



HHI00513.01

February 11, 2022

**Description of
Permanent Utility Easement
Part of Cedar Street (4.65 foot wide Right-of-Way)
Borough of Highlands, Monmouth County, New Jersey**

Description of a 4.65 foot wide strip of land being the remainder portion of Cedar Street (30 foot wide Right-of-Way-TM), situate, lying and being in the Borough of Highlands, County of Monmouth, State of New Jersey to be a **Permanent Utility Easement** and more particularly described as follows:

BEGINNING at the common line between Lots 1 and 2.01 in Block 68, said point being the most southeasterly corner of Lot 2.01 in Block 65, said point also being witnessed by a pin found and from said Point of Beginning proceeding; thence,

- 1) Along the easterly line of Lots 2.01 and 2.02 in Block 65, North 35° 22' 21" East, a distance of 94.45 feet to a point on the southerly line of Lot 3 in Block 65; thence,
- 2) Along the southerly line of Lot 3 in Block 65, South 80° 36' 39" East, a distance of 5.17 feet to a point on the westerly line of Lot 25 in Block 68; thence,
- 3) Along the westerly line of Lot 25 in Block 68, South 35° 22' 21", a distance of 96.71 feet to a point on the northeasterly Right-of-Way line of Fourth Street; thence,
- 4) Along the northeasterly Right-of-Way line of Fourth Street, North 54° 37' 39" West, a distance of 4.65 feet to the Point and Place of BEGINNING.

Said description of the Permanent Utility Easement containing 444 Square Feet (0.010 Acres) of land, more or less.

Said described lands being subject to easements, restriction and agreements of record and such facts as may be disclosed in a full and accurate Title Search into the property-in-question and the immediate adjoiners.

Said described lands being subject to any and all public utilities established within the road prior to vacation. All utilities will remain within the vacated portion of Cedar Street.

Said described lands being known as the remainder portion of Cedar Street (4.65 foot Wide Right-of-Way) to be vacated, as shown on the official Tax Map of the Borough of Highlands, Monmouth County, New Jersey.



This description drawn in accordance with a sketch entitled, "Sketch of Permanent Utility Easement Part of Cedar Street, Borough of Highlands, Monmouth County, New Jersey", dated February 11, 2022, prepared by Robert K. Sanchez, Professional Land Surveyor of CME Associates, 1460 Route 9 South, Howell, New Jersey.

Information used in preparing the above description is as follows:

Tax Map page 14 for the Borough of Highlands, Monmouth County, New Jersey

Deed Book 9565 Page 495 – Lot 25 in Block 65

Deed Book 9220 Page 4178 – Lot 2.02 in Block 68

Deed Book 8975 Page 6666 – Lot 2.01 in Block 68

Deed Book 9558 Page 1027 – Lot 24.01 in Block 65

Deed Book 4717 Page 239 – Lot 3 in Block 68

Filed Map 47-11-Filed 8-16-1893

Filed Map 293-30-Filed 3-31-2004

Robert K. Sanchez, P.L.S.
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HHI00513.01

June 21, 2022

**Description of Road Vacation
Part of Cedar Street (2.32 foot wide Right-of-Way)
Borough of Highlands, Monmouth County, New Jersey**

Description of a 2.32 foot wide strip of land being a portion of Cedar Street (30 foot wide Right-of-Way-TM), situate, lying and being in the Borough of Highlands, County of Monmouth, State of New Jersey to be **vacated** and become part of Lot 2.01 in Block 68 more particularly described as follows:

BEGINNING at a pin found marking the most southeasterly corner of Lot 2.01 in Block 68, said point being distant 62.65 feet on a course bearing South 54° 18' 03" East from the intersection of the southeasterly Right-of-Way line of Cedar Street (20 Foot Wide Right-of-Way-TM) with the most southwesterly corner of Lot 2.01 in Block 68; thence;

- 1) Along the easterly line of Lot 2.01 in Block 68, North 35° 22' 21" East, a distance of 42.96 feet to a point on the common corner of Lots 2.01 and 2.02 in Block 68; thence,

Through the remaining portion of Cedar Street the following two (2) courses:

- 2) South 58° 07' 03" East, a distance of 2.33 feet to a point in the centerline of the said remaining portion of Cedar Street; thence,
- 3) Along the centerline of said remaining portion of Cedar Street, South 35° 22' 21" West, a distance of 43.10 feet to a point on the northeasterly Right-of-Way line of Fourth Street (30 Foot Wide Right-of-Way-TM); thence,
- 4) Along the northeasterly Right-of-Way line of Fourth Street, North 54° 37' 39" West, a distance of 2.32 feet to the Point and Place of **BEGINNING**.

