

DESCRIPTION OF PROPERTY
PROPOSED NEW TAX LOT 22.01 BLOCK 14
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

BEGINNING at a point on the northwesterly sideline of New Jersey State Highway Route 94, an 80 feet wide right of way, where it is intersected by the dividing line between Tax Lot 10.12 Block 30 in Hamburg Township and Tax Lot 22.01 Block 14 in Hardyston Township, said point marked with an iron pipe set, having a New Jersey State Plane Coordinate of North 847,340.0 East 473,102.4 (US Survey Feet, NAD83, measured in 2017); and runs thence

1. Along the 1st course of Deed Book 3450 Page 242, along said dividing line and continuing along the dividing line of Tax Lots 10.11 through 10.06, Lot 34, Lots 26 through 15, Lots 12 and 11 in Block 30 in Hamburg Borough and Tax Lot 22.01 Block 14 in Hardyston Township, North 76 degrees 42 minutes 49 seconds West 1952.21 feet to a point on the easterly sideline of Kirkwood Avenue, 33 feet wide, said point marked with an iron pipe set; thence the following three (3) courses along said easterly sideline of Kirkwood Avenue
2. Along the 2nd course of Deed Book 3450 Page 242, North 38 degrees 05 minutes 04 seconds West 77.80 feet to a point; thence
3. Along the 3rd course of Deed Book 3450 Page 242, North 39 degrees 23 minutes 40 seconds West 33.61 feet to a point; thence
4. Along the 4th course of Deed Book 3450 Page 242, along the easterly sideline of Kirkwood Avenue (not opened), North 37 degrees 18 minutes 04 seconds West 142.48 feet to a point; thence
5. Along the 5th course of Deed Book 3450 Page 242, along the northerly terminus of Kirkwood Avenue (not opened), South 44 degrees 34 minutes 31 seconds West 18.14 feet to a point; thence the following fifteen (15) courses along the approximate center of an abandoned road or lane
6. Along the 6th course of Deed Book 3450 Page 242, North 39 degrees 26 minutes 42 seconds West 116.40 feet to a point; thence
7. Along the 7th course of Deed Book 3450 Page 242, North 79 degrees 04 minutes 42 seconds West 97.50 feet to a point; thence
8. Along the 8th course of Deed Book 3450 Page 242, North 60 degrees 56 minutes 22 seconds West 65.90 feet to a point; thence
9. Along the 9th course of Deed Book 3450 Page 242, North 38 degrees 04 minutes 42 seconds West 53.80 feet to a point; thence

10. Along the 10th course of Deed Book 3450 Page 242, North 20 degrees 38 minutes 42 seconds West 62.10 feet to a point; thence
11. Along the 11th course of Deed Book 3450 Page 242, North 11 degrees 07 minutes 42 seconds West 220.10 feet to a point; thence
12. Along the 12th course of Deed Book 3450 Page 242, North 02 degrees 55 minutes 18 seconds East 128.40 feet to a point; thence
13. Along the 13th course of Deed Book 3450 Page 242, North 15 degrees 42 minutes 42 seconds West 47.00 feet to a point; thence
14. Along the 14th course of Deed Book 3450 Page 242, North 36 degrees 12 minutes 42 seconds West 63.10 feet to a point; thence
15. Along the 15th course of Deed Book 3450 Page 242, North 74 degrees 48 minutes 42 seconds West 114.50 feet to a point; thence
16. Along the 16th course of Deed Book 3450 Page 242, North 65 degrees 55 minutes 42 seconds West 72.90 feet to a point; thence
17. Along the 17th course of Deed Book 3450 Page 242, North 45 degrees 52 minutes 42 seconds West 56.20 feet to a point; thence
18. Along the 18th course of Deed Book 3450 Page 242, North 27 degrees 44 minutes 42 seconds West 74.90 feet to a point; thence
19. Along the 19th course of Deed Book 3450 Page 242, North 35 degrees 56 minutes 42 seconds West 50.60 feet to a point; thence
20. Along the 20th course of Deed Book 3450 Page 242, North 43 degrees 41 minutes 15 seconds West 145.87 feet to an iron pipe found and held; thence the following three (3) courses are along the dividing line between Tax Lots 15 and 22.01 Block 14 Hardyston Township.
21. Partly along the 21st course of Deed Book 3450 Page 242 and leaving said abandoned road or lane and along said dividing line, North 49 degrees 00 minutes 43 seconds East 151.56 feet to a point; thence the following twelve (12) courses are by a new line through existing Tax Lot 22.01 Block 14
22. South 46 degrees 36 minutes 01 seconds East 211.86 feet to a point marked by a x-cut set; thence
23. North 74 degrees 13 minutes 18 seconds East 1006.83 feet to a point marked by a "Borbas" iron set; thence
24. North 42 degrees 52 minutes 50 seconds East 1020.23 feet to a point marked by a "Borbas" iron set; thence
25. North 51 degrees 57 minutes 09 seconds East 783.44 feet to a point marked by a "Borbas" iron set; thence
26. North 61 degrees 40 minutes 12 seconds East 313.53 feet to a point marked by a "Borbas" iron set; thence
27. North 74 degrees 47 minutes 19 seconds East 677.54 feet to a point marked by a "Borbas" iron set; thence
28. North 29 degrees 32 minutes 37 seconds East 389.33 feet to a point marked by a "Borbas" iron set; thence
29. North 21 degrees 46 minutes 36 seconds East 199.52 feet to a point marked by a "Borbas" iron set; thence

