

ORDINANCE NO. 2023 -

TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH

ORDINANCE AMENDING ORDINANCE NO. 2021-3313 TO REVISE THE DEED OF DEDICATION AND PERPETUAL FLOOD PROTECTION LEVEE EASEMENT AREA AND TEMPORARY WORK AREA EASEMENT AREA ON BLOCK 265, LOT 60.01, BLOCK 268, LOTS 27-28, BLOCK 276, LOTS 47 & 77.021, AND RIGHTS OF WAY ON WOODSTOCK AVENUE, CAMPBELL AVENUE, BROADWAY, AND MAIN STREET AND AUTHORIZING THE GRANTING OF A DEED OF DEDICATION AND PERPETUAL FLOOD PROTECTION LEVEE EASEMENT ON BLOCK 276, LOT 77.022, ON PORTIONS OF TOWNSHIP-OWNED PROPERTY PURSUANT TO THE RARITAN BAY AND SANDY HOOK BAY, HURRICANE AND STORM DAMAGE REDUCTION PROJECT, PORT MONMOUTH, NEW JERSEY, PHASE II (CONTRACT 4)

WHEREAS, the Township of Middletown ("**Middletown**") recognizes that coastal storm damage and tide-induced flooding in Port Monmouth is a significant concern that threatens safety of life and property of the citizens of Middletown and the State of New Jersey; and,

WHEREAS, Middletown and the State of New Jersey ("**State**") desire to participate with each other and the United States Army Corps of Engineers to construct the Raritan Bay and Sandy Hook Bay, Hurricane and Storm Damage Reduction Project, Port Monmouth, New Jersey, Phase II, as defined in the January 31, 2014 Project Partnership Agreement, executed between the New Jersey Department of Environmental Protection and the United States Army Corps of Engineers ("**Project**"); and

WHEREAS, in order to accomplish Phase II (Contract 4) of the Project, Middletown and the State require deeds of easement upon portions of certain real property owned by Middletown, which were approved by way of Ordinance No. 2021-3313 ("**Easements**"); and

WHEREAS, Middletown and the State have determined that an amendment to the Deed of Dedication and Perpetual Flood Protection Levee Easement and Temporary Work Area Easement is required to revise the easement areas to be conveyed on Block 265, Lot 60.01, Block 268, Lots 27-28, Block 276, Lots 47 and 77.021, and the Rights of Way on Woodstock Avenue, Campbell Avenue, Broadway, and Main Street in order to accomplish Phase II (Contract 4); and

WHEREAS, the Deed of Dedication and Perpetual Flood Protection Levee Easement and Temporary Work Area Easement granted by way of Ordinance No. 2021-3313 are hereby amended and superseded as provided on **Exhibit A** and in the legal description(s), attached hereto as **Exhibit B**, revising the easement areas to be conveyed on Block 265, Lot 60.01, Block 268, Lots 27-28, Block 276, Lots 47 and 77.021, and the Rights of Way on Woodstock Avenue, Campbell Avenue, Broadway, and Main Street; and

WHEREAS, on December 19, 2022, pursuant to Ordinance No. 2022-3361, the Township authorized the purchase of real property known as Block 276, Lot 77.022 (the "**Walling Property**")

owned by Bruce D. Walling and Arlene Walling, a portion of which is required to complete the Project; and

WHEREAS, the Township and the State have determined that an amendment to the Easements is necessary to grant a flood protection levee easement on the Walling Property to the State to complete Phase II (Contract 4); and

WHEREAS, the Easements granted by way of Ordinance No. 2021-3313 are hereby amended and superseded as provided in **Exhibit A** attached hereto, which adds a flood protection levee easement on the Walling Property and revises the easement areas to be conveyed; and

WHEREAS, N.J.S.A. 40A:12-13(b)(1) authorizes Middletown to convey an easement upon its real property to any department or political subdivision of the State of New Jersey pursuant to duly adopted ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Middletown, County of Monmouth, State of New Jersey, as follows:

1. The findings set forth in the foregoing preamble are hereby incorporated as if fully restated.
2. The Mayor and Township Clerk are hereby authorized to execute the Deed of Dedication and Perpetual Flood Protection Levee Easement and Temporary Work Area Easement granted by way of Ordinance No. 2021-3313, as modified by the addition of a permanent flood protection easement on Block 276, Lot 77.022 as shown on **Exhibit A**, and as further modified by the legal description(s) attached hereto as **Exhibit B**, subject to the final review and approval of the Township Attorney.
3. The Mayor, Township Clerk, Township Attorney, and Township Administrator are hereby authorized and directed to execute and file any and all such documents and undertake any and all such actions as may be reasonably necessary to effectuate the terms hereof.
4. All ordinances and resolutions, and parts of ordinances and resolutions, and specifically Ordinance No. 2021-3313, which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.
5. This Ordinance shall take effect upon passage and publication in accordance with law.

EXHIBIT A

Description of Perpetual Flood Protection Levee Easement – Port Monmouth Phase II
Contract 4b

A permanent easement to construct and maintain a flood protection levee across portions of Block 265, Lot 60.01, Block 268, Lots 27-28, Block 276, Lots 47, 77.021, and 77.022, and the rights-of-way of Woodstock Avenue, Broadway, Campbell Avenue, and Main Street, as shown on the map titled "Perpetual Flood Protection Levee Easement – Port Monmouth – Phase II-Contract 4b," located in the Twp. of Middletown, Monmouth County, New Jersey.

<u>BLOCK</u>	<u>LOT</u>	<u>AREA (acres)</u>
265	60.01	.204
268	27 & 28	.337
276	47	2.378
276	77.021	.188
276	77.022	.190
Woodstock Avenue		.095
Broadway		.156
Campbell Avenue		.140
Main Street		.008

Description of Temporary Work Area Easement – Port Monmouth Phase II
Contract 4b

A Temporary Work Area Easement across portions of Block 268, Lots 27-28, Block 276, Lot 47, and the right-of-way of Broadway, as needed to construct the various features within Contract 4b of the Raritan Bay and Sandy Hook Bay Hurricane and Storm Damage Reduction Project, as shown on the map titled “Temporary Work Area Easement – Port Monmouth – Phase II-Contract 4b,” located in the Twp. of Middletown, Monmouth County, New Jersey.

