



DESCRIPTION OF A
SIGHT TRIANGLE EASEMENT
OVER A PORTION OF
BLOCK 130 NEW LOT 49.01

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 the point of intersection of the easterly right-of-way line of Manchester Avenue (40' wide) with the southerly right-of-way line of Maple Place (75' wide) and running: thence

- 1) North 66° 00' 00" East, a distance of 1.80' (feet), along the southerly right-of-way line of Maple Place, to a point; thence
- 2) South 21° 04' 19" West, a distance of 2.55' (feet), passing over a portion of Lot 49.01 in Block 130, to a point in easterly right-of-way line of Manchester Avenue; thence
- 3) North 24° 00' 00" West, a distance of 1.80' (feet), along the aforementioned, to the point and place of BEGINNING.

Aforementioned is prepared in accordance with a map entitled, "Lot Consolidation and Minor Subdivision Lots 42,48,49,50,51 and 52 in Block 130", in The Borough of Keyport, Monmouth County, New Jersey", dated 06/03/2021 and Last Revised 10/13/2021, prepared by WJH Engineering.

Containing 1.60 S.F.

Date

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