30. North 13 degrees 41 minutes 31 seconds East 100.17 feet to a point marked by a stake set; thence
31. North 06 degrees 09 minutes 24 seconds East 106.31 feet to a point marked by a "Borbis" iron set; thence
32. North 06 degrees 01 minutes 04 seconds West 1182.61 feet to an iron pipe found; thence
33. Along the 27th course of aforementioned Deed Book 3450 Page 242, along the dividing line between Tax Lots 30.03 and 22.01 Block 14, South 65 degrees 35 minutes 44 seconds East 461.92 feet to a point marked with an iron pipe set; thence the following three (3) courses along said dividing line
34. Along the 28th course of Deed Book 3450 Page 242, South 18 degrees 32 minutes 16 seconds East 448.19 feet to an iron pipe found; thence
35. Along the 29th course of Deed Book 3450 Page 242, North 74 degrees 06 minutes 27 seconds East 276.16 feet to a point on a rock outcrop; thence
36. Along the 30th course of Deed Book 3450 Page 242, South 35 degrees 22 minutes 08 seconds East 801.90 feet to a point marked with an iron pipe set; thence
37. Along the 31st course of Deed Book 3450 Page 242, along the dividing line between Tax Lots 30.04 and 22.01 Block 14, South 55 degrees 19 minutes 52 seconds West 412.41 feet to a point marked with an iron pipe set; thence
38. Along the 32nd course of Deed Book 3450 Page 242, along said dividing line and continuing along the dividing line between Tax Lots 30.02 and 22.01 Block 14, South 28 degrees 32 minutes 13 seconds East (passing over an iron bar found 159.48 feet from the terminus of this course) 676.36 feet to a point marked with an iron pipe set; thence the following two (2) courses along said dividing line between Tax Lots 30.02 and 22.01.
39. Along the 33rd course of Deed Book 3450 Page 242, South 19 degrees 44 minutes 06 seconds East 516.71 feet to a point marked with an iron pipe set; thence
40. Along the 34th course of Deed Book 3450 Page 242, South 51 degrees 06 minutes 38 seconds West 557.30 feet to a point in a tree found; thence
41. Along the 35th course of Deed Book 3450 Page 242, along said dividing line and continuing along the dividing line between Tax Lots 24.01 and 22.01 Block 14, South 64 degrees 45 minutes 04 seconds West 2,898.40 feet to a point, said point witnessed by an iron bar found 0.2 feet to the south; thence the following three (3) courses along said dividing line of Tax Lots 24.01 and 22.01
42. Along the 36th course of Deed Book 3450 Page 242, South 11 degrees 19 minutes 30 seconds West 184.03 feet to a point, said point witnessed by an iron bar found 1.0 feet south and 0.5 west of the corner, said point witnessed by an iron bar found 0.4 feet south and 0.2 feet west of the corner; thence
43. Along the 37th course of Deed Book 3450 Page 242, South 05 degrees 22 minutes 48 seconds East 821.46 feet to a point; thence
44. Along the 38th course of Deed Book 3450 Page 242, South 76 degrees 42 minutes 49 seconds East 783.32 feet to a concrete monument found on the aforementioned northwesterly sideline of New Jersey State Highway Route 94, an 80 feet wide right of way; thence