<u>BLOCK</u>	<u>LOT</u>	<u>AREA (acres)</u>
268	27 & 28	.882
276	47	1.812
Broadway		.027

EXHIBIT B



**DESCRIPTION OF PROPOSED EASEMENT
REVISED NOVEMBER 13, 2023
BLOCK 265, TAX LOT 60.01
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY**

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement

BEGINNING at a point on northerly sideline of New Jersey State Highway Route 36, a 100-foot right-of-way, being the southerly common corner of Tax Lot 60.01 and Tax Lot 62, said point having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,078.89 and East 602,950.02 and running thence on the ground:

1. Along said northerly sideline, North 51 degrees 16 minutes 44 seconds West a distance of 147.45 feet to a point; thence

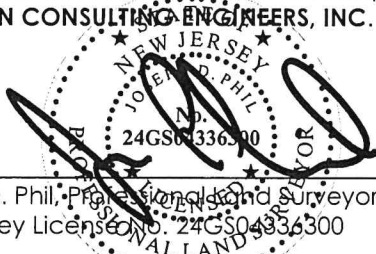
Leaving said sideline and through Tax Lot 60.01 by a new line the following four (4) courses:

2. North 38 degrees 43 minutes 16 seconds East a distance of 16.52 feet to a point of curvature; thence
3. Along a curve to the left with a radius of 3.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of North 6 degrees 16 minutes 44 seconds West, a chord distance of 4.24 feet, for an arc length of 4.71 feet to a point of tangency; thence
4. North 51 degrees 16 minutes 44 seconds West a distance of 11.37 feet to a point; thence
5. North 38 degrees 43 minutes 16 seconds East a distance of 16.21 feet to the common corner of Tax Lot 60.01 and Tax Lot 55; thence
6. Along the common lines of Tax Lots 55, 54, 53 and 52 with Tax Lot 60.01, South 65 degrees 48 minutes 43 seconds East a distance of 167.17 feet to the common corner of Tax Lot 60.01 and Tax Lot 62; thence
7. Along the common line of Tax Lot 60.01 and Tax Lot 62, South 38 degrees 43 minutes 16 seconds West a distance of 77.68 feet to the point and place of **BEGINNING**.

Total area for the above described – 8,898 square feet or 0.204 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan Block 265, Lot 60.01, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated November 13, 2023, as Revision "A".



11-13-2023

Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

Date



DESCRIPTION OF PROPOSED EASEMENTS
MAY 10, 2023
BLOCK 268, TAX LOTS 27 & 28
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement

BEGINNING at a point on southerly sideline of Campbell Avenue, a 25-foot right-of-way, being the following two courses from the common corner of Tax Lot 26 and Tax Lot 27:

- a. Along said southerly sideline, North 75 degrees 10 minutes 27 seconds East a distance of 32.17 feet to an angle point in same; thence
- b. South 83 degrees 10 minutes 27 seconds East a distance of 53.65 feet to the point and place of **BEGINNING** having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,140.73 and East 604,813.51 and running thence on the ground:
 1. Continuing along said southerly sideline, South 83 degrees 10 minutes 27 seconds East a distance of 52.18 feet to a point; thence

Leaving said sideline and through Tax Lots 27 & 28 by a new line the following seven (7) courses:

2. South 67 degrees 14 minutes 28 seconds West a distance of 5.82 feet to a point; thence
3. South 7 degrees 06 minutes 18 seconds West a distance of 130.24 feet to a point; thence
4. South 11 degrees 35 minutes 10 seconds West a distance of 4.49 feet to a point; thence
5. South 29 degrees 52 minutes 25 seconds West a distance of 52.06 feet to a point; thence
6. South 34 degrees 48 minutes 19 seconds West a distance of 4.72 feet to a point; thence
7. South 54 degrees 08 minutes 52 seconds West a distance of 81.55 feet to a point; thence
8. South 50 degrees 28 minutes 16 seconds West a distance of 63.86 feet to a point on the common line with Tax Lot 35; thence



9. Along said common line, North 59 degrees 58 minutes 40 seconds West a distance of 45.20 feet to a point; thence

Leaving said common line and through Tax Lots 27 & 28 by a new line the following five (5) courses:

10. North 51 degrees 56 minutes 53 seconds East a distance of 119.14 feet to a point; thence
11. North 55 degrees 16 minutes 00 seconds East a distance of 37.87 feet to a point; thence
12. North 27 degrees 18 minutes 31 seconds East a distance of 23.10 feet to a point; thence
13. North 5 degrees 37 minutes 32 seconds East a distance of 70.17 feet to a point; thence
14. North 8 degrees 56 minutes 54 seconds East a distance of 72.41 feet to the point and place of **BEGINNING**.

Total area for the above described – 14,662 square feet or 0.337 acres more or less

Proposed Temporary Easement I

BEGINNING at a point on southerly sideline of Campbell Avenue, a 25-foot right-of-way, being the following two courses from the common corner of Tax Lot 26 and Tax Lot 27:

- a. Along said southerly sideline, North 75 degrees 10 minutes 27 seconds East a distance of 32.17 feet to an angle point in same; thence
- b. South 83 degrees 10 minutes 27 seconds East a distance of 105.83 feet to the point and place of **BEGINNING** having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,134.53 and East 604,865.33 and running thence on the ground:
 1. Continuing along said southerly sideline, South 83 degrees 10 minutes 27 seconds East a distance of 60.13 feet to a point; thence

Leaving said sideline and through Tax Lots 27 & 28 by a new line the following five (5) courses:

2. South 15 degrees 09 minutes 12 seconds East a distance of 110.60 feet to a point; thence



3. South 37 degrees 54 minutes 05 seconds West a distance of 109.53 feet to a point; thence
4. South 52 degrees 09 minutes 55 seconds West a distance of 97.53 feet to a point; thence
5. South 65 degrees 13 minutes 02 seconds West a distance of 77.16 feet to a point; thence
6. South 39 degrees 31 minutes 36 seconds West a distance of 3.75 feet to a point on the common line with Tax Lot 35; thence
7. Along said common line, North 59 degrees 58 minutes 40 seconds West a distance of 44.13 feet to a point; thence

