



May 21, 2025

**Description of a portion of Sally Avenue to be Vacated to Block 1248.21 Lot 1.08
Township of Lakewood, County of Ocean**

All that certain tract or parcel of land being known and designated as a portion of Sally Avenue, as shown on a certain plan entitled "Final Plat, Easement and Dedication Detail Sheet #1, Solar Duplexes, Block 1243 Lots 1, 3 & 5, Block 1244 Lots 1, 2, 3, 4 & 5, Block 1245 Lots 1, 2, 3, 4, 5 & 6, Block 1248.21 Lots 193, 194, 222 & 223, Block 1248.22 Lots 196, 197, 224 & 226, Lakewood Township, Ocean County, New Jersey," plan having been prepared by Newlines Land Consultants (Project 21325), dated August 8, 2023 and revised through June 27, 2024 and being more particularly bound and described as follows:

Beginning at a point in the existing Easterly Right-of-Way of Sally Avenue (Unimproved) (50.00 feet wide) said point being the intersection of the existing Easterly Right-of-Way of Sally 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 proposed Northerly Right-of-Way of Rochelle Street North $82^{\circ} 55' 08''$ West 24.00 feet, to a point of curvature in the proposed Northerly Right-of-Way of the same, Thence;
- (2) On a curve to the right, having a Radius of 16.00 feet and an Arc Length of 25.13 feet, to a point of tangency in the proposed Easterly Right-of-Way of Sally Avenue, Thence;
- (3) North $07^{\circ} 04' 52''$ East 24.00 feet, to a point of curvature in the existing Easterly Right-of-Way of Sally Avenue;
- (4) On a curve to the right, having a Radius of 69.64 feet and an Arc Length of 58.25 feet, to the point and place of beginning, Thence;

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

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