

REPLACEMENT OF BRIDGE MA-14
MONMOUTH COUNTY ROUTE 6
(AMBOY AVE. / WEST FRONT ST.)

PARCEL 3
BLOCK 20, LOTS 6, 6.01, 9,
11.01, 13, 14 & 14.01
BOROUGH OF KEYPORT

ACQUISITION OF RIGHT-OF-WAY IN FEE
AND EASEMENTS REQUIRED FOR
REPLACEMENT OF COUNTY BRIDGE MA-14 ON
COUNTY ROUTE 6 (AMBOY AVE. / WEST FRONT ST.)
TOWNSHIP OF ABERDEEN AND BOROUGH OF KEYPORT,
MONMOUTH COUNTY, NEW JERSEY

OWNER OF RECORD
357 West Front Street, LLC
357 West Front Street
Keyport, NJ 07735

RECEIVED

NOV 15 2015

PARCEL 3 (FEE TAKING)

ENGINEERING DEPT.

BEGINNING at a point on the existing northerly right of way line of Monmouth County Route 6 (West Front Street), said point being 7.08 +/- feet left measured at right angles to County Route 6, West Front Street, baseline station 72+42.12 +/-; thence running;

1. Along Matawan Creek, North 18 degrees 31 minutes 23 seconds East, 22.90 feet to the proposed northerly right of way line of County Route 6, West Front Street, said point being 30.88 +/- feet left measured at right angles to West Front Street baseline station 72 + 41.65 +/-; thence,
2. Along the proposed northerly right of way line of County Route 6, West Front Street, on a curve to the left having a radius of 593.00 feet, a central angle of 14 degrees 48 minutes 52 seconds, a chord bearing of South 77 degrees 16 minutes 31 seconds East and chord distance of 152.39 feet, an arc distance of 152.81 feet to a point of tangency, said point being 29.00 +/- feet left measured at right angles to West Front Street baseline station 74 + 01.97 +/-; thence,
3. Along the same, South 84 degrees 38 minutes 27 seconds East, 324.67 to a point in the line dividing Block 20, Lots 13 and 12.01, said point being 29.00 +/- feet left measured at right angles to West Front Street baseline station 77 + 26.64 +/-; thence,
4. Along the line dividing Block 20, Lots 13 and 12.01, South 7 degrees 16 minutes 58 seconds West, 4.09 feet to the aforesaid existing northerly right of way line of Monmouth County Route 6, West Front Street, said point being 24.91 +/- feet left measured at right angles to West Front Street baseline station 77 + 26.60 +/-; thence,

5. Along the aforesaid existing northerly right of way line of Monmouth County Route 6, West Front Street, North 84 degrees 37 minutes 56 seconds West, 476.05 feet, said point being 7.90 +/- feet left measured at right angles to West Front Street baseline station 72 + 47.19 +/-; thence
6. Along the same, North 69 degrees 37 minutes 57 seconds West, 5.00 feet to the point and place of BEGINNING.

Containing 2,970 square feet or 0.0682 acres more or less.

Being intended to be a portion of Block 20, Lots 6, 6.01, 9, 11.01, 13, 14, and 14.01, as shown on the Tax Map of the Borough of Keyport, containing 2,970 square feet or 0.0682 acres more or less and as shown on a plan entitled, "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 3", dated January 30, 2012, revised through January 9, 2016.

PARCEL E3A (Permanent Maintenance Easement)

TOGETHER WITH a permanent maintenance easement for the purpose of maintaining a proposed retaining wall, as far as the line or area indicated "Permanent Maintenance Easement" as shown on the plan entitled "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 3", dated January 30, 2012, revised through January 9, 2016, prepared by GTS Consultants, Inc. which is on file at the office of the Monmouth County Engineer.

Parcel E3A is a permanent easement, consisting of the right of the County of Monmouth, its agents, or assigns to enter upon the lands of the owner with personnel and equipment for the purpose of inspecting, maintaining, repairing, refurbishing, reconstructing and / or replacing a proposed retaining wall, footings, and appurtenances as far as the line as shown on the aforesaid map.

BEGINNING at a point on the proposed northerly right of way line of Monmouth County Route 6, West Front Street, said point being 30.88 +/- feet left measured at right angles to West Front Street baseline station 72 + 41.65 +/-, thence running,

1. Along Matawan Creek, North 18 degrees 31 minutes 23 seconds East, 5.00 feet to a point, said point being 35.88 +/- feet left measured at right angles to West Front Street baseline station 72 + 41.54 +/-; thence,