Leaving said common line and through Tax Lots 27 & 28 by a new line the following seven (7) courses:

8. North 50 degrees 28 minutes 16 seconds East a distance of 63.86 feet to a point; thence
9. North 54 degrees 08 minutes 52 seconds East a distance of 81.55 feet to a point; thence
10. North 34 degrees 48 minutes 19 seconds East a distance of 4.72 feet to a point; thence
11. North 29 degrees 52 minutes 25 seconds East a distance of 52.06 feet to a point; thence
12. North 11 degrees 35 minutes 10 seconds East a distance of 4.49 feet to a point; thence
13. North 7 degrees 06 minutes 18 seconds East a distance of 130.24 feet to a point; thence
14. North 67 degrees 14 minutes 28 seconds East a distance of 5.82 feet to the point and place of **BEGINNING**.

Proposed Temporary Easement II

BEGINNING at an angle point on southerly sideline of Campbell Avenue, a 25-foot right-of-way, being the following course from the common corner of Tax Lot 26 and Tax Lot 27:

- a. Along said southerly sideline, North 75 degrees 10 minutes 27 seconds East a distance of 32.17 feet to the point and place of **BEGINNING** having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey



feet) values of North 580,147.10 and East 604,760.24 and running thence on the ground:

1. Continuing along said southerly sideline, South 83 degrees 10 minutes 27 seconds East a distance of 53.65 feet to a point; thence

Leaving said sideline and through Tax Lots 27 & 28 by a new line the following five (5) courses:

2. South 8 degrees 56 minutes 54 seconds West a distance of 72.41 feet to a point; thence
3. South 5 degrees 37 minutes 32 seconds West a distance of 70.17 feet to a point; thence
4. South 27 degrees 18 minutes 31 seconds West a distance of 23.10 feet to a point; thence
5. South 55 degrees 16 minutes 00 seconds West a distance of 37.87 feet to a point; thence
6. South 51 degrees 56 minutes 53 seconds West a distance of 119.14 feet to a point on the common line with Tax Lot 35; thence
7. Along said common line, North 59 degrees 58 minutes 40 seconds West a distance of 8.16 feet to a point; thence

Leaving said common line and through Tax Lots 27 & 28 by a new line the following eight (8) courses:

8. North 29 degrees 24 minutes 22 seconds West a distance of 13.16 feet to a point; thence
9. North 32 degrees 11 minutes 45 seconds West a distance of 3.99 feet to a point; thence
10. North 33 degrees 41 minutes 03 seconds West a distance of 1.77 feet to a point; thence
11. North 48 degrees 45 minutes 40 seconds East a distance of 131.08 feet to a point; thence
12. North 04 degrees 37 minutes 31 seconds East a distance of 66.57 feet to a point; thence
13. South 83 degrees 00 minutes 30 seconds East a distance of 3.84 feet to a point; thence
14. North 14 degrees 49 minutes 33 seconds West a distance of 11.54 feet to a point; thence

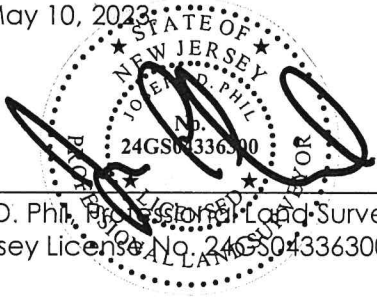


- 15. North 2 degrees 38 minutes 03 seconds East a distance of 77.22 feet to a point on the southerly sideline of Campbell Avenue; thence
- 16. Along said sideline, North 75 degrees 10 minutes 27 seconds East a distance of 9.00 feet to the point and place of **BEGINNING**.

Total area for the above described – 38,437 square feet or 0.882 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan Block 268, Lots 27 & 28, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated May 10, 2023.



Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

5-10-2023
Date



DESCRIPTION OF PROPOSED EASEMENTS
MAY 12, 2023
BLOCK 276, TAX LOT 47
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement I

BEGINNING at a point on the northerly sideline of Campbell Avenue, a 25-foot wide right-of-way, being the following course from the intersection of said northerly sideline with the northeasterly sideline of Creek Road, South 83 degrees 10 minutes 27 seconds East a distance of 53.95 feet, said beginning point also having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,165.78 and East 604,814.59 and running thence on the ground:

Leaving said sideline and through Tax Lot 47 by a new line the following twenty-two (22) courses:

1. North 42 degrees 27 minutes 45 seconds West a distance of 4.03 feet to a point; thence
2. North 3 degrees 51 minutes 46 seconds East a distance of 10.68 feet to a point; thence
3. North 20 degrees 42 minutes 13 seconds East a distance of 22.42 feet to a point; thence
4. North 5 degrees 20 minutes 03 seconds East a distance of 50.18 feet to a point; thence
5. North 53 degrees 18 minutes 04 seconds West a distance of 15.00 feet to a point; thence
6. North 0 degrees 00 minutes 00 seconds East a distance of 31.76 feet to a point; thence
7. North 66 degrees 30 minutes 04 seconds East a distance of 27.90 feet to a point; thence
8. North 10 degrees 33 minutes 24 seconds West a distance of 57.64 feet to a point; thence
9. North 29 degrees 52 minutes 39 seconds West a distance of 203.04 feet to a point; thence
10. North 57 degrees 34 minutes 28 seconds West a distance of 44.45 feet to a point; thence
11. North 26 degrees 11 minutes 47 seconds West a distance of 30.69 feet to a point; thence
12. North 33 degrees 19 minutes 56 seconds East a distance of 19.32 feet to a point; thence
13. North 33 degrees 02 minutes 51 seconds West a distance of 129.81 feet to a point; thence