Said description of a portion of Cedar Street to be vacated containing 100 Square Feet (0.002 Acres) of land, more or less.

Said described lands being subject to easements, restriction and agreements of record and such facts as may be disclosed in a full and accurate Title Search into the property-in-question and the immediate adjoining.

Said described lands being subject to any and all public utilities established within the road prior to vacation. All utilities will remain within the vacated portion of Cedar Street.



Said described lands being known as the remainder portion of Cedar Street (4.65 foot Wide Right-of-Way) to be vacated, as shown on the official Tax Map of the Borough of Highlands, Monmouth County, New Jersey.

Intended to vacate all right, title and interest, in and to a portion of the public right-of-way, commonly known as Cedar Street (4.65 foot Wide Right-of-Way).

This description drawn in accordance with a sketch entitled, "Sketch of Cedar Street Road Vacation, Part of Lot 2.01, Block 68, Borough of Highlands, Monmouth County, New Jersey", dated June 21, 2022, prepared by Robert K. Sanchez, Professional Land Surveyor of CME Associates, 1460 Route 9 South, Howell, New Jersey.

Information used in preparing the above description is as follows:

Tax Map page 14 for the Borough of Highlands, Monmouth County, New Jersey

Deed Book 9565 Page 495 – Lot 25 in Block 65

Deed Book 9220 Page 4178 – Lot 2.02 in Block 68

Deed Book 8975 Page 6666 – Lot 2.01 in Block 68

Deed Book 9558 Page 1027 – Lot 24.01 in Block 65

Deed Book 4717 Page 239 – Lot 3 in Block 68

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June 21, 2022

**Description of Road Vacation
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Borough of Highlands, Monmouth County, New Jersey**

Description of a 2.32 foot wide strip of land being a portion of Cedar Street (30 foot wide Right-of-Way-TM), situate, lying and being in the Borough of Highlands, County of Monmouth, State of New Jersey to be **vacated** and become part of Lot 2.02 in Block 68 more particularly described as follows:

BEGINNING at a point on the common rear corner of Lots 2.02 and 2.01 in Block 68, said point being distant 65.12 feet on a course bearing South 58° 07' 03" East from the intersection of the common front corner of Lots 2.02 and 2.01 in Block 68 with the southeasterly Right-of-Way line of Cedar Street (20 Foot Wide Right-of-Way-TM); thence;

- 1) Along the easterly line of Lot 2.02 in Block 68, North 35° 22' 21" East, a distance of 51.48 feet to a point on the southerly line of Lot 3 in Block 68; thence,
- 2) Along the southerly line of Lot 3 in Block 68, South 80° 36' 39" East, a distance of 2.59 feet to a point; thence,

Along the remaining portion of Cedar Street the following two (2) courses:

- 3) Along the centerline of said remaining portion of Cedar Street, South 35° 22' 21" West, a distance of 52.48 feet to a point; thence,
- 4) North 58° 07' 03" West, a distance of 2.33 feet to the Point and Place of BEGINNING.

Said description of a portion of Cedar Street to be vacated containing 121 Square Feet (0.003 Acres) of land, more or less.

Said described lands being subject to easements, restriction and agreements of record and such facts as may be disclosed in a full and accurate Title Search into the property-in-question and the immediate adjoining.

Said described lands being subject to any and all public utilities established within the road prior to vacation. All utilities will remain within the vacated portion of Cedar Street.

Said described lands being known as the remainder portion of Cedar Street (4.65 foot Wide Right-of-Way) to be vacated, as shown on the official Tax Map of the Borough of Highlands, Monmouth County, New Jersey.



Intended to vacate all right, title and interest, in and to a portion of the public right-of-way, commonly known as Cedar Street (4.65 foot Wide Right-of-Way).

