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GRANT OF EASEMENT

Lawrence Mills
MORRIS COUNTY CLERK

THIS GRANT OF EASEMENT, made this 23rd day of August, 1982, by and

between:

LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION,
a non-profit association of the State of New Jersey, with
offices at P.O. Box 62, Club House, Parsippany, New Jersey,

(Hereinafter, "Owner")

and:

TOWNSHIP OF PARSIPPANY-TROY HILLS, County of
Morris, State of New Jersey, a municipal corporation of
the State of New Jersey, with offices at 1001 Parsippany
Boulevard, Parsippany, New Jersey 07054,

(Hereinafter, "Township")

WITNESSETH:

WHEREAS, the Owner is in possession of certain property in the Township
of Parsippany-Troy Hills, more particularly described as Lot 8, Block 360 on the Official
Tax Map of the Township; and

WHEREAS, the Township desires to obtain a municipal utility easement from
said Owner in connection with the installation, construction, utilization, maintenance,
repair and replacement of a certain sedimentation basin and facilities and appurtenances;
and

WHEREAS, the Owner is desirous of granting the Township said easement.

NOW, THEREFORE, IN CONSIDERATION OF the sum of ONE DOLLAR
and such other good and valuable consideration in hand paid by the Township and the
mutual undertakings herein contained, the Owner hereby gives and grants and conveys
to the Township, its successors and assigns, in perpetuity, an easement for the purposes
hereinafter set forth across, under, along, over and through the following premises being
in the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey and
more particularly described on Schedules "A" and "B" attached hereto and made a part
hereof.

COUNTY OF MORRIS	
CONSIDERATION	1.00
REALTY TRANSFER FEE	<i>Stamp</i>
DATE	FEB 1 1983
	BY <i>L.M.</i>

PAID
3.00
Tax exempt

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INSTRUMENT REC'D IN DEED

The Owner further gives, grants and conveys to the Township a temporary easement on lands contiguous to said permanent easement as said temporary easement appears in Schedules "A" and "B", which temporary easement shall be utilized by the Township or its contractor or its or their servants or agents during the construction of any municipal utility within said easement as aforesaid for ingress and egress and for construction purposes. The temporary easement shall be abandoned and cease upon the completion and acceptance of the construction work.

The easements granted herein shall include the right to install, rebuild, replace, reconstruct, repair, maintain, utilize and replace a sedimentation basin, facilities and appurtenances necessary and related thereto in and upon, under, through and along said lands, the right of the beneficiary of this easement, their agents, servants, employees, contractors and licensees of ingress and egress in and upon said lands until the completion of any such installation, construction, utilization, maintenance, repair, rebuilding, reconstruction, or replacement of the said installation and appurtenances is included herein on the condition, however, that the party making said installations and/or repairs, upon completion of any said work, shall remove all materials, tools, equipment, building and debris from the said premises and generally restore the property as nearly as possible to the same condition as it may have been prior to the undertaking of said work, exclusive of the replacement of any trees and shrubs.

The Owner of the property herein shall have the right to use the property except as may otherwise appear herein or to be inconsistent with the rights hereby established and the Owner shall not erect or cause to be erected, installed or placed upon the premises herein described or part thereof, the erection, installation or placement of any building or structure on or over or interfering with the construction, maintenance or other operation of the sedimentation basin facilities and appurtenances to be constructed, installed, utilized, maintained, repaired, replaced or reconstructed in accordance with this Instrument.


The Owner covenants and represents that they are lawfully seized and possessed of the lands herein described on Schedules "A" and "B" and that they have good and lawful right and title to convey said lands and any interest therein. The within grant is subject, however, to any and all existing easements and rights of ingress and egress of record.

The covenants and easements herein granted shall run with the land and shall be construed as running with the land and the same shall be binding upon the parties hereto, their heirs, assigns or successors in title or interest in perpetuity.

IN WITNESS WHEREOF, the parties hereto have hereunto caused these presents to be signed, sealed and acknowledged on the day and year as indicated on the acknowledgments attached hereto and made a part hereof.