14. North 23 degrees 59 minutes 18 seconds West a distance of 126.63 feet to a point; thence
15. North 27 degrees 23 minutes 30 seconds West a distance of 114.22 feet to a point; thence
16. North 28 degrees 42 minutes 42 seconds West a distance of 68.04 feet to a point; thence
17. North 60 degrees 00 minutes 52 seconds West a distance of 64.97 feet to a point; thence
18. North 14 degrees 44 minutes 12 seconds West a distance of 52.68 feet to a point; thence
19. North 65 degrees 47 minutes 37 seconds East a distance of 23.43 feet to a point; thence
20. North 28 degrees 43 minutes 20 seconds West a distance of 45.71 feet to a point; thence
21. North 10 degrees 18 minutes 43 seconds East a distance of 16.14 feet to a point; thence
22. North 16 degrees 32 minutes 14 seconds East a distance of 118.15 feet to a point on the common line with Tax Lot 44; thence
23. Along said common line, South 69 degrees 34 minutes 21 seconds East a distance of 50.74 feet to a point; thence

Leaving said common line and through Tax Lot 47 by a new line the following twenty-eight (28) courses:

24. South 65 degrees 14 minutes 36 seconds West a distance of 5.24 feet to a point; thence
25. South 17 degrees 06 minutes 20 seconds West a distance of 108.09 feet to a point; thence
26. South 27 degrees 57 minutes 55 seconds East a distance of 71.74 feet to a point; thence
27. North 65 degrees 28 minutes 12 seconds East a distance of 75.11 feet to a point; thence
28. South 2 degrees 01 minutes 52 seconds West a distance of 42.18 feet to a point; thence
29. South 16 degrees 48 minutes 02 seconds West a distance of 50.04 feet to a point; thence
30. North 61 degrees 24 minutes 00 seconds West a distance of 33.68 feet to a point; thence
31. South 27 degrees 51 minutes 56 seconds East a distance of 54.40 feet to a point; thence
32. South 27 degrees 57 minutes 55 seconds East a distance of 135.81 feet to a point; thence
33. South 23 degrees 32 minutes 21 seconds East a distance of 131.37 feet to a point; thence
34. South 32 degrees 42 minutes 17 seconds East a distance of 163.68 feet to a point; thence



35. North 60 degrees 46 minutes 07 seconds East a distance of 61.16 feet to a point; thence
36. South 5 degrees 15 minutes 08 seconds East a distance of 17.36 feet to a point; thence
37. North 90 degrees 00 minutes 00 seconds East a distance of 50.92 feet to a point; thence
38. South 0 degrees 00 minutes 00 seconds East a distance of 42.11 feet to a point; thence
39. North 90 degrees 00 minutes 00 seconds West a distance of 49.71 feet to a point; thence
40. South 2 degrees 34 minutes 59 seconds East a distance of 22.68 feet to a point; thence
41. North 66 degrees 06 minutes 02 seconds West a distance of 36.25 feet to a point; thence
42. South 32 degrees 34 minutes 28 seconds East a distance of 69.16 feet to a point; thence
43. South 32 degrees 50 minutes 35 seconds East a distance of 14.50 feet to a point; thence
44. South 27 degrees 14 minutes 35 seconds East a distance of 87.37 feet to a point; thence
45. South 27 degrees 01 minutes 52 seconds East a distance of 41.67 feet to a point; thence
46. South 8 degrees 39 minutes 21 seconds East a distance of 55.88 feet to a point; thence
47. South 72 degrees 12 minutes 03 seconds East a distance of 106.23 feet to a point; thence
48. South 21 degrees 15 minutes 54 seconds East a distance of 42.55 feet to a point; thence
49. South 16 degrees 14 minutes 35 seconds East a distance of 66.48 feet to a point; thence
50. North 74 degrees 10 minutes 46 seconds West a distance of 145.21 feet to a point; thence
51. South 7 degrees 06 minutes 58 seconds West a distance of 61.36 feet to a point on said northerly sideline; thence
52. Along same, North 83 degrees 10 minutes 27 seconds West a distance of 52.91 feet to the point and place of **BEGINNING**.

Total area for the above described – 78,583 square feet or 1.804 acres more or less

Proposed Permanent Easement II

BEGINNING at a point on the southeasterly sideline of Woodstock Avenue, a 40-foot wide right-of-way, being the terminus of the first course of Tract III as described in a certain deed from



Joseph M. McCarthy and Kate McCarthy to The County of Monmouth, New Jersey dated December 11, 1990 and recorded in the Monmouth County Clerk's Office on May 30, 1991 in deed book 5069 page 401&c, said beginning point also having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 581,494.65 and East 604,863.54 and running thence on the ground:

1. Along said common line, South 36 degrees 14 minutes 21 seconds East a distance of 66.32 feet to a point; thence

By a new line through Tax Lot 47 the following two (2) courses:

2. South 19 degrees 57 minutes 11 seconds West a distance of 10.33 feet to a point; thence
3. South 83 degrees 39 minutes 58 seconds East a distance of 11.65 feet to a point on said common line; thence

By a new line through Tax Lot 47 the following ten (10) courses:

4. South 36 degrees 14 minutes 21 seconds East a distance of 17.31 feet to a point; thence
5. South 32 degrees 31 minutes 27 seconds West a distance of 5.55 feet to a point; thence
6. South 47 degrees 46 minutes 22 seconds East a distance of 12.31 feet to a point; thence
7. South 20 degrees 35 minutes 52 seconds East a distance of 29.78 feet to a point; thence
8. South 9 degrees 03 minutes 12 seconds East a distance of 75.83 feet to a point; thence
9. South 77 degrees 17 minutes 40 seconds West a distance of 37.15 feet to a point; thence
10. North 13 degrees 17 minutes 46 seconds West a distance of 59.54 feet to a point; thence
11. North 29 degrees 07 minutes 27 seconds West a distance of 44.51 feet to a point; thence
12. South 54 degrees 38 minutes 59 seconds West a distance of 44.83 feet to a point; thence
13. South 62 degrees 06 minutes 38 seconds West a distance of 45.58 feet to a point; thence
14. South 65 degrees 45 minutes 22 seconds West a distance of 277.95 feet to a point; thence
15. North 84 degrees 03 minutes 00 seconds West a distance of 16.81 feet to a point; thence
16. North 54 degrees 33 minutes 34 seconds West a distance of 0.38 feet to a point on the common line with Tax Lot 44; thence



17. Along said common line, North 59 degrees 40 minutes 39 seconds East a distance of 168.57 feet to an angle point; thence
18. North 46 degrees 10 minutes 39 seconds East a distance of 259.70 feet to the point and place of **BEGINNING**.

