DESCRIPTION OF SIGHT TRIANGLE EASEMENT
LOT 10.02 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 easterly right-of-way line of Osborn Street (40' R.O.W.), said point being North 21 degrees 25 minutes 04 seconds West a distance of 10.00' (feet) from the northerly right-of-way line of Hurley Street (40' R.O.W.) and running; thence

1) North 21 degrees 25 minutes 04 seconds West, passing over a portion of Lot 10.02 in Block 85, a distance of 7.68' (feet) to a point; thence
2) South 66 degrees 50 minutes 21 seconds East, a distance of 25.19' (feet) to a point in the northerly right-of-way line of Hurley Street; thence
3) Along the aforementioned, South 68 degrees 34 minutes 45 seconds West a distance of 7.94' (feet); 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 North 66 degrees 25 minutes 04 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 137.12 S.F. or 0.003 acres +/-.

257 MONMOUTH ROAD, BLDG. A, STE. 7 ▪ OAKHURST, NJ 07755
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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.

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Date

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