



YANNACCONI, VILLA & ALDRICH, LLC

Civil Engineers, Land Surveyors & Professional Planners

460 MAIN STREET, P.O. BOX 459

CHESTER, NEW JERSEY 07930

PHONE: 908-879-6646

FAX: 908-879-8591

yvallc.com

Gregory E. Yannaccone, PE
Craig R. Villa, PE, PP, CME
Christopher J. Aldrich, PLS, PP

David A. Smith, PE
Candice J. Davis, PE
John W. Leonard, PLS, PP

Metes & Bounds Description

Proposed Lot 12.13 Block 176.05

Township of West Orange, Essex County, New Jersey

Beginning at a point in the easterly right-of-way line of Haller Road (50' wide R.O. W.) westerly right-of-way line of Pleasant Valley Way (80' wide R.O. W.) located S 27°19'00" W 105.02 feet from the intersection of said easterly right-of-way line and the southerly right-of-way line of Eagle Rock Avenue (60' wide R.O.W.), and from said point of beginning runs:

- 1) Along a line dividing said lot 12.13 and lot 12.03, S 59°25'00" E 74.22 feet, thence;
- 2) Along a new line dividing said lot 12.13 and Proposed lot 12, S 30°39'00" W 107.31 feet, thence;
- 3) Along a line dividing said lot 12.13 and lot 12.02, N 59°21'00" W 10.80 feet, thence;
- 4) Along a line dividing said lots 12.13 and 12.02, S 24°06'00" W 102.89 feet, thence;
- 5) Along a line dividing said lot 12.13 and lots 37, 36, and 35. N 66°54'00" W 100.00 feet, thence;
- 6) Along a line dividing said lot 12.13 and lot 11, N 23°06'00" E 112.64 feet to a point in the southeasterly right-of-way line of Haller Road (50' Wide R.O.W.), thence;
- 7) Along said southeasterly right-of-way line, 99.03 feet along a curve to the left having a radius of 100.00 feet, a central angle of 56°44'24" and a chord bearing N 55°41'12" E 95.03 feet, thence;
- 8) Continuing along said southeasterly right-of-way line, N 27°19'00" E 24.86 feet to the point and place of beginning.

Containing 0.452 acres as described.

This description was prepared by Yannaccone, Villa & Aldrich, LLC, Chester, New Jersey based on a map entitled Minor Subdivision Plan – Lots 12, 12.13 & 14, Block 176.05, Township of West Orange, Essex County, New Jersey dated June, 6, 2017, revised through August 3, 2017.

Yannaccone, Villa & Aldrich, LLC

Christopher J. Aldrich, PLS

New Jersey Professional Land Surveyor No. 34478

August 3, 2017

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