Total area for the above described – 24,985 square feet or 0.574 acres more or less

Proposed Staging Area Easement

BEGINNING at a point in Tax Lot 47 having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,220.22 and East 604,815.35 and running thence on the ground:

By a new line through Tax Lot 47 the following fifteen (15) courses:

1. North 29 degrees 54 minutes 31 seconds West a distance of 630.82 feet to a point; thence
2. North 60 degrees 05 minutes 29 seconds East a distance of 60.14 feet to a point; thence
3. North 60 degrees 05 minutes 28 seconds East a distance of 22.68 feet to a point; thence
4. South 23 degrees 59 minutes 18 seconds East a distance of 106.27 feet to a point; thence
5. South 33 degrees 02 minutes 51 seconds East a distance of 129.81 feet to a point; thence
6. South 33 degrees 19 minutes 56 seconds West a distance of 19.32 feet to a point; thence
7. South 26 degrees 11 minutes 47 seconds East a distance of 30.69 feet to a point; thence
8. South 57 degrees 34 minutes 28 seconds East a distance of 44.45 feet to a point; thence
9. South 29 degrees 52 minutes 39 seconds East a distance of 203.04 feet to a point; thence
10. South 10 degrees 33 minutes 24 seconds East a distance of 57.64 feet to a point; thence
11. South 66 degrees 30 minutes 04 seconds West a distance of 27.90 feet to a point; thence
12. South 0 degrees 00 minutes 00 seconds East a distance of 31.76 feet to a point; thence
13. South 53 degrees 18 minutes 00 seconds East a distance of 7.08 feet to a point; thence
14. South 8 degrees 45 minutes 42 seconds West a distance of 13.26 feet to a point; thence



15. South 3 degrees 51 minutes 43 seconds West a distance of 21.80 feet to the point and place of **BEGINNING**.

Total area for the above described – 44,285 square feet or 1.017 acres more or less

Proposed Temporary Easement I

BEGINNING at a point on the northerly sideline of Campbell Avenue, a 25-foot wide right-of-way, being the following course from the intersection of said northerly sideline with the northeasterly sideline of Creek Road, South 83 degrees 10 minutes 27 seconds East a distance of 106.87 feet, said beginning point also having New Jersey State Plane Coordinate System (NJSPCS), North 580,159.49 and East 604,867.13, being the terminus of the 51st course of the Proposed Permanent Easement I described herein and running thence on the ground:

1. North 7 degrees 06 minutes 58 seconds East a distance of 61.36 feet to a point; thence
2. South 74 degrees 10 minutes 46 seconds East a distance of 30.34 feet to a point; thence
3. South 7 degrees 06 minutes 17 seconds West a distance of 56.61 feet to a point; thence
4. North 83 degrees 10 minutes 27 seconds West a distance of 30.00 feet to the point and place of **BEGINNING**.

Total area for the above described – 1,769 square feet or 0.041 acres more or less

Proposed Temporary Easement II

BEGINNING at a point in Tax Lot 47 having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,316.74 and East 604,879.27, being the terminus of the 46th course of the Proposed Permanent Easement I described herein and running thence on the ground:

1. North 8 degrees 39 minutes 21 seconds West a distance of 55.88 feet to a point; thence
2. North 27 degrees 01 minutes 52 seconds West a distance of 41.67 feet to a point; thence
3. North 27 degrees 14 minutes 35 seconds West a distance of 87.37 feet to a point; thence
4. North 32 degrees 50 minutes 35 seconds West a distance of 14.50 feet to a point; thence
5. North 32 degrees 34 minutes 28 seconds West a distance of 69.16 feet to a point; thence
6. South 66 degrees 06 minutes 02 seconds East a distance of 36.25 feet to a point; thence
7. North 2 degrees 34 minutes 59 seconds West a distance of 22.68 feet to a point; thence



8. North 90 degrees 00 minutes 00 seconds East a distance of 2.56 feet to a point; thence
9. South 32 degrees 39 minutes 57 seconds East a distance of 70.17 feet to a point; thence
10. South 27 degrees 23 minutes 40 seconds East a distance of 130.18 feet to a point; thence
11. South 10 degrees 23 minutes 24 seconds East a distance of 86.69 feet to a point; thence
12. North 72 degrees 12 minutes 03 seconds West a distance of 37.44 feet to the point and place of **BEGINNING**.

Total area for the above described – 8,856 square feet or 0.203 acres more or less

Proposed Temporary Easement III

BEGINNING at a point in Tax Lot 47 having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,594.74 and East 604,742.79, being the terminus of the 34th course of the Proposed Permanent Easement I described herein and running thence on the ground:

1. North 32 degrees 42 minutes 17 seconds West a distance of 163.68 feet to a point; thence
2. North 23 degrees 32 minutes 21 seconds West a distance of 131.37 feet to a point; thence
3. North 27 degrees 57 minutes 55 seconds West a distance of 135.81 feet to a point; thence
4. North 27 degrees 51 minutes 56 seconds West a distance of 54.40 feet to a point; thence
5. South 61 degrees 24 minutes 00 seconds East a distance of 33.68 feet to a point; thence
6. North 16 degrees 48 minutes 02 seconds East a distance of 50.04 feet to a point; thence
7. South 2 degrees 02 minutes 24 seconds West a distance of 40.65 feet to a point; thence
8. South 27 degrees 53 minutes 40 seconds East a distance of 103.11 feet to a point; thence
9. South 28 degrees 06 minutes 45 seconds East a distance of 59.81 feet to a point; thence
10. South 23 degrees 33 minutes 30 seconds East a distance of 130.52 feet to a point; thence
11. South 32 degrees 39 minutes 58 seconds East a distance of 163.27 feet to a point; thence
12. South 60 degrees 46 minutes 07 seconds West a distance of 33.56 feet to the point and place of **BEGINNING**.



