

Metes & Bounds Description
For corrective deed for
LOT 39 BLOCK617
Township of Neptune, County of Monmouth, State of New Jersey

All that tract or parcel of land situate, lying and being in the Township of Neptune, County of Monmouth,
State of New Jersey, more particularly as follows;


BEGINNING at a point in the Easterly right of way line of New Jersey State Highway Route No. 35, right of way width 60' (Tax Map), said point being located at its intersection with the Southerly right of way line of Columbus Avenue, right of way width 40' (Tax Map), proceeding thence;

1. South 77 degrees 20 minutes 00 seconds East, a distance of 554.0 feet to a point thence;
2. South 11 degrees 52 minutes 00 seconds West, a distance of 200.08 feet to a point thence;
3. North 77 degrees 20 minutes 00 seconds West, a distance of 25.00 feet to a point thence;
4. South 11 degrees 52 minutes 00 seconds West, a distance of 20.00 feet to a point thence;
5. North 77 degrees 20 minutes 00 seconds West, a distance of 227.26 feet to a point thence;
6. North 12 degrees 40 minutes 00 seconds East, a distance of 20.00 feet to a point thence;
7. North 14 degrees 59 minutes 00 seconds West, a distance of 150.00 feet to a point thence;
8. North 77 degrees 20 minutes 00 seconds West, a distance of 200.00 feet to a point thence;
9. North 14 degrees 59 minutes 00 seconds West, a distance of 75.85 feet to the point and place of beginning.

Subject to operative easements and restrictions of record, if any.

The above description is in accordance with a survey plan prepared by Landmark Surveying & Engineering, Avon-by-the-Sea, New Jersey, Job No. 17040, dated 05/26/2018.

Being intended to describe Lot 39 Block 617 on the official tax map of the Township of Neptune, containing 78,595.08 s.f./1.804 acres.



Zenon T. Grybowski, N.J. L.S. # 23918
Landmark Surveying & Engineering, Inc.
May 26, 2018
File # 17040mb

