



June 3, 2011  
BEA# 11-179C

**PARCEL 3 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 718274.92, Easting 630621.55, 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 85<sup>th</sup> 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. South 59°14'51" East a distance of 29.70 feet to the **true point and place of BEGINNING**; and running thence;
  1. South 59°14'51" East a distance of 70.82 feet; thence
  2. South 31°32'53" West a distance of 53.57 feet; thence
  3. North 58°55'19" West a distance of 70.25 feet; thence
  4. North 30°56'18" East a distance of 53.16 feet, to the **true point and place of BEGINNING**.

Containing 3,763.9 Sq. Ft.

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.

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Miloslav Rehak  
NJ Professional Land Surveyor  
No. 43233

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