ATTEST:

LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION

 Mary Lou Wilson
MARY LOU WILSON, Secretary

By: Stephen B. Kratt
STEPHEN B. KRATT, President

ATTEST:

TOWNSHIP OF PARSIPPANY-TROY HILLS

Ed. Vreeland
EDMER C. VREELAND, Clerk

By: Frank B. Priore
FRANK B. PRIORE, Mayor

LEGAL DESCRIPTION
MUNICIPAL UTILITY EASEMENT
TAX BLOCK 360 LOT 8
TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

BEGINNING at a point in the Westerly 50 foot wide Right of Way line of Lake Shore Drive, said point being distant 238.65 feet on a course of South 16 degrees 12 minutes 40 seconds East from a point of tangency in Lot Number 4507 as shown on a map entitled " Fifth Map of Lake Parsippany, Parsippany-Troy Hills Township, Morris County, New Jersey", filed in the Morris County Clerk's Office as map number 942 E, and running from said beginning point;

1. South 16 degrees 12 minutes 40 seconds East along said Right of Way line of Lake Shore Drive a distance of 15.00 feet to a point, running thence,
2. South 73 degrees 47 minutes 20 seconds West a distance of 78.88 feet to a point at the high water mark of Lake Parsippany running thence,
3. Along said high water mark in a Southerly direction a distance of 49± feet to a point, running thence,
4. South 73 degrees 47 minutes 20 seconds West a distance 55± feet to a point in the waters of Lake Parsippany, said point being distant the following two courses and distances from the beginning point of this easement:
 - a. South 16 degrees 12 minutes 40 seconds East, 64.00 feet
 - b. South 73 degrees 47 minutes 20 seconds West, 139.89 feet running thence,
5. North 23 degrees 01 minutes 16 seconds East a distance of 20.6± feet to a point at the high water mark of an island known as Plot "F" on the aforementioned registered map number 942 E., also known as Tax Block 360, Lot 40, running thence,
6. Along the high water mark of said island, a distance of 411± feet to a point, running thence,
7. South 47 degrees 46 minutes 31 seconds West a distance of 135± feet to a point in the waters of Lake Parsippany, said point being distant 196.88 feet on a course of South 72 degrees 07 minutes 50 seconds West from the fifth corner of this easement, running thence,
8. North 42 degrees 59 minutes 18 seconds West a distance of 17± feet to a point in the high water mark of an island known as Plot "E" on the aforementioned registered map number 942 E, also known as Tax Block 360, Lot 39, running thence,
9. Along the high water mark of said island a distance of 320± feet to a point, running thence,
10. South 48 degrees 33 minutes 42 seconds East a distance of 25± feet to a point in the waters of Lake Parsippany, said point being distant 145.89 feet on a course of South 85 degrees 41 minutes 16 seconds West from the eighth corner of this easement, running thence,

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11. South 63 degrees 35 minutes 54 seconds West a distance of 77.47 feet to a point in the water of Lake Parsippany, running thence,
12. North 31 degrees 29 minutes 15 seconds West a distance of 26± feet to a point at the high water mark of Lake Parsippany, running thence.
13. Along said high water mark in a Northerly direction a distance of 122± feet to a point, running thence,
14. North 3 degrees 15 minutes 18 seconds West a distance of 58.03 feet to a point in the Southerly 50 foot wide Right of Way line of Lake Shore Drive, said point being distant the following courses and distances from the twelfth corner of this easement.
 - c. North 31 degrees 29 minutes 15 seconds West, 151.90 feet
 - d. North 50 degrees 18 minutes 50 seconds East, 99.98 feet running thence,
15. North 50 degrees 18 minutes 50 seconds East along said Right of Way line a distance of 18.60 feet to a point, running thence,
16. South 3 degrees 15 minutes 18 seconds East a distance of 57.93 feet to a point in the high water mark of Lake Parsippany, running thence,
17. Along said high water mark in a Northeasterly direction a distance of 111± feet to a point, running thence,
18. North 54 degrees 41 minutes 51 seconds West a distance of 59.13 feet to a point in the Southerly 50 foot wide Right of Way line of Lake Shore Drive, said point being distant 60.66 feet on a course of North 50 degrees 18 minutes 50 seconds East from the 16th corner of this easement, running thence,
19. North 50 degrees 18 minutes 50 seconds East along said Right of Way line of Lake Shore Drive a distance of 15.55 feet to a point, running thence,
20. South 54 degrees 41 minutes 51 seconds East a distance of 57.62 feet to a point at the high water mark of Lake Parsippany, running thence,
21. Along said high water mark a distance of 47± feet to a point, running thence,
22. South 76 degrees 41 minutes 04 seconds West a distance of 55.05 feet to a point, being also the 20th corner of this easement, running thence,
23. North 50 degrees 18 minutes 50 seconds East along the Southerly 50 foot wide Right of Way line of Lake Shore Drive a distance of 87.00 feet to a point, running thence,
24. Along the high water mark of Lake Parsippany in Southeasterly direction, a distance of 124± feet to a concrete seawall, running thence,
25. Along the face of said concrete seawall a distance of 94± feet to a point, running thence,
26. Along the high water mark of Lake Parsippany a distance of 179± feet to a point, running thence,
27. North 73 degrees 47 minutes 20 seconds East a distance of 74.60 feet to the point or place of BEGINNING.

