January 14, 2025
170773001

WRITTEN DESCRIPTION
WATERFRONT ACCESS EASEMENT
BLOCK 5622 PART OF LOT 1
IN THE BOROUGH OF BRONX, CITY OF NEW YORK
BRONX COUNTY, NEW YORK

All that certain plot, piece, or parcel of land, situate, lying, and being in the Borough of Bronx, Bronx County, City and State of New York, bounded and described as follows:

BEGINNING at a point having an approximate coordinate value of Northing 234891.99 Easting 1029824.52 as referenced to New York State Plane coordinate system NAD83 Long Island Zone, and running; thence

North 31°55'58" East, a distance of 13.33 feet to a point; thence

North 90°00’00" East, a distance of 56.07 feet to a point; thence

Along a curve to the right having an arc length of 34.86 feet, a radius of 59.00 feet, and a central angle of 33°51'17” and being subtended by a chord which bears South 16°55'39" East, a distance of 34.36 feet to a point; thence

South 00°00'00" East, a distance of 19.63 feet to a point; thence

Along a curve to the left having an arc length of 45.25 feet, a radius of 95.00 feet, and a central angle of 27°17'27" and being subtended by a chord which bears Sourth 13°38'44" East, a distance of 44.82 feet to a point; thence

South 27°17'27" East, a distance of 586.32 feet to a point; thence

South 21°35'16" East, a distance of 122.52 feet to a point; thence

South 28°00'00" East, a distance of 160.52 feet to a point; thence

South 62°42'33" West, a distance of 44.53 feet to a point; thence

North 26°10'20" West, a distance of 982.62 feet to the Point or Place of Beginning

Encompassing an area of 43,259 square feet or 0.99 acres, more or less.