Total area for the above described – 15,832 square feet or 0.363 acres more or less

Proposed Temporary Easement IV

BEGINNING at a point in Tax Lot 47 having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 581,063.70 and East 604,489.97, being the terminus of the 26th course of the Proposed Permanent Easement I described herein and running thence on the ground:

1. North 27 degrees 57 minutes 55 seconds West a distance of 71.74 feet to a point; thence
2. North 17 degrees 06 minutes 20 seconds East a distance of 108.09 feet to a point; thence
3. North 65 degrees 14 minutes 36 seconds East a distance of 5.24 feet to a point; thence
4. South 69 degrees 34 minutes 21 seconds East a distance of 27.80 feet to a point; thence
5. North 59 degrees 40 minutes 39 seconds East a distance of 13.59 feet to a point; thence
6. South 54 degrees 33 minutes 34 seconds East a distance of 0.38 feet to a point; thence
7. South 84 degrees 03 minutes 00 seconds East a distance of 16.81 feet to a point; thence
8. North 65 degrees 45 minutes 22 seconds East a distance of 277.95 feet to a point; thence
9. North 62 degrees 06 minutes 38 seconds East a distance of 45.58 feet to a point; thence
10. North 54 degrees 38 minutes 59 seconds East a distance of 44.83 feet to a point; thence
11. South 29 degrees 07 minutes 26 seconds East a distance of 14.56 feet to a point; thence
12. South 65 degrees 14 minutes 36 seconds West a distance of 406.62 feet to a point; thence
13. South 17 degrees 06 minutes 19 seconds West a distance of 78.96 feet to a point; thence
14. South 27 degrees 53 minutes 39 seconds East a distance of 59.96 feet to a point; thence
15. South 65 degrees 28 minutes 13 seconds West a distance of 33.71 feet to the point and place of **BEGINNING**.

Total area for the above described – 8,193 square feet or 0.188 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.



This description is prepared in accordance with a plan entitled "Proposed Easement Plan, Block 276 Lot 47, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.**, dated May 12, 2023.



5-12-2023

Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

Date

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DESCRIPTION OF PROPOSED EASEMENTS

MAY 22, 2023

BLOCK 276, TAX LOT 77.021

TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement

BEGINNING at a point on the common line with Tax Lot 77.01 and Tax Lot 77.021, being the following two (2) courses from the northerly corner of Pinehurst Boulevard, a 40-foot wide right-of-way:

- a. Along the common line of Tax Lot 85 and Tax Lot 77.021, North 26 degrees 10 minutes 10 seconds West a distance of 41.49 feet to the common corner of Tax Lot 77.01 and Tax Lot 77.021; thence
- b. Along said common line, South 80 degrees 33 minutes 14 seconds East a distance of 83.31 feet to the point of beginning having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 581,769.61 and East 604,803.90 and running thence on the ground:
 1. Along said common line, South 80 degrees 33 minutes 14 seconds East a distance of 111.44 feet to a point; thence
 2. By a new line through Tax Lot 77.021, South 9 degrees 10 minutes 00 seconds East a distance of 78.30 feet to a point on the common line of Tax Lot 77.021 and Tax Lot 77.022; thence
 3. Along said common line, North 80 degrees 16 minutes 37 seconds West a distance of 110.21 feet to a point; thence

By a new line through Tax Lot 77.021 the following three (3) courses:

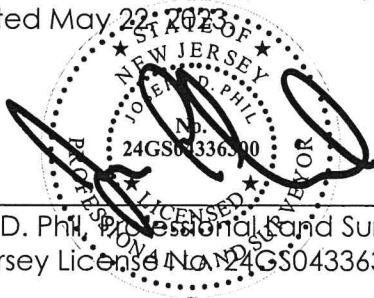
4. North 10 degrees 05 minutes 40 seconds West a distance of 18.28 feet to a point; thence
5. North 11 degrees 18 minutes 07 seconds West a distance of 22.59 feet to a point; thence
6. North 9 degrees 27 minutes 46 seconds West a distance of 37.33 feet to the point and place of **BEGINNING**.



Total area for the above described – 8,200 square feet or 0.188 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan Block 276, Lot 77.021, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated May 22, 2023.



Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

5-22-2023
Date

**STATE OF NEW JERSEY, NEW YORK DISTRICT CORPS OF ENGINEERS,
TOWNSHIP OF MIDDLETOWN, PORT MONMOUTH FLOOD CONTROL PROJECT**

CONTRACT 4

Description of Perpetual Flood Protection Levee Easement

A permanent easement to construct and maintain a flood protection levee, in an area of 0.19 acres, more or less, across **Lot 77.022 in Block 276**, as shown on the property survey titled, "Port Monmouth Flood Control Project, Block 276 Lot 77.022, Contract 4, Middletown Township, Monmouth County, State of New Jersey" dated 5/20/2019 with a latest revision date of 1/6/2022, and prepared by Najarian Associates.

More particularly described in the following metes and bounds description:

BEGINNING at a point having a NJSPC of N580228.67, E606189.44, in the northerly boundary line of Lot 77.022 in Block 276, said point being terminus of the following course and running thence:

Beginning at a point having a NJSPC of N 580238.39 E 606131.03, and being the northwest corner of Lot 77.022 in Block 276, said point being 489.20 feet on a course of South 26 degrees 10 minutes 10 seconds East from the southerly line of Main Street and running thence:

A) Along said northerly boundary line of Lot 77.022 in Block 276 South 80 degrees 33 minutes 14 seconds East, a distance of 59.21 feet to the point or place of **BEGINNING**.

- 1) Along said northerly boundary line of Lot 77.022 in Block 276, South 80 degrees 33 minutes 14 seconds East, a distance of 110.34 feet to a point, thence
- 2) South 10 degrees 19 minutes 09 seconds East, a distance of 50.91 feet to a point; thence
- 3) South 03 degrees 55 minutes 03 seconds West, a distance of 27.05 feet to a point in the southerly boundary line of Lot 77.022 in Block 276; thence
- 4) Along the southerly boundary line of Lot 77.022 in Block 276, North 80 degrees 07 minutes 47 seconds West, a distance of 102.68 feet to a point; thence
- 5) North 10 degrees 19 minutes 48 seconds East, a distance of 78.70 feet to the **Point or Place of Beginning**.

