



**160 Glenridge Avenue**

Tax Block 3206, Lot 13A  
(Formerly Lots 13 & 14)  
Township of Montclair  
Essex County, N.J.

**Being the same premises as Lot 13 & 14 as previously described in Deed Book 5415, Page 251 and being further described as:**

**BEGINNING** at a point on the corner formed by the intersection of the southwesterly line of Glenridge Avenue, a 55 feet wide right-of-way, and the westerly line of Lackawanna Plaza, a 60 feet wide right-of-way formerly known as Spring Street; running thence

1. Continuing on Lackawanna Plaza, at a bearing of South 11 degrees 01 minutes 00 seconds West, a distance of 149.67 feet, to a point and corner of Lands N/F Julius M. Guter; thence
2. Leaving Lackawanna Plaza, at a bearing of North 55 degrees 06 minutes West, a distance of 148.84 feet, to a point and corner on lands N/F the Montclair Trust Company; thence
3. North 36 degrees 10 minutes 40 seconds East, a distance of 89.85 feet, to a point and corner on the lands N/F Go-Gas Company; thence
4. North 37 degrees 17 minutes 30 seconds East, a distance of 53.34 feet, to a point and corner on the southwesterly line of Glenridge Avenue; thence
5. Continuing on Glenridge Avenue, at a bearing of South 58 degrees 36 minutes 30 seconds East, a distance of 9.10 feet, to an angle in said roadway; thence
6. Continuing on Glenridge Avenue, at a bearing of South 49 degrees 53 minutes 30 seconds East, a distance of 75.25 feet, to the previously described point or place of **BEGINNING**.

Subject to easements and restrictions of record.

In accordance with a survey prepared by Behar Surveying Associates, PC dated April 13, 2015, revised June 5, 2023 to depict the consolidated parcels.

William B. Klapper  
Professional Land Surveyor  
New Jersey License No. 24GS03317500

File Number: BSA-19297