



June 3, 2011
BEA# 11-179C

PARCEL 1 DESCRIPTION

**LOT 1, TAX BLOCK 437.02
TOWN OF NORTH BERGEN
COUNTY OF HUDSON
STATE OF NEW JERSEY**

BEGINNING at a point distant 945.00 feet from the easterly line of Bergenline Avenue, being 80 feet wide, on the projected southerly line of 85th Street, being 60 feet wide and having a bearing of South 62°46'51" East, said point having established New Jersey State Plane Coordinates of the North American Datum 1983 (US Feet) Northing 718147.03, Easting 630246.30, and running thence;

1. South 59°15'12" East a distance of 68.36 feet; thence
2. South 40°55'22" East a distance of 29.80 feet; thence
3. South 59°04'01" East a distance of 108.61 feet to a point of curvature; thence
4. Along a curve to the left, having a radius of 30.00 feet, an arc length of 46.77 feet, a delta angle of 89°19'54", a chord bearing of North 76°16'02" East and a chord distance of 42.18 feet to a point of tangency; thence
5. North 31°36'06" East a distance of 137.35 feet; thence
6. North 26°47'56" East a distance of 144.94 feet; thence
7. South 59°14'51" East a distance of 29.70 feet; thence
8. South 30°56'18" West a distance of 53.16 feet; thence
9. South 58°55'19" East a distance of 70.25 feet; thence
10. South 31°32'53" West a distance of 341.00 feet; thence
11. North 59°15'26" West a distance of 322.70 feet; thence
12. North 30°55'10" East a distance of 92.80 feet to the point and place of **BEGINNING**.

Containing 52,545.2 Sq. Ft. / 1.20 Acres

The aforesaid description is subject to zoning ordinances, easements/restrictions of record and such facts as an accurate title search may reveal.

Being in accordance with a certain plan entitled "Temporary Classroom Parcel Plan of North Hudson Park, Lot 1 in Block 437.02" prepared by Bertin engineering Associates dated June 1, 2011.

Miloslav Rehak
NJ Professional Land Surveyor
No. 43233

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