

May 21, 2025

**Description of a portion of Sandak Avenue to be Vacated to Block 1248.20 Lot 1.09  
Township of Lakewood, County of Ocean**

All that certain tract or parcel of land being known and designated as a portion of Sandak Avenue as shown on a certain plan entitled “ Major Subdivision, Easement and Dedication Detail Sheet #1, Stone Mountain, Block 1246 Lots 1, 2, 4, 5, 6, 8, & 10, Block 1247 Lots 1 & 2, Block 1248.19 Lot 190, Block 1248.20 Lot 191, Lakewood Township, Ocean County, New Jersey,” plan having been prepared by Newlines Land Consultants (Project 21325-03), dated July 8, 2024 and revised through September 6, 2024 and being more particularly bound and described as follows:

Beginning at a point in the existing Westerly Right-of-Way of Sandak Avenue (Unimproved) (50.00 feet wide) said point being the intersection of the existing Westerly Right-of-Way of Sandak Avenue and the existing Northerly Right-of-Way of Rochelle Street (50.00 feet wide) and from said beginning point running, Thence;

- (1) Along the existing Westerly Right-of-Way of Sandak Avenue on a curve to the right, having a Radius of 69.64 feet and an Arc Length of 58.25 feet, to a point in the proposed Westerly Right-of-Way of Sandak Avenue, Thence;
- (2) South 07° 04' 52" West 24.00 feet, to a point of curvature in the proposed Westerly Right-of-Way of the same, Thence;
- (3) On a curve to the right, having a Radius of 16.00 feet and an Arc Length of 25.13 feet, to a point in the proposed Northerly Right-of-Way of Rochelle Street, Thence;
- (4) North 82° 55' 08" West 24.00 feet, to the point and place of beginning;

Said above described tract or parcel of land containing within said bounds 973.34 square feet of land (0.0223 acres), more or less.

Said above described tract or parcel of land being subject to easements and/or restrictions of record.

Prepared by:  
**Newlines Engineering & Survey**

Christopher J. Bouffard, PLS  
NJ Professional Land Surveyor no. 37576