



DESCRIPTION OF SIGHT TRIANGLE EASEMENT
LOT 10.01 BLOCK 85

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 in the northerly right-of-way line of Hurley Street (40' wide), said point being South 68 degrees 34 minutes 45 seconds West, a distance of 10.00' (feet) from the intersection of the westerly right-of-way line of Church Street (40' wide) with the northerly right-of-way line of Hurley Street and running; thence

- 1) South 68 degrees 34 minutes 45 seconds West, along the aforementioned, a distance of 11.00' (feet) to a point; thence
- 2) North 20 degrees 32 minutes 57 seconds East, passing over a portion of Lot 10.01 in Block 85, a distance of 31.41' (feet) to a point in the westerly right-of-way line of Church Street; thence
- 3) South 21 degrees 25 minutes 04 seconds East, along the aforementioned, a distance of 13.35' (feet), to a point of curvature; thence
- 4) Along the aforementioned, along a curve to the right having a radius of 10.00' (feet), an arc length of 15.71' (feet), a delta angle of 90 degrees 00 minute 00 seconds, with a chord bearing of South 23 degrees 34 minutes 56 seconds West and a chord distance of 14.14' (feet), to the point and place of BEGINNING.

Being known and designated as part of Lot 10.02 Block 85, as shown on the official tax map of the Borough of Keyport and containing 223.79 S.F. or 0.005 acres +/-.

Aforementioned is prepared in accordance with a plan entitled, "Major Subdivision Plat, Preliminary and Final Major Site Plan of Lots 4-10 & 13 Block 85", Borough of Keyport, Monmouth County, New Jersey", dated 11/30/2021 last revised 08/15/2022, prepared by WJH Engineering.

Date

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