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**DESCRIPTION OF PROPERTY
MANSFIELD TOWNSHIP
BURLINGTON COUNTY
NEW JERSEY**

**VARIABLE WIDTH DRAINAGE EASEMENT
THROUGH LOT 6.01, BLOCK 25
PROJECT NO. 16001367A
SEPTEMBER 30, 2020**

All that certain lot, tract or parcel of land situate, lying and being in the Township of Mansfield, the County of Burlington and State of New Jersey and being a variable width drainage easement through Lot 6.01, Block 25, as shown on the plan entitled "Final Plat – Major Subdivision for Diocese of Trenton, Block 25, Lot 6, Mansfield Township, Burlington County, New Jersey" prepared by Maser Consulting P.A. dated March 30, 2017, revised through September 30, 2020 and being more particularly bounded and described as follows to wit:

BEGINNING at a point, said point being the southeasterly corner of Lot 6.01, Block 25, and being marked by a concrete monument, and running; thence

1. N 76°32'13" W, 99.15 feet, along the northerly boundary line of Lot 5.01, Block 25, to a point therein, thence
2. N 13°27'47" E, 20.00 feet, through Lot 6.01, Block 25, to a point therein, thence
3. N 79°15'14" E, 19.98 feet, through the same, to a point of curvature therein, thence
4. Northeastwardly on an arc having a radius of 114.70 feet and curving to the right an arc distance of 58.35 feet (Central Angle 29°08'44"), said arc being connected by a chord bearing of N 89°09'51" E, and a chord distance of 57.72 feet, to a point therein, thence
5. S 77°07'24" E, 25.10 feet, through the same, to a point in the westerly right-of-way line of Island Road (41.5 feet wide), thence
6. S 13°35'51" W, 42.70 feet, along the aforesaid westerly right-of-way line of Island Road, to the Point and Place of **BEGINNING**.

CONTAINING: 3,623.44 square feet (0.083 acres) of land more or less.

The foregoing description was prepared by the undersigned surveyor and is based on the aforesaid plan.


MICHAEL F. BURNS, P.L.S.
New Jersey Professional Land Surveyor
License Number 34841

9/30/2020

DATE