Subject permanent flood easement contains 8,121 square feet, or 0.19 acres of land within said bounds.

DESIGNED BY SCIENCE - ENGINEERED FOR RESULTS



The distances and bearings used herein are based on the New Jersey State Plane Coordinate System (NJSPCS) North American Datum 1983 (NAD83).

Subject to conditions, restrictions, and easements of record, except those that have expired by their own limitations.

SEAL



PROFESSIONAL LAND SURVEYOR'S SIGNATURE

04/20/2022

DATE

John J. Dziemian

GS37582

PROFESSIONAL LAND SURVEYOR'S NAME AND LICENSE NUMBER

One Industrial Way West, Eatontown, NJ 07724 732-389-0220

PROFESSIONAL LAND SURVEYOR'S ADDRESS AND PHONE NUMBER



DESCRIPTION OF PROPOSED EASEMENTS
NOVEMBER 13, 2023
WOODSTOCK AVENUE
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement I

BEGINNING at the intersection of the southwesterly sideline of Broad Street, a 50-foot right-of-way, and the northwesterly sideline of Woodstock Avenue, a 40-foot right-of-way, said point being the southeasterly corner of Tax Lot 39 in Tax Block 276, having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 581,386.92 and East 604,554.29 and running thence on the ground:

1. Along said southwesterly sideline of Broad Street, North 26 degrees 14 minutes 21 seconds West a distance of 0.42 feet to a point; thence

Leaving said sideline and through Broad Street right-of-way by a new line the following two (2) courses:

2. North 61 degrees 36 minutes 45 seconds East a distance of 10.63 feet to a point; thence
3. South 53 degrees 24 minutes 24 seconds East a distance of 45.88 feet to a point on the southeasterly sideline of Woodstock Avenue, said point being on the northwesterly line of Tax Lot 44 in Tax Block 276; thence
4. Along said southeasterly sideline, South 63 degrees 45 minutes 39 seconds West a distance of 89.96 feet to a point; thence
5. Leaving said sideline and through Woodstock Avenue right-of-way by a new line, North 28 degrees 15 minutes 25 seconds East a distance of 68.88 feet to a point on the northwesterly sideline of Woodstock Avenue; thence
6. Along said northwesterly sideline, North 63 degrees 45 minutes 39 seconds East a distance of 2.31 feet to the point and place of **BEGINNING**.

Total area for the above described – 2,073 square feet or 0.048 acres more or less

Proposed Permanent Easement II

BEGINNING at a point on northwesterly sideline of Woodstock Avenue, a 40-foot right-of-way, said point being on the southerly line of Tax Lot 79 in Tax Block 276, being the following course from the intersection formed by said sideline with the northeasterly sideline of Broad Street, North 63 degrees 45 minutes 39 seconds East a distance of 245.57 feet to a point having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 581,517.60 and East 604,819.40 and running thence on the ground:



1. Continuing along said northwesterly sideline, North 63 degrees 45 minutes 39 seconds East a distance of 29.51 feet to the terminus of Woodstock Avenue; thence
2. Along the northeasterly sideline of Woodstock Avenue, South 26 degrees 37 minutes 02 seconds East a distance of 40.00 feet to the southeasterly sideline of Woodstock Avenue; thence
3. Along said southeasterly sideline, South 63 degrees 45 minutes 39 seconds West a distance of 77.50 feet; thence

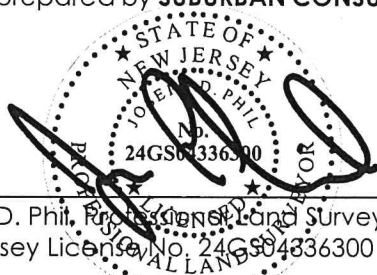
Leaving said southeasterly sideline and through Woodstock Avenue right-of-way by a new line the following six (6) courses:

4. North 19 degrees 55 minutes 22 seconds East a distance of 8.77 feet to a point; thence
5. North 47 degrees 44 minutes 13 seconds East a distance of 12.48 feet to a point; thence
6. North 4 seconds 32 minutes 54 seconds East a distance of 4.36 feet; thence
7. North 14 seconds 25 minutes 52 seconds East a distance of 12.69 feet; thence
8. North 31 seconds 12 minutes 35 seconds East a distance of 7.51 feet; thence
9. North 17 degrees 39 minutes 46 seconds East a distance of 18.13 feet to the point and place of **BEGINNING**.

Total area for the above described – 2,052 square feet or 0.047 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan Broadway, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated November 13, 2023.

A circular professional seal for Joseph D. Phil, a Professional Land Surveyor in the State of New Jersey. The seal contains the text "STATE OF NEW JERSEY", "JOSEPH D. PHIL", "PROFESSIONAL LAND SURVEYOR", and "NEW JERSEY LICENSE NO. 24GS04336300". A signature is written over the seal.
Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

11-13-2023

Date



DESCRIPTION OF PROPOSED EASEMENTS
NOVEMBER 13, 2023
BROADWAY
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement

BEGINNING at a point on southerly sideline of Broadway, a 50-foot right-of-way, said point being on the northerly line of Tax Lot 77.01 in Tax Block 276, said point being the following course from the intersection formed by said southerly sideline with the easterly sideline of Main Street, South 61 degrees 17 minutes 10 seconds East a distance of 16.70 feet to said point having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 582,231.86 and East 604,747.72 and running thence on the ground:

Leaving said southerly sideline and through Broadway right-of-way by a new line the following three (3) courses:

1. North 38 degrees 12 minutes 23 seconds East a distance of 9.07 feet to a point; thence
2. South 63 degrees 34 minutes 21 seconds East a distance of 50.34 feet to a point; thence
3. North 30 degrees 52 minutes 42 seconds East a distance of 39.06 feet to a point on northerly sideline of Broadway; thence
4. Along said northerly sideline, South 61 degrees 17 minutes 10 seconds East a distance of 57.96 feet to a point; thence

Leaving said northerly sideline and through Broadway right-of-way by a new line the following three (3) courses:

5. South 31 degrees 02 minutes 11 seconds West a distance of 39.44 feet to a point; thence
6. South 61 degrees 26 minutes 10 seconds East a distance of 312.33 feet to a point; thence
7. South 61 degrees 06 minutes 01 seconds West a distance of 13.50 feet to a point on said southerly sideline of Broadway; thence
8. Along said southerly sideline, North 61 degrees 17 minutes 10 seconds West a distance of 414.73 feet to the point and place of **BEGINNING**.

