



16 Blossom Patch Way Howell, NJ 07731 (732) 938-6533 / mroman2@optonline.net
January 11, 2024 File # 23-7750

METES & BOUNDS DESCRIPTION
PROPOSED LOT 4.01 IN BLOCK 129
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY

Beginning at a point in the southerly line of Second Street (40' wide), said point being located easterly along said line, a distance of 89.80' from the intersection of the southerly line of Second Street, and the easterly line of Waverly Street (35' wide), and from said Beginning Point running thence:

- 1) S86°-15'-00"E, along the southerly line of Second Street, a distance of 60.42' to a point; thence
- 2) Southerly, along the common line of Proposed Lot 4.01 and Lot 5, both in Block 129, following a curve to the right having a radius of 935.00', an arc length of 142.39', a central angle of 08°-43'-32", a chord bearing of S07°-11'-30"W, and a chord distance of 142.26', to a point; thence
- 3) N86°-15'-00"W, along the common line of Proposed Lot 4.01 and Lot 14, both in Block 129, a distance of 5.69' to a point; thence
- 4) N84°-09'-13"W, along the proposed subdivision line between Proposed Lots 14.01 and 14.02 in Block 129, a distance of 54.68' to a point; thence
- 5) Northerly, along the common line of Proposed Lot 4.01 and Lot 3, both in Block 129, following a curve to the right having a radius of 875.00', an arc length of 40.32', a central angle of 02°-28'-24", a chord bearing of N10°-39'-15"E, and a chord distance of 40.31', to a point; thence
- 6) S86°-15'-00"E, along same, a distance of 5.64' to a point; thence
- 7) N02°-35'-00"E, along same, a distance of 100.00' to a point; said point being the Point and Place of Beginning.

Containing: 8325.76 Square Feet or 0.19 Acres Of Land (more or less)

Property being known and designated as Propose Lot 4.01 in Block 129 as shown on the map entitled: "Minor Subdivision, Map of Property Surveyed for Lot 4 in Block 129, Borough of Keyport, Monmouth County, New Jersey," field dated 09-19-23, prepared by Michael L. Roman, PLS, N.J. License # 33112, said plan dated 01-11-24.

 01/11/24

Michael L. Roman. PLS Date
NJ LIC # 33112