Containing 52,100 square feet of land, more or less.

Subject to existing easements of record from Lake Shore Drive to Tax Lots 39 and 40.

Being known and designated as Sedimentation Basin Number One on a survey prepared by F.J. Rospond Associates, Consulting Engineers, dated May 10, 1982.

MUNICIPAL UTILITY EASEMENT
LOT 8, BLOCK 360
PARSIPPANY-TROY HILLS TOWNSHIP

BEGINNING at a point in the waters of Lake Parsippany, said point being on the twelfth course of a Municipal Utility Easement for Lot 8, Block 360 and being distant N 31° 29' 15" W 8.7 feet ± from the terminus of the eleventh course of said deed, and running thence:

- 1) In a westerly direction through the waters of Lake Parsippany S 69° 56' 20" W 18.4 feet ± to a point; thence
- 2) In a northerly direction N 21° 47' 35" W 42.5 feet ± to a point; thence
- 3) In an easterly direction N 69° 34' 24" E 22.6 feet ± to a point on the westerly shoreline of Lake Parsippany and on the thirteenth course of the above referenced Municipal Utility Easement; thence
- 4) In a southeasterly direction along said shoreline S 32° 35' 51" E 11.0 feet ± to a point; thence
- 5) In a southerly direction still along the same shoreline S 15° 26' 01" E 15.3 feet ± to a point; thence
- 6) In a southwesterly direction still along the same shoreline S 40° 02' 39" W 7.6 feet ± to a point, said point being the terminus of the twelfth course of the above referenced Municipal Utility Easement; thence
- 7) In a southeasterly direction along the above referenced twelfth course in a reverse direction S 31° 29' 15" E 13.0 feet ± to the point of place of BEGINNING.

Containing 910.4 square feet more or less.

