

Lakeland Surveying, Inc.

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Description of Property Situated in Township of West Milford County of Passaic, New Jersey Tax Lot 6 Block 1803

KNOWN AND DESIGNATED as Lots 176 - 183, 191 & Part of Lot 175 as shown on a certain map entitled, "Map of Upper Greenwood Lake, Town of West Milford" filed in the Passaic County Clerk's Office on May 28, 1932 as Map No. 936.

Being further described as follows:

BEGINNING at a point on the Easterly sideline of Warwick Turnpike (50' ROW), said point being at the intersection of said sideline of Warwick Turnpike with the Northwesterly sideline of Magnolia Road (40' ROW), and running; thence,

- 1) Along said sideline of Warwick Turnpike, North 01 degrees 23 minutes 00 seconds West, a distance of 184.76 feet to a point; thence,
- 2) Leaving said sideline of Warwick Turnpike, North 88 degrees 37 minutes 00 seconds East, a distance of 56.00 feet to a point; thence,
- 3) South 01 degrees 23 minutes 00 seconds East, a distance of 7.00 feet to a point; thence,
- 4) North 88 degrees 37 minutes 00 seconds East, a distance of 44.00 feet to a point; thence,
- 5) South 01 degrees 23 minutes 00 seconds East, a distance of 49.00 feet to a point; thence,
- 6) North 88 degrees 37 minutes 00 seconds East, a distance of 20.00 feet to a point; thence,
- 7) South 01 degrees 23 minutes 00 seconds East, a distance of 105.35 feet to a point on said sideline of Magnolia Road; thence,
- 8) Along said sideline of Magnolia Road, South 77 degrees 34 minutes 30 seconds West, a distance of 122.26 feet to the Point and Place of Beginning.

Containing 19,339 S.F.

Subject to an accurate title search

Subject to documents of record

This description is drawn in accordance with a survey performed by Lakeland Surveying, Inc. dated 09/27/2021.

Marc J. Cifone, P. L. S.
N.J. License No. 24GS04132900



Jeffrey S. Grunn, P.L.S.
NJ License No. 24GS04339900