

DESCRIPTION OF PROPERTY  
TOWNSHIP OF MIDDLETOWN  
MONMOUTH COUNTY, NEW JERSEY

JEFFERSON WAY RIGHT-OF-WAY VACATION  
PROJECT NO. MSA-0258  
JULY 6, 2022  
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All that certain lot, tract or parcel of land situate, lying and being in the Township of Middletown, in the County of Monmouth and the State of New Jersey, and being all of the Jefferson Way right-of-way (40-foot wide) from Center Avenue to Block 306, Lot 169, and being adjacent to Lots 152, 153, 154 and 156 in Block 306, as shown on a map entitled "Exhibit for Jefferson Way Right-of-Way Vacation, Township of Middletown, Monmouth County, New Jersey, dated June 29, 2022 prepared by Colliers Engineering & Design, and being more particularly bounded and described as follows:

**BEGINNING** at a point in the northeasterly line of Center Avenue (50-foot wide right-of-way), where the same is intersected by the northwesterly line of Jefferson Way (40-foot wide right-of-way), said point marked by an iron bar found, and from said beginning point running thence-

1. **N 32°29'55" E, 242.45 feet** along the aforesaid northwesterly line of Jefferson Way to a point in the northeasterly line of the same, thence-
2. **S 63°25'05" E, 40.22 feet** along the aforesaid northeasterly line of Jefferson Way to a point in the southeasterly line of the same, thence-
3. **S 32°29'55" W, 246.60 feet** along the aforesaid southeasterly line of Jefferson Way to a point in the aforesaid northeasterly line of Center Avenue, said point marked by an iron bar found, thence-
4. **N 57°30'05" W, 40.00 feet** along the aforesaid northeasterly line of Center Avenue to the Point and Place of **BEGINNING**.

**CONTAINING:** 9,781 square feet or 0.225 acres of land, more or less.

Intended to describe the entire 40-foot wide right-of-way of Jefferson Way from Center Avenue to Block 306 Lot 169 as shown on the aforesaid Exhibit Map, to be vacated by Middletown Township.

A portion of the above described entire Jefferson Avenue right-of-way to be vacated and become part of Block 306, Lot 154, shown as Vacation Area A on the aforesaid Exhibit Map, and being more particularly bounded and described as follows:

**BEGINNING** at a point in the northeasterly line of Center Avenue, where the same is intersected by the northwesterly line of Jefferson Way, said point marked by an iron bar found, and from said beginning point running thence-

1. **N 32°29'55" E, 100.00 feet** along the aforesaid northwesterly line of Jefferson Way to a point in the same, said point marked by an iron pipe found, thence-

2. **S 57°30'05" E, 20.00 feet** through the Jefferson Avenue right-of-way to a point in the centerline of the same, said point marked by an iron pipe found, thence-
3. **S 32°29'55" W, 100.00 feet** along the aforesaid centerline of Jefferson Way to a point in the aforesaid northeasterly line of Center Avenue, as shown on the aforesaid Exhibit Map, thence-
4. **N 57°30'05" W, 20.00 feet** along the aforesaid northeasterly line of Center Avenue to the Point and Place of **BEGINNING**.

**CONTAINING:** 2,000 square feet or 0.046 acres of land, more or less.

A portion of the above described entire Jefferson Avenue right-of-way to be vacated and become part of Block 306, Lot 156, shown as Vacation Area B on the aforesaid Exhibit Map, and being more particularly bounded and described as follows:

**BEGINNING** at a point in the northwesterly line of Jefferson Way, said point marked by an iron pipe found, said point also being located the following bearing and distance from a point marking the intersection of the said northwesterly line of Jefferson Way with the northeasterly line of Center Avenue: **N 32°29'55" E, 100.00 feet**, and from said beginning point running thence-

1. **N 32°29'55" E, 142.45 feet** along the aforesaid northwesterly line of Jefferson Way to a point in the northeasterly line of the same, thence-
2. **S 63°25'05" E, 20.11 feet** along the aforesaid northeasterly line of Jefferson Way to a point in the centerline of the same, thence-
3. **S 32°29'55" W, 144.53 feet** along the aforesaid centerline of Jefferson Way to a point in the same, said point marked by an iron pipe found, as shown on the aforesaid Exhibit Map, thence-
4. **N 57°30'05" W, 20.00 feet through** the aforesaid Jefferson Way right-of-way to the Point and Place of **BEGINNING**.

**CONTAINING:** 2,870 square feet or 0.066 acres of land, more or less.

A portion of the above described entire Jefferson Avenue right-of-way to be vacated and become part of Block 306, Lot 152, shown as Vacation Area C on the aforesaid Exhibit Map, and being more particularly bounded and described as follows:

**BEGINNING** at a point in the centerline of the Jefferson Way right-of-way, said point marked by an iron pipe found, said point also being located the following bearings and distances from a point marking the intersection of the northwesterly line of Jefferson Way with the northeasterly line of

Center Avenue: **N 32°29'55" E, 100.00 feet**; thence **S 57°30'05" E, 20.00**, and from said beginning point running thence-

1. **N 32°29'55" E, 144.53 feet** along the aforesaid centerline of Jefferson Way to a point in the northeasterly line of the same, thence-
2. **S 63°25'05" E, 20.11 feet** along the aforesaid northeasterly line of Jefferson Way to a point in the southeasterly line of the same, thence-
3. **S 32°29'55" W, 146.60 feet** along the aforesaid southeasterly line of Jefferson Way to a point in the same, as shown on the aforesaid Exhibit Map, thence-
4. **N 57°30'05" W, 20.00 feet** through the Jefferson Avenue right-of-way to the Point and Place of **BEGINNING**.

**CONTAINING:** 2,911 square feet or 0.067 acres of land, more or less.

A portion of the above described entire Jefferson Avenue right-of-way to be vacated and become part of Block 306, Lot 153, shown as Vacation Area D on the aforesaid Exhibit Map, and being more particularly bounded and described as follows:

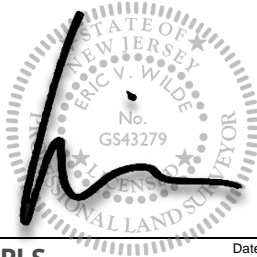
**BEGINNING** at a point in the northeasterly line of Center Avenue, where the same is intersected by the centerline of Jefferson Way, said point being located the following bearing and distance from a point marking the intersection of the northwesterly line of said Jefferson Way with the said northeasterly line of Center Avenue: **S 57°30'05" E, 20.00 feet**, and from said beginning point running thence-

1. **N 32°29'55" E, 100.00 feet** along the aforesaid centerline of Jefferson Way to a point in the same, said point marked by an iron pipe found, thence-
2. **S 57°30'05" E, 20.00 feet** through the Jefferson Avenue right-of-way to a point in the southeasterly line of the same, thence-
3. **S 32°29'55" W, 100.00 feet** along the aforesaid southeasterly line of Jefferson Way to a point in the aforesaid northeasterly line of Center Avenue, as shown on the aforesaid Exhibit Map, thence-
4. **N 57°30'05" W, 20.00 feet** along the aforesaid northeasterly line of Center Avenue to the Point and Place of **BEGINNING**.

**CONTAINING:** 2,000 square feet or 0.046 acres of land, more or less.

**SUBJECT TO:** to all easements, restrictions, reservations, agreements, covenants and rights of way of record.

The foregoing description was prepared by the undersigned surveyor for the firm of Colliers Engineering & Design and is based on the aforesaid Exhibit Map.



**JULY 6, 2022**

**Eric Wilde, PLS**

New Jersey Professional Land Surveyor  
License Number 24GA27986500