This description drawn in accordance with a sketch entitled, "Sketch of Cedar Street Road Vacation, Part of Lot 2.02, Block 68, Borough of Highlands, Monmouth County, New Jersey", dated June 21, 2022, prepared by Robert K. Sanchez, Professional Land Surveyor of CME Associates, 1460 Route 9 South, Howell, New Jersey.

Information used in preparing the above description is as follows:

Tax Map page 14 for the Borough of Highlands, Monmouth County, New Jersey

Deed Book 9565 Page 495 – Lot 25 in Block 65

Deed Book 9220 Page 4178 – Lot 2.02 in Block 68

Deed Book 8975 Page 6666 – Lot 2.01 in Block 68

Deed Book 9558 Page 1027 – Lot 24.01 in Block 65

Deed Book 4717 Page 239 – Lot 3 in Block 68

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June 21, 2022

**Description of Road Vacation
Part of Cedar Street (2.32 foot wide Right-of-Way)
Borough of Highlands, Monmouth County, New Jersey**

Description of a 2.32 foot wide strip of land being a portion of Cedar Street (30 foot wide Right-of-Way-TM), situate, lying and being in the Borough of Highlands, County of Monmouth, State of New Jersey to be **vacated** and become part of Lot 25 in Block 65 more particularly described as follows:

BEGINNING at the intersection of the northeasterly Right-of-Way line of Fourth Street (30 Foot Wide Right-of-Way-TM) with the most southwesterly corner of Lot 25 in Block 68, said point being distant the following two (2) courses from the intersection of the southeasterly Right-of-Way line of Cedar Street (20 Foot Wide Right-of-Way-TM) with the southwesterly corner of Lot 2.01 in Block 68, thence;

- a) Along the southerly line of Lot 2.01 in Block 68, South 54° 18' 03" East, a distance of 62.65 feet to a pin found marking the southeasterly corner of Lot 2.01 in Block 68; thence,
- b) Along the remaining Right-of-Way portion of Cedar Street, South 54° 37' 39" East, a distance of 2.32 feet to the Point and Place of BEGINNING and continuing; thence,
- 1) Along the centerline of the remaining Right-of-Way portion of Cedar Street, North 35° 22' 21" East, a distance of 95.58 feet to a point on the southerly line of Lot 3 in Block 68; thence,
- 2) Along the southerly line of Lot 3 in Block 68, South 80° 36' 39" East, a distance of 2.59 feet to a point on the westerly line of Lot 25 in Block 65; thence,
- 3) Along the westerly line of Lot 25 in Block 65, South 35° 22' 21" West, a distance of 96.71 feet to a point on the northeasterly Right-of-Way line of Fourth Street; thence,
- 4) Along the northeasterly Right-of-Way line of Fourth Street, North 54° 37' 39" West, a distance of 2.32 feet to the Point and Place of BEGINNING.

Said description of a portion of Cedar Street to be vacated containing 223 Square Feet (0.005 Acres) of land, more or less.

Said described lands being subject to easements, restriction and agreements of record and such facts as may be disclosed in a full and accurate Title Search into the property-in-question and the immediate adjoining.

Said described lands being subject to any and all public utilities established within the road prior to vacation. All utilities will remain within the vacated portion of Cedar Street.



Said described lands being known as the remainder portion of Cedar Street (4.65 foot Wide Right-of-Way) to be vacated, as shown on the official Tax Map of the Borough of Highlands, Monmouth County, New Jersey.

Intended to vacate all right, title and interest, in and to a portion of the public right-of-way, commonly known as Cedar Street (4.65 foot Wide Right-of-Way).

This description drawn in accordance with a sketch entitled, "Sketch of Cedar Street Road Vacation, Part of Lot 25, Block 65, Borough of Highlands, Monmouth County, New Jersey", dated June 21, 2022, prepared by Robert K. Sanchez, Professional Land Surveyor of CME Associates, 1460 Route 9 South, Howell, New Jersey.

Information used in preparing the above description is as follows:

Tax Map page 14 for the Borough of Highlands, Monmouth County, New Jersey

Deed Book 9565 Page 495 – Lot 25 in Block 65

Deed Book 9220 Page 4178 – Lot 2.02 in Block 68

Deed Book 8975 Page 6666 – Lot 2.01 in Block 68

Deed Book 9558 Page 1027 – Lot 24.01 in Block 65

Deed Book 4717 Page 239 – Lot 3 in Block 68

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