45. Along the 39th course of Deed Book 3450 Page 242 southwesterly along said sideline along a curve to the right having a radius of 2,824.93 feet, a central angle of 01 degrees 07 minutes 42 seconds, a chord of South 39 degrees 16 minutes 40 seconds West, 55.63 feet, for an arc length of 55.63 feet to the point and place of BEGINNING.

Containing 8,313,806 square feet, 190.8587 acres of land.

The above described area is prepared in accordance with a map entitled "Eastern Concrete Materials, Inc. Proposed Minor Subdivision Block 14 Lots 6.01, 7, 15 and 22.01 Township of Hardyston Sussex County New Jersey", prepared by Boswell Engineering, job no. 17-171A, Date: November, 2019, revised to October 28, 2020, 4 sheets.

The above described area being subject to a 30 feet wide area of questionable title contained in Deed Book 3193 Page 612 recorded on March 19, 2008 and described as follows.

Beginning at a point on the northwesterly sideline of New Jersey State Highway Route 94, an 80 feet wide right of way, where it is intersected by the dividing line between Tax Lot 10.12 Block 30 in Hamburg Township and Tax Lot 22.01 Block 14 in Hardyston Township, said point marked with an iron pipe set, having a New Jersey State Plane Coordinate of North 847,340.0 East 473,102.4 (US Survey Feet, NAD83, measured in 2017); and runs thence

1. Along the 1st course of Deed Book 3450 Page 242, along said dividing line and continuing along the dividing line of Tax Lots 10.11 through 10.06, Lot 34, Lots 26 through 15, Lots 12 and 11 in Block 30 in Hamburg Borough and Tax Lot 22.01 Block 14 in Hardyston Township, North 76 degrees 42 minutes 49 seconds West 1952.21 feet to a point on the easterly sideline of Kirkwood Avenue, 33 feet wide, said point marked with an iron pipe set; thence
2. Partly along the 2nd course of Deed Book 3450 Page 242, along the easterly sideline of Kirkwood Avenue, 33 feet wide, North 37 degrees 49 minutes 06 seconds West 47.78 feet to a point; thence the following 2 courses through Tax Lot 22.01 Block 14.
3. By a line being 30 feet northerly as measured perpendicular to course 1, South 76 degrees 42 minutes 49 seconds East 2,004.17 feet to a point on the aforementioned northwesterly sideline of New Jersey State Highway Route 94; thence
4. Partly along the 39th course of Deed Book 3450 Page 242, southwesterly along said sideline along a curve to the right having a radius of 2,824.93 feet, a central angle of 00 degrees 40 minutes 42 seconds, a chord of South 39 degrees 30 minutes 10 seconds West, 33.44 feet, for an arc length of 33.44 feet to the point and place of Beginning.

Containing 59,347 square feet, 1.3624 acres of land.

The basis of bearing is the New Jersey State Plane Coordinate System NAD83.

The 30 feet wide area of questionable title is prepared in accordance with a map entitled "Boundary Survey Eastern Concrete Materials, Inc. Lots 7 & 22.01 in Block 14 Hardyston Township, Sussex County, New Jersey", prepared by Borbas Surveying and Mapping, LLC, Project #170701, dated December 20, 2019.

lot number to be confirmed by tax assessor

Patrick L. Ilsley
NJ Professional Land Surveyor
License NJGS 24GS03537200
October 28, 2020

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