" W, 4.19 feet to an angle point in same; Thence
 - 7) N 04°59'44" E, 48.28 feet to a point of non-tangent curve in same; Thence
 - 8) Along a non-tangent curve to the left having a radius of 186.00 feet, an arc length of 35.09 feet, having a chord bearing of S 84°16'01" E, 35.04 feet to a point of non-tangency in same; Thence
 - 9) N 89°08'35" E, 33.60 feet to a point of non-tangent curve in same; Thence
 - 10) Along a non-tangent curve to the left having a radius of 155.00 feet, an arc length of 75.00 feet, having a chord bearing of N 75°40'55" E, 74.27 feet to a point of reverse curve in same; Thence

- 11) Along curve to the right with a radius of 550.00 feet, an arc length of 84.00 feet, the chord of which bears N 66°11'43" E, 83.92 feet, to a point of compound curve in same ; Thence
- 12) Along a curve to the right having a radius of 192.05 feet, an arc length of 177.01 feet, the chord of which bears S 83°01'42" E, 170.81 feet, to a point of non-tangent curve in same; Thence
- 13) Along a non-tangent curve to the right having a radius of 147.46 feet, an arc length of 45.29 feet, having a chord bearing of S 47°46'51" E, 45.11 feet to a point of non-tangent curve in same; Thence
- 14) Along a non-tangent curve to the right having a radius of 76.80 feet, an arc length of 69.60 feet, having a chord bearing of S 13°00'22" E, 67.24 feet to a point of non-tangency in same; Thence
- 15) S 35°29'10" W, 218.86 feet to the aforesaid point of BEGINNING.

Containing 80,833 square feet or 1.86 acres more or less. Subject to easements and restrictions of record.

This description was prepared by:



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