

## WARDELL RD R.O.W. VACATION

Description of property situated in the Borough of Tinton Falls, Monmouth County, New Jersey, being shown as Wardell Road (33' R.O.W. - unimproved) in Block 125 between lots 2 & 3, at deed book 5556 page 662, which is to be officially vacated by the municipality, and also being shown upon a certain map entitled: "WARDELL RD. ROW VACATION EXHIBIT PREPARED FOR 5171 ASBURY AVENUE~LOTS 1.02 & 2 & 3~BLOCK 125~SITUATED IN THE BOROUGH OF TINTON FALLS, MONMOUTH COUNTY, NEW JERSEY", prepared by Clearpoint Services, LLC, which map was dated May 19, 2020, and revised to November 12, 2021, and more particularly described as follows;

Beginning at a point in the (former) northeasterly line of Asbury Avenue (Monmouth County Route No. 16) (varied width), where the same is intersected by the southwesterly most corner of Lot 2 in Block 125 – before a R.O.W. dedication to Monmouth County, therein distant 259.55' as measured northwesterly along the same with the (former) northwesterly line of Shafto Road (Monmouth County Highway Route No. 547) (80' wide – tax map), and from the said beginning point running, thence;

- 1) North 54°36'56" West a distance of 40.51', along the said line of Asbury Avenue to a point, thence;
- 2) North 00°02'10" West a distance of 596.12', along the division line of Wardell Road and its adjoiner to the northwest to a point, thence;
- 3) North 25°46'52" East a distance of 75.82', along the division line of Wardell Road and its adjoiner to the west to a point, thence;
- 4) South 00°02'10" East a distance of 687.84', along the division line of Wardell Road and its adjoiner to the southeast to a point, in the said line of Asbury Avenue, and the point and place of beginning.

Having an area of 21198.53 square feet, or 0.48 acres.

Subject to R.O.W. dedication information as per deed book 5556-662.



Alan Boettger, PLS  
NJ LICENSE No. 41997  
May 19, 2020  
JOB No. 19-32406-09 - AreaOfWardellRoad