2. Along the proposed maintenance easement line, on a curve to the left having a radius of 588.00 feet, a central angle of 14 degrees 46 minutes 41 seconds, a chord bearing of South 77 degrees 15 minutes 06 seconds East and chord distance of 151.24 feet, an arc distance of 151.66 feet to a point of tangency, said point being 34.00 +/- feet left measured at right angles to West Front Street baseline station 74 + 01.97 +/-; thence,
3. Along the same, South 84 degrees 38 minutes 27 seconds East, 161.64 feet, said point being 34.00 +/- feet left measured at right angles to West Front Street baseline station 75 + 63.61 +/-; thence,
4. Along the same, South 5 degrees 21 minutes 33 seconds West, 5.00 feet to the aforesaid proposed northerly right of way line of Monmouth County Route 6, West Front Street, said point being 29.00 +/- feet left measured at right angles to West Front Street baseline station 75 + 63.61 +/-; thence,
5. Along the aforesaid proposed northerly right of way line of Monmouth County Route 6, West Front Street, North 84 degrees 38 minutes 27 seconds West, 161.64 feet to a point of curvature, said point being 29.00 +/- feet left measured at right angles to West Front Street baseline station 74 + 01.97 +/-; thence,
6. Along the same, on a curve to the right having a radius of 593.00 feet, a central angle of 14 degrees 45 minutes 52 seconds, a chord bearing of North 77 degrees 15 minutes 31 seconds West and chord distance of 152.39 feet, an arc distance of 152.81 feet to the point and place of BEGINNING.

Containing 1,569 square feet or 0.0360 acres more or less.

Being Intended to be a portion of Block 20, Lots 6, 6.01, 9, 11.01, 13, 14, and 14.01 as shown on the Tax Map of the Borough of Keyport, containing 1,569 square feet or 0.0360 acres more or less and as shown on a plan entitled, "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 3", dated January 30, 2012, revised through January 9, 2015.

PARCEL E3B (Temporary Construction Easement)

TOGETHER WITH a temporary construction easement for the purpose of grading that portion of land as far as the line or area indicated "Temporary Construction Easement" as shown on the plan entitled "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 3", dated January 30, 2012, revised through January 9, 2015, prepared by GTS Consultants, Inc. which is on file at the office of the Monmouth County Engineer.

Parcel E3B is a temporary construction easement, consisting of the right of the County of Monmouth, its agents, or assigns to enter upon the lands of the owner with personnel and equipment for the purpose of the improvements and re-grading up to the line shown as temporary easement line on the aforesaid map. Said easement to terminate upon completion of the road construction and associated incidental work such as grading, top stalling, seeding, and soil erosion control.

Being intended to be a portion of Block 20, Lots 6, 6.01, 9, 11.01, 13, 14 and 14.01, as shown on the Tax Map of the Borough of Keyport, containing 13,013 square feet or 0.2987 acres more or less and as shown on a plan entitled, "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 3", dated January 30, 2012, revised through January 9, 2015.

PARCEL E3C (Temporary Impact to Riparian License Area)

AND ALSO a temporary impact on a riparian license as shown on the plan entitled "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 2", dated January 30, 2012, revised through January 9, 2015, prepared by GTS Consultants, Inc. which is on file at the office of the Monmouth County Engineer.


BEGINNING at a point on the existing westerly property line of Block 20, Lot 14, in the Borough of Keyport, said point being 37.98 +/- feet left measured radial to Amboy Avenue baseline station 72 + 41.49 +/-; thence running,

1. Along the southerly line of existing Riparian License Area Q as shown on NJDEP Tidelands Conveyance Map Atlas Sheet No. 581-2124, North 74 degrees 58 minutes 33 seconds West, 80.00 feet to a point; thence,
2. Along the westerly line of said license area, North 15 degrees 01 minutes 27 seconds East, 43.63 feet to a point; thence,
3. Through said license area, South 68 degrees 26 minutes 32 seconds East, 82.63 feet to a point; thence,
4. Along the aforesaid westerly line of Block 20, Lot 14, South 18 degrees 31 minutes 23 seconds West, 34.27 feet to the point of BEGINNING.