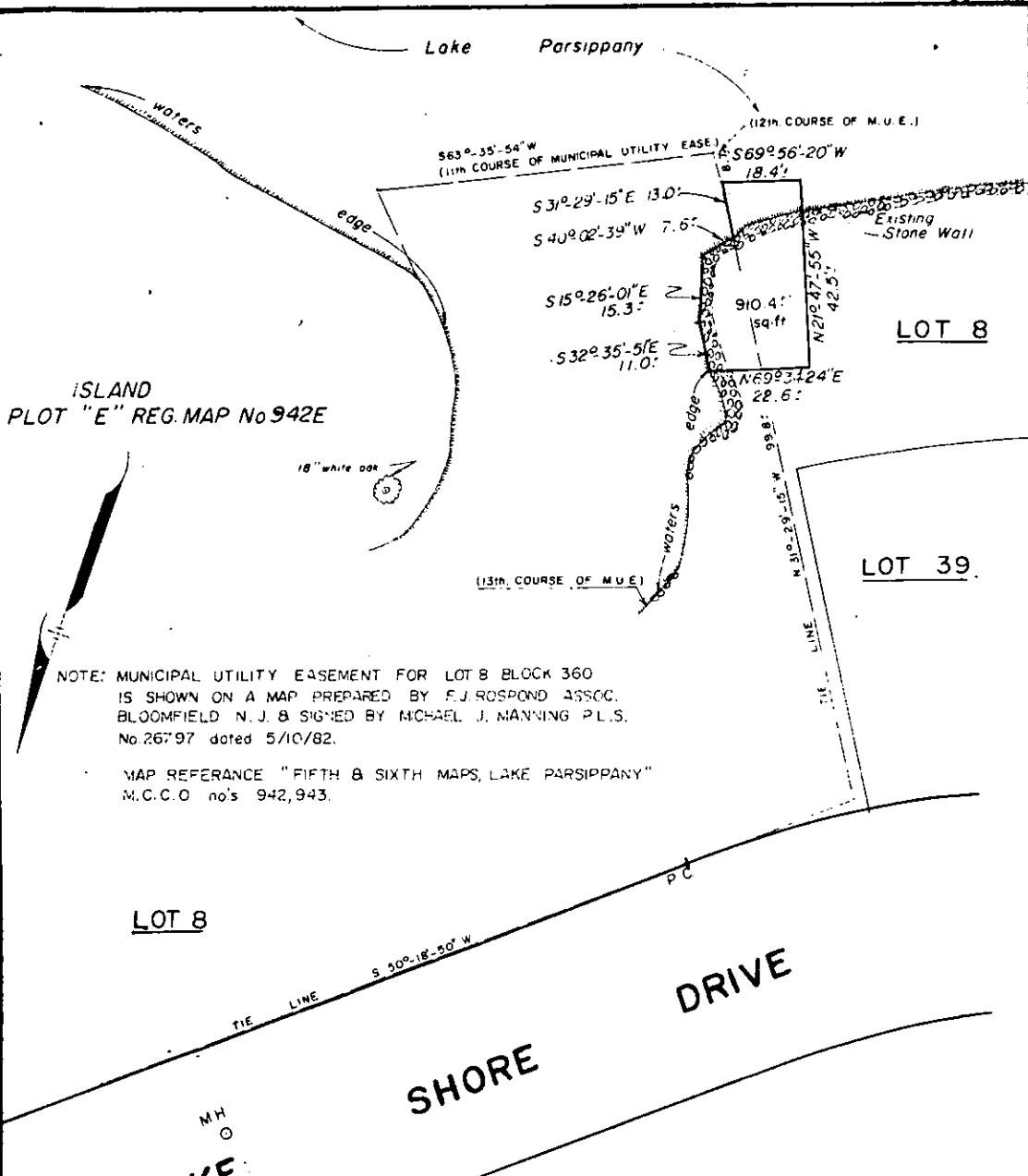
SCHEDULE A 4 of 4

SCHEDULE "B" 1 of 2

A portion of the easement not shown on Schedule "B" 2 of 2 is contained in a map entitled, "Municipal Utility Easement, Parsippany-Troy Hills Township, Morris County, New Jersey, Block 360, Lot 8 Sedimentation Basin No. 1, prepared by Michael J. Manning, N.J.L.S., License No. 26797 of F.J. Rospond Associates, Consulting Engineers, Bloomfield, New Jersey.

Said map is oversize and not recordable with this easement but is available at the Parsippany Municipal Building presently located at 1100 Parsippany Boulevard, Parsippany, New Jersey 07054, and/or at the offices of the Lake Parsippany Property Owners Association.

Schedule "B" 1 of 2



MUNICIPAL UTILITY EASEMENTS		
LOT 8 BLOCK 360		
TOWNSHIP OF PARSIPPANY - TROY HILLS		
MORRIS COUNTY, NEW JERSEY		
NICHOLAS J. WUNNER Professional Engineer & Land Surveyor N.J. Lic. No. 22704 Professional Planner N.J. Lic. No. 1796		
ANDERSON AND DENZLER ASSOC., INC. CONSULTING ENGINEERS 519 RIDGEDALE AVE. EAST HANOVER, N.J. 07936		
SCALE • 1" = 30'	DESIGNED BY •	DRAWN BY • L.G.Y.
DATE • 9/24/82	SURVEYED BY • JW	FILE no. • 82-554

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STATE OF NEW JERSEY, COUNTY OF MORRIS

SS.:

I CERTIFY that on December 11, 1982

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION, the corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on
December 11, 1982

Michael DeC...
 Notary Public in and for the State of New Jersey
 My Commission Expires on 12/31/83
 Prepared by: *[Signature]*
 N.J.S.A. 15:13 (Print signer's name below signature)
 Edward J. Buzak, Esq.

Mary Lou Gilson
 (Print name of attesting witness below signature)
 Secretary

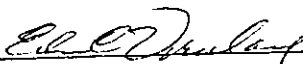
R/R *Alfred Villoresi, Esq.*
 360 Hawkins Pl.
 Boonton, N.J. 07005

STATE OF NEW JERSEY:

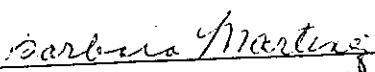
SS:

COUNTY OF MORRIS

BE IT REMEMBERED, that on this 31ST day of DECEMBER, in the year of Our Lord, One Thousand Nine Hundred & Eighty-two, before me, the subscriber, a Notary Public of New Jersey, personally appeared Elmer C. Vreeland who being by me duly sworn on his oath, doth depose and make proof to my satisfaction that he is the clerk of the TOWNSHIP OF PARSIPPANY-TROY HILLS, a municipal corporation the corporation named in the within Instrument, that Frank B. Priore is the Mayor of said municipality; that the execution, as well as the making of this instrument has been duly authorized by a proper resolution of the Governing Body of the said municipality; that deponent well and truly knows the corporate seal of said municipality; and the seal affixed to said instrument is such seal and was thereto affixed, and said instrument signed and delivered by said Frank B. Priore as and for his voluntary act and deed and as and for the voluntary act and deed of said municipality, in the presence of deponent, who thereupon subscribed his name thereto as witness.


Elmer C. Vreeland, Clerk

Sworn and subscribed to before me at the date aforesaid



BARBARA MARTINEZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 12, 1985

