



June 3, 2011
BEA# 11-179C

PARCEL 2 DESCRIPTION

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

BEGINNING at a point having established New Jersey State Plane Coordinates of the North American Datum 1983 (US Feet) Northing 718364.38, Easting 630471.19, said point being distant the following seven courses from a point being 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, having a bearing of South 62°46'51" East, thence;

- a. South 59°15'12" East a distance of 68.36 feet; thence
- b. South 40°55'22" East a distance of 29.80 feet; thence
- c. South 59°04'01" East a distance of 108.61 feet to a point of curvature; thence
- d. 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
- e. North 31°36'06" East a distance of 137.35 feet; thence
- f. North 26°47'56" East a distance of 144.94 feet; thence
- g. North 59°14'51" West a distance of 145.25 feet to the **true point and place of BEGINNING**; and running thence;

1. North 31°59'12" East a distance of 95.90 feet; thence
2. South 59°20'44" East a distance of 79.75 feet; thence
3. South 30°37'22" West a distance of 6.25 feet; thence
4. South 59°24'51" East a distance of 34.15 feet; thence
5. North 31°44'16" East a distance of 34.75 feet; thence
6. South 59°34'43" East a distance of 130.94 feet; thence
7. South 31°32'53" West a distance of 125.38 feet; thence
8. North 59°14'51" West a distance of 245.77 feet, to the **true point and place of BEGINNING**.

Containing 27,139.4 Sq. Ft. / 0.62 Acres

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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