

PREPARED BY: \_\_\_\_\_

**DEED OF RIGHT-OF-WAY EASEMENT**

THIS DEED OF EASEMENT is made on this \_\_\_\_\_ day of \_\_\_\_\_,

20 \_\_\_\_\_ by

\_\_\_\_\_

whose mailing address is

\_\_\_\_\_

\_\_\_\_\_

(hereinafter referred to as "Grantor"), and **THE COUNTY OF MIDDLESEX, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY**, (hereinafter referred to as "Grantee"). The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

THIS EASEMENT is granted by Grantor to Grantee for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged. Grantor also acknowledges that the conveyance of this right-of-way easement is a condition of site plan/subdivision approval by the Middlesex County Planning Board (File Number \_\_\_\_\_) for the development of Block No. \_\_\_\_\_, Lot No. \_\_\_\_\_ as delineated on the prevailing tax map of the \_\_\_\_\_ of \_\_\_\_\_.

THE LANDS AFFECTED by this Easement (the "Affected Lands") are more formally described on **Exhibit "A"** (attached hereto and incorporated herein by this reference) prepared by \_\_\_\_\_, New Jersey License No. \_\_\_\_\_. Said Affected Lands is also depicted on a Site Plan/Subdivision Plan dated \_\_\_\_\_ (last revised \_\_\_\_\_), as prepared by \_\_\_\_\_, New Jersey License No. \_\_\_\_\_, attached hereto as **Exhibit "B"**.

SAID AFFECTED LANDS are a part of the lands and premises conveyed unto Grantor by deed from \_\_\_\_\_, dated \_\_\_\_\_ and recorded in the Middlesex County Clerk's Office on \_\_\_\_\_ at Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

THIS DEED OF EASEMENT conveys to Grantee the right to utilize the easement area in perpetuity for the widening or improving of \_\_\_\_\_ Road (County Road No. \_\_\_\_\_) where said road abuts Grantor's property, as set forth herein, to aid the traveling public as deemed necessary and appropriate by the Middlesex County Engineer.

IT IS THE SPECIFIC INTENTION of the easement to permit Grantee to plan, construct, install, maintain, renew, repair and widen as to future road improvements, utilities and associated drainage facilities (including related piping or material incident thereto) on \_\_\_\_\_ Road (County Road No. \_\_\_\_\_) as the County of Middlesex may deem necessary for public safety.

THE TERMS OF THIS DEED OF EASEMENT are as follows:

1. Grantor and Grantee shall exercise due care in the manner in which rights hereunder are exercised.
2. Grantor and Grantee agree to exercise its rights with respect to the described area so as to not to unreasonably interfere with the rights of the other party.
3. Grantee is permitted the right to enter in and upon the described premises to plan, survey, place, construct, maintain, repair and inspect the road and any and all road improvements that may be constructed.
4. Grantee is permitted to place, construct, erect, operate, maintain and inspect storm drainage facilities across and upon the described premises.
5. Grantee shall have the right of ingress and egress to and over said described premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement herein granted.
6. Grantor shall not construct, install, alter, or cause to be constructed, installed or altered, any improvements within the described premises that will interfere with or impede in any manner Grantee's ability to access or use this easement.

THIS DEED OF EASEMENT and the rights and obligations hereunder shall run with the land and be binding upon all the parties hereto, their successors, heirs, transferees and assigns.

THE GRANTOR signs this Deed to be effective as of the date at the top of the first page.

WITNESS:

GRANTOR:

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
*(Print)*

\_\_\_\_\_  
*(Print)*

**PARTNERSHIP  
ACKNOWLEDGMENT**

**STATE OF NEW JERSEY:**

**SS:**

**COUNTY OF MIDDLESEX:**

I certify that on this day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_ personally came before me and appeared \_\_\_\_\_, to me known and known to me to be one of the members of the firm of \_\_\_\_\_, described in and who executed the foregoing instruments, and acknowledged to me that executed the same as and for the same as for the act and deed of said firm.

\_\_\_\_\_  
Print name of Attesting Witness and Title

**SWORN TO AND SUBSCRIBED BEFORE  
ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**

*Revised 7/06 - ack.part*

**CORPORATE  
ACKNOWLEDGMENT**

**STATE OF NEW JERSEY:**

**SS:**

**COUNTY OF MIDDLESEX:**

I certify that on this day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_ personally came before me and this person acknowledged, under oath, to my satisfaction, that:

- A) This person is \_\_\_\_\_ the Secretary of \_\_\_\_\_, the Corporation described in the foregoing documents;
- B) This person is the attesting witness to the signing of the said documents by the proper Corporate Officer who is \_\_\_\_\_, the \_\_\_\_\_, President of the Corporation;
- C) The documents were signed and delivered by the corporation as its voluntary act duly authorized by a proper corporate resolution;
- D) This person knows the proper seal of the Corporation, which was affixed to said documents; and
- E) This person signed this proof to attest to the truth of these facts.

\_\_\_\_\_

**SWORN TO AND SUBSCRIBED BEFORE  
ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**

**INDIVIDUAL  
ACKNOWLEDGMENT**

**STATE OF NEW JERSEY:**

**SS:**

**COUNTY OF MIDDLESEX:**

I certify that on this day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_ personally came before me and appeared \_\_\_\_\_, to me known and known to me to be the person described in and who executed the foregoing instruments, and acknowledged to me that executed the same.

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Print name of Attesting Witness and Title

**SWORN TO AND SUBSCRIBED BEFORE  
ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**