DYKSTRA WALKER
DESIGN DW GROUP

ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING, SURVEYING

May 30, 2024 **Project No. 24029**

DESCRIPTION OF PROPERTY
LOT 17 - BLOCK 88
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

Beginning at an iron pipe found in the northerly right-of-way line of Mount Pleasant Avenue (County Route 660; variable width right-of-way), said point being the same point of beginning of Lot 17, Block 88 as described in Deed Book 5633, Page 265, running, thence;

1. N 20°35'30" E, 128.07 feet along Lot 19, Block 88 to a point near an iron pipe found, thence;
2. N 71°13'30" W, 185.15 feet along Lots 19-23, Block 88, thence;
3. N 18°22'30" E, 62.05 feet along Lots 22.02 and 22.03, Block 88 to a monument found, thence;
4. N 71°37'30" W, 30.00 feet along Lot 22.03, Block 88 to a point near and iron pin and cap found, thence;
5. N 18°22'30" E, 114.22 feet along Lot 26, Block 88 to a point near and iron pipe found, thence;
6. N 32°31'30" E, 27.53 feet along the same, thence;
7. S 59°08'00" E, 83.32 feet along Lot 45.01, Block 88 to an iron pin and cap found, thence;
8. N 24°44'00" E, 144.00 feet along the same, thence;
9. S 65°12'00" E, 51.07 feet along Lot 48, Block 88, thence;
10. N 24°44'00" E, 100.00 feet along Lots 48 and 49, Block 88, thence;
11. S 65°12'00" E, 83.47 feet along Lot 6, Block 88, passing over a rebar found at 1.1 feet, to a rebar found, thence;
12. N 24°44'00" E, 83.75 feet along the same, thence;
13. S 65°12'00" E, 154.60 feet along Lots 6, 5 and 3, Block 88 to an iron pipe found in the westerly right-of-way line of Main Street (County Route 659; variable width right-of-way) , thence the following four courses along said right-of-way line;
14. S 24°44'00" W, 54.09 feet, thence;
15. S 30°15'57" W, 65.20 feet, thence;
16. Southerly along a non-tangent curve to the left having a radius of 250.00 feet, an arc length of 89.11 feet, and a central angle of 20°25'22" (chord - S 34°56'41" W, 88.64 feet) to a point of tangency, thence;
17. S 24°44'00" W, 363.31 feet to a point of curvature, thence;
18. Westerly along a tangent curve to the right connecting the westerly right-of-way line of Main Street and the northerly right-of-way line of Mount Pleasant Avenue, having a radius of 50.00 feet, an arc length of 73.34 feet, and a central angle of 84°02'30" (chord - S 66°45'15" W, 66.94 feet) thence;
19. N 71°13'30" W, 66.53 feet along the northerly right-of-way line of Mount Pleasant Avenue to the point or place of beginning.

Containing 147,812 square feet or 3.393 acres of land, more or less.

The above description is based on plan titled “ALTA/NSPS Land Title Survey, Block 88, Lot 17, #80 Main Street, Township of West Orange, Essex County, New Jersey” prepared by Dykstra Walker Design Group, dated 3/14/2024. Bearings are in accordance with New Jersey State Plane Coordinate System NAD 27 per said map.

Kenneth D. Dykstra, Professional Land Surveyor
New Jersey License No. 24GB03297200