

September 22, 2021

Project No. 18027

DESCRIPTION OF PROPERTY
LOT 19 - BLOCK 151
TOWNSHIP OF ANDOVER, SUSSEX COUNTY, NEW JERSEY

Beginning at a point near the southeasterly side of the travelled way of Stickle's Pond Road (variable width right-of-way), said point being the northeasterly corner of Lot 19, Block 151, and the same point of beginning as described in Deed Book 2593, Page 212, running, thence;

1. S 45°11'49" W, 186.82 feet along the southeasterly side of said roadway, thence;
2. S 45°19'49" W, 485.00 feet along the same, thence;
3. S 43°29'49" W, 100.00 feet to a point in or near the southeasterly right-of-way line of Stickle's Pond Road, thence;
4. S 60°06'49" W, 93.70 feet to a point in or near the southeasterly right-of-way line of Stickle's Pond Road, thence;
5. N 53°11'11" W, 232.10 feet crossing Stickle's Pond Road to a corner common with Lot 18, Block 151, thence;
6. N 36°44'49" E, 209.65 feet along said Lot 18, thence the following three courses along the same;
7. N 53°11'11" W, 68.00 feet, thence;
8. N 33°12'49" E, 243.20 feet, thence;
9. N 53°11'11" W, 186.40 feet to a point near an iron pin and cap found, thence;
10. N 36°44'49" E, 509.90 feet along Lots 5, 6, 7, 9 and 10, Block 151, thence;
11. S 43°22'47" E, 660.02 feet along Lot 20, Block 151 to the point or place of beginning.

Containing a total of 430,856 square feet, which includes approximately 41,164 square feet within the right-of-way of Stickle's Pond Road. Net area is 389,692 square feet or 8.946 acres of land, more or less.

Subject to any easements or restrictions that may exist.

The above description is based on a plan titled "Boundary Survey and Topographic Survey Plan, Block 151, Lot 19, #310 Stickle's Pond Road, Township of Andover, Sussex County, New Jersey", prepared by Dykstra Walker Design Group, dated 4/26/18, and last revised 9/22/21. Bearings are in accordance with New Jersey State Plane Coordinate System NAD 83 per said map.



Kenneth D. Dykstra, Professional Land Surveyor
New Jersey License No. 24GB03297200