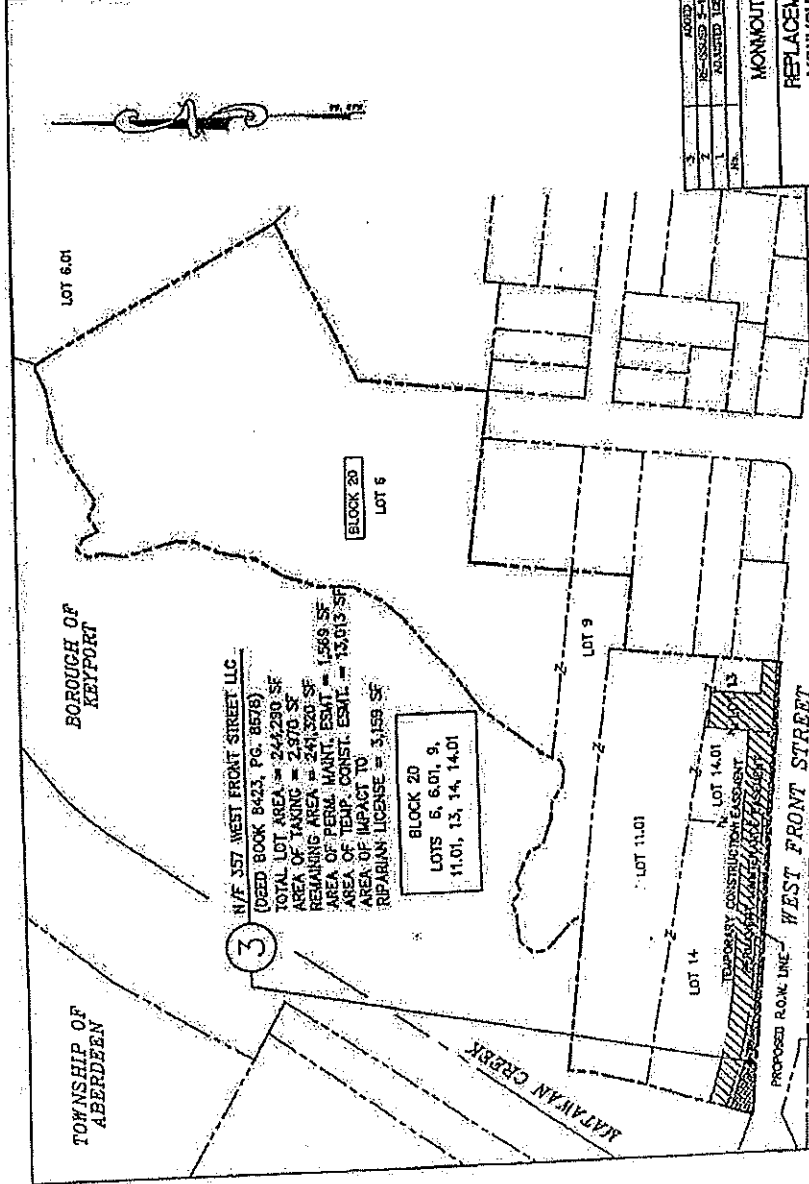
Parcel E3C is a temporary impact to a riparian license area, consisting of the right of the County of Monmouth, its agents, or assigns to enter upon the license area of the owner with personnel and equipment for the purpose of installing a temporary staging platform, crane, and other equipment for the construction of a new bridge as far as the line shown on the above referenced map.

Being intended to be a portion of a riparian license associated with Block 20 Lots 6, 6.01, 9, 11.01, 13, 14 and 14.01 and 2 as shown on the Tax Map of the Township of Aberdeen, containing 3,159 square feet or 0.0725 acres more or less and as shown on a plan entitled, "Replacement of Bridge MA-14, Monmouth County Route 6 Over Matawan Creek, Township of Aberdeen and Borough of Keyport, Monmouth County, New Jersey, Individual Property Parcel Map No. 2", dated January 30, 2012, revised through January 9, 2015.

Prepared by:
GTS Consultants, Inc.
2 Monmouth Avenue, Unit A1
Freehold, NJ 07728


Fredrick L. Voss, PE, PLS
New Jersey License No. 24GB02579700

PARCEL	TYPE	AREA
3	FEE	2,970 SF
ESM	ESM	3,569 SF
E3B	E3B	33,813 SF
E3C	E3C	3,159 SF



3 N/F 357 WEST FRONT STREET LLC
 (DEED BOOK 8423, PG. 8578)
 TOTAL LOT AREA = 244,290 SF
 AREA OF TAKING = 2,970 SF
 REMAINING AREA = 241,320 SF
 AREA OF PERM. MANT. ESMIT = 1,569 SF
 AREA OF TEMP. CONST. ESMIT = 13,813 SF
 AREA OF IMPACT TO RIPARIAN LICENSE = 3,159 SF

BLOCK 20
 LOTS 5, 6.01, 9,
 11.01, 13, 14, 14.01

GTS CONSULTANTS
 Engineering and Surveying
 1000 West Front Street
 Keyport, NJ 08042
 FREDRICK L. VOSS
 Surveyor



NOTE: THIS IS NOT A SURVEY OF THE SUBJECT PROPERTY. IT IS A PRELIMINARY SURVEY FOR THE PURPOSES OF THE PROPOSED PROJECT. THE PROPERTY LINES ARE BASED ON THE DEED RECORDS AND THE SURVEYOR'S BEST JUDGMENT. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SURVEY.

RECEIVED
 1 3 2014
 ENGINEERING DEPT.

NO.	DATE	DESCRIPTION
1	1-29-2013	ADDED RIPARIAN LICENSE IMPACT
2	3-14-2014	RECALCULATED 5-11-2014, NO CHANGES THIS SHEET
3	5-29-2012	ADJUSTED THE ADJACENT COUNTY COMMENTS

MONMOUTH COUNTY, NEW JERSEY
 REPLACEMENT OF BRIDGE MA-14
 MONMOUTH COUNTY ROUTE 6
 OVER MATAWAN CREEK
 TOWNSHIP OF ABERDEEN & BOROUGH OF KEYPORT
 NEW JERSEY
 INDIVIDUAL PROPERTY PARCEL MAP NO. 3

scale as noted date 1/30/12 drawn by SC checked by FLV of 3

