Legal Description
Conservation Easement PP - B
Hudson Pointe at Keyport, LLC
Being a Portion of Block 130 Lots 42,48,49,50,51 and 52
Proposed to be Block 130 Lot 49.01

Borough of Keyport
Monmouth County, New Jersey

Approved by NJDEP Watershed Land Development
Permit Number 1322-05-0004.1
Activity Number LUP200001, Dated 09/15/2021
RVC as Follows: CAFRA IP – Residential Development - not SFH/Duplex

All that a certain lot and or lots, tract or parcel of land situate, lying and being in the Borough of Keyport, County of Monmouth, State of New Jersey and being more particularly described as follows:

Beginning at a point, said point being South 54 degrees 44 minutes 18 seconds West a distance of 26.07' (feet) from the southeast corner of Lot 27 and the northwest corner of Lot 29 in Block 130 and running; thence

1) South 66 degrees 00 minutes 00 seconds West, along an easement line, a distance of 96.00' (feet) to a point; thence
2) North 24 degrees 00 minutes 00 seconds West, along an easement line, a distance of 18.00' (feet) to a point; thence
3) North 66 degrees 00 minutes 00 seconds East, along an easement line, a distance of 96.00' (feet) to a point; thence
4) South 24 degrees 00 minutes 00 seconds East, along an easement line, a distance of 18.00' (feet) to the point and place of BEGINNING

Containing 1728 S.F. or 0.040 acres +/-.

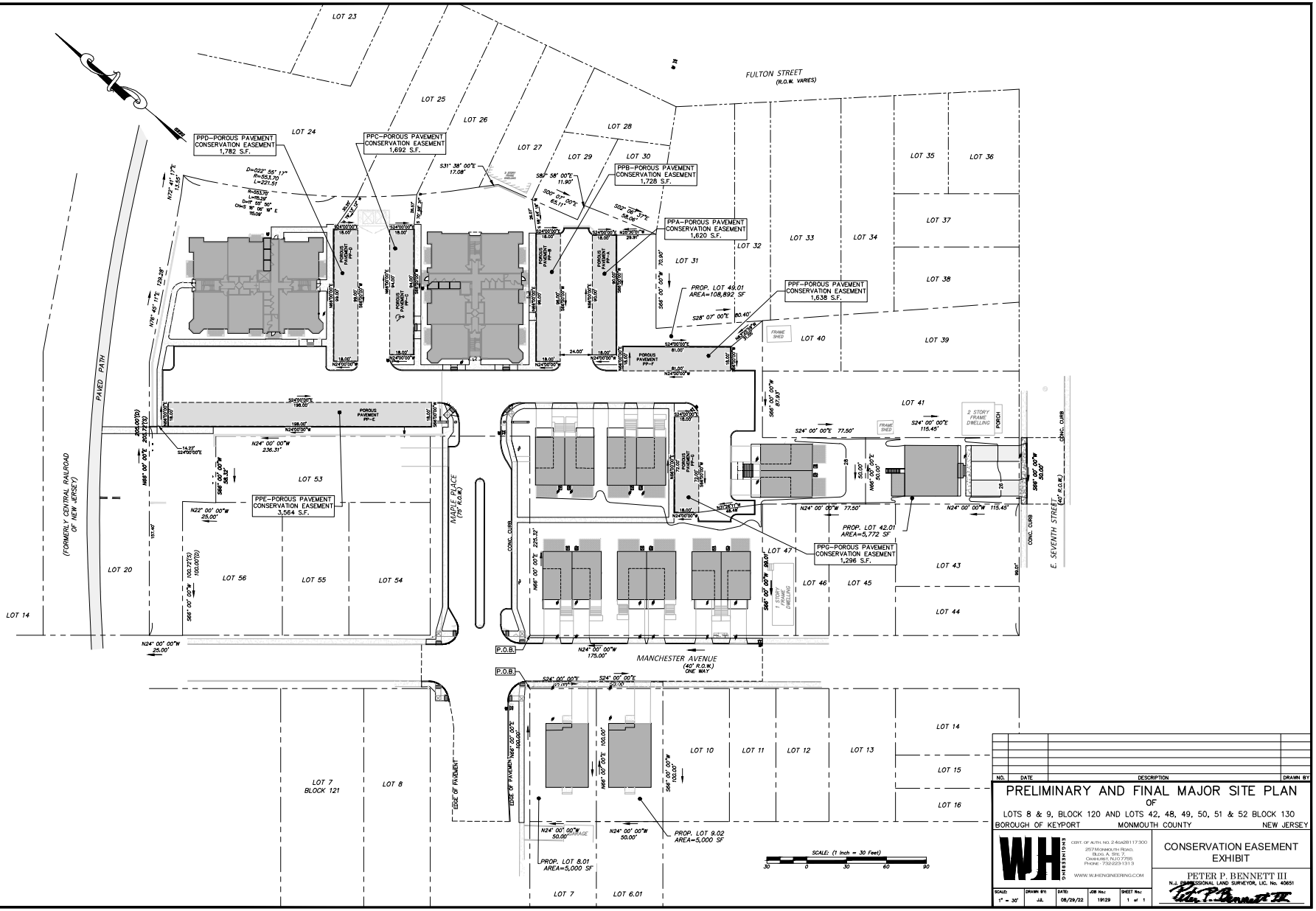
Prepared in accordance with the attached Conservation Easement Plan, prepared by WJH Engineering.

Aforementioned is prepared in accordance with a plan entitled, “Preliminary and Final Major Site Plan of Lots 8 & 9, Block 120 and Lots 42, 48, 49, 50, 51, & 52, Block 130, Tax Map No. 11, Borough of Keyport, Monmouth County, New Jersey“, dated 06/21/2022 and last revised 08/29/2022, prepared by WJH Engineering.

_____ _____

Date

Peter P. Bennett III
Professional Land Surveyor
New Jersey License # 40651



NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY AND FINAL MAJOR SITE PLAN

OF

LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52 BLOCK 130

BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

WJH ENGINEERING
CERT. OF AUTH. NO. 24GA28117300
257 Monmouth Road,
Bldg. A, Ste. 7
Oakhurst, NJ 07755
Phone - 732/223-1313
WWW.WJHENGINEERING.COM

CONSERVATION EASEMENT EXHIBIT

PETER P. BENNETT III
N.J. PROFESSIONAL LAND SURVEYOR, LIC. No. 40651

SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1" = 30'	J.S.	08/29/22	19129	1 of 1