Total area for the above described – 6,793 square feet or 0.156 acres more or less

Proposed Temporary Work Area / Easement

BEGINNING at a point on northerly sideline of Broadway, a 50-foot right-of-way, said point being on the southerly line of Tax Lot 7 in Tax Block 136, said point being the terminus of the fourth course herein and the following course from the intersection formed by said northerly sideline with the



easterly sideline of Main Street, South 61 degrees 17 minutes 10 seconds East a distance of 104.76 feet to a point having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 582,222.26 and East 604,869.28 and running thence on the ground:

1. Continuing along said northerly sideline, South 61 degrees 17 minutes 10 seconds East a distance of 30.11 feet to a point; thence

Leaving said northerly sideline and through Broadway right-of-way by a new line the following three (3) courses:

2. South 30 degrees 53 minutes 21 seconds West a distance of 39.35 feet to a point; thence
3. North 61 degrees 26 minutes 10 seconds West a distance of 30.22 feet to a point; thence
4. North 31 degrees 02 minutes 11 seconds East a distance of 39.44 feet to the point and place of **BEGINNING**.

Total area for the above described – 1,187 square feet or 0.027 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan Broadway, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated November 13, 2023.



Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

11-13-2023
Date

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**DESCRIPTION OF PROPOSED EASEMENT
NOVEMBER 13, 2023
CAMPBELL AVENUE
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY**

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement

BEGINNING at a point on southerly sideline of Campbell Avenue, a 25-foot right-of-way, said point being on the northerly line of Tax Lot 27 in Tax Block 268, said point being the following two courses from the common corner of Tax Lot 26 and Tax Lot 27:

- a. Along said southerly sideline, North 75 degrees 10 minutes 27 seconds East a distance of 32.17 feet to an angle point in same; thence
- b. South 83 degrees 10 minutes 27 seconds East a distance of 53.65 feet to the point and place of **BEGINNING** having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 580,142.34 and East 604,800.05 and running thence on the ground:
 - 1. Leaving said southerly sideline and through Campbell Avenue right-of-way by a new line, North 9 degrees 58 minutes 39 seconds East a distance of 25.04 feet to a point on northerly sideline of Campbell Avenue; thence
 - 2. Along said northerly sideline, South 83 degrees 10 minutes 27 seconds East a distance of 243.03 feet to a point; thence
 - 3. Leaving said northerly sideline and through Campbell Avenue right-of-way by a new line, South 7 degrees 59 minutes 08 seconds West a distance of 25.01 feet to a point on said southerly sideline of Campbell Avenue; thence
 - 4. Along said southerly sideline, North 83 degrees 10 minutes 27 seconds West a distance of 243.90 feet to the point and place of **BEGINNING**.

Total area for the above described – 6,087 square feet or 0.140 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan, Campbell Avenue, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated November 13, 2023.



Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

11-13-2023
Date



**DESCRIPTION OF PROPOSED EASEMENT
NOVEMBER 13, 2023
MAIN STREET
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY**

All that certain tract or parcel of land and premises situated in the Township of Middletown, County of Monmouth, State of New Jersey bounded and described as follows:

Proposed Permanent Easement

BEGINNING at a point on southerly sideline of Main Street, a 41.5-foot right-of-way, said point being on the northerly line of Tax Lot 77.01 in Tax Block 276, said point being on the following course from the intersection formed by said southerly sideline with the easterly sideline of Broad Street, North 63 degrees 45 minutes 39 seconds East a distance of 283.82 feet to a point having New Jersey State Plane Coordinate System (NJSPCS), North American Datum of 1983 (NAD-83, U.S. Survey feet) values of North 582,144.44 and East 604,553.06 and running thence on the ground:

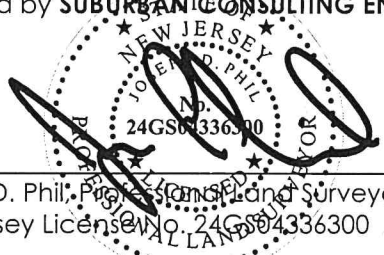
Leaving said southerly sideline and through Main Street right-of-way by a new line the following five (5) courses:

1. North 29 degrees 04 minutes 27 seconds West a distance of 1.27 feet to a point; thence
2. North 63 degrees 22 minutes 08 seconds East a distance of 0.64 feet to a point; thence
3. North 48 degrees 35 minutes 41 seconds West a distance of 7.48 feet to a point; thence
4. North 64 degrees 17 minutes 47 seconds East a distance of 46.96 feet to a point; thence
5. South 27 degrees 41 minutes 02 seconds East a distance of 7.75 feet to a point on said southerly sideline of Main Street; thence
6. Along said southerly sideline, South 63 degrees 45 minutes 39 seconds West a distance of 44.88 feet to the point and place of **BEGINNING**.

Total area for the above described – 362 square feet or 0.008 acres more or less

SUBJECT to any/all easements, restrictions, rights-of-way and exemptions of record.

This description is prepared in accordance with a plan entitled "Proposed Easement Plan, Main Street, Port Monmouth Flood Control, Township of Middletown, Monmouth County, New Jersey" prepared by **SUBURBAN CONSULTING ENGINEERS, INC.** (Flanders, NJ), dated November 13, 2023.



Joseph D. Phil, Professional Land Surveyor
New Jersey License No. 24GS04336300

11-13-2023
Date

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