

METES AND BOUNDS DESCRIPTION
LOT 5, BLOCK 164
BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Borough of Keansburg, County of Monmouth, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point on the easterly R.O.W. line of Stella Drive (50' R.O.W.), said point being a distance of 80.58 feet from its intersection with the northerly R.O.W. line of Stella Drive (40' R.O.W.), and running; thence

- 1) S80°21'00"E, a distance of 116.62 feet to a point; thence
- 2) S09°39'00"W, a distance of 80.00 feet to a point marked by an iron pipe found in said northerly R.O.W. line of Stella Drive; thence
- 3) Along same, N80°21'00"W, a distance of 71.52 feet to a point; thence
- 4) Along a curve bearing to the right having a radius of 40.00 feet and an arc length of 58.04 feet to a point in said easterly R.O.W. line of Stella Drive; thence
- 5) Along same, N02°47'00"E, a distance of 45.11 feet to a point, said point being the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being known and designated as Lot 1-0 in Block 122 as shown on a certain map entitled "Lots Situated In The Borough Of Keansburg, Monmouth County, N.J." said map was filed in the Monmouth County Clerk's Office on August 22, 1961 as Filed Map No. 18-35.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated May 31, 2024, marked project #24-04266.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

5/31/2024
DATE

(Project No. 24-04266)JS