

DEED OF EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE made this _____ day of _____, 2024, by and between the **Borough of Tinton Falls**, (hereinafter referred to as “Grantor”), located at 556 Tinton Avenue, Tinton Falls, New Jersey 07724, and **NEPTUNE TOWNSHIP** (hereinafter referred to as “Grantee”), with offices located at 25 Neptune Boulevard, Neptune, New Jersey 07753, and

WITNESSETH:

The Grantor, in consideration of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, hereby gives, grants and conveys onto the Grantee, its successors and assigns, forever an exclusive Easement and Right-of-Way, in, across, under, and over a portion of the property of the Grantor along Hovchild Blvd. in Tinton Falls as shown on two survey maps prepared by James Sassano Associates, Inc., dated May 22, 2023 and attached hereto as Exhibit A, located adjacent to Block 4101, Lots 12, 13 and 14, as described on the Tax Map of the Township of Neptune, County of Monmouth and State of New Jersey.

Being an exclusive Right-of-Way and Easement conveyed to the Grantee for the purpose of constructing, installing, laying, operating, maintaining, inspecting, removing, repairing, replacing, relaying, and adding to from time to time a sanitary sewer line, together with necessary fittings, appurtenances and attached facilities, including laterals and connections for the installation, use and maintenance of sanitary sewers.

Together with the right of the Grantee, its successors and assigns to enter in and upon whatever portion of the premises, exclusive of the Easement, with men, material, and machinery and both vehicular and pedestrian traffic at any and all times for the purpose of maintaining, repairing, reviewing, or adding to the aforesaid sewer lines and appurtenances

Prepared by: _____
GENE J. ANTHONY, ESQ.

and for doing anything necessary, useful and convenient for the enjoyment of the Easement herein granted.

To have and to hold the above granted Easement and Right-of-Way unto the said Grantee, its successors and assigns forever.

The Grantee agrees by the acceptance of this Deed of Easement and Right-of-Way that upon any opening made by the Grantee in connection with any of the purposes of this Easement and Right-of-Way, said opening shall be backfilled and resurfaced and all improvements restored to as nearly as possible the same condition as existed when said opening was made, all such work to be done at the expense of the Grantee. Grantee shall further exercise necessary care to protect all existing underground utilities serving the Grantor's premises. Grantee agrees to perform all work in an expeditious manner.

The Grantee agrees that it will give ten days written notice to Grantor, except in the case of emergency, before it makes any opening in the Easement area.

And the said Grantor does covenant with the said Grantee as follows:

1. That the said Grantor is seized of the real property subjected to said Easement and Right-of-Way and has good title to convey the same.
2. That the said Grantee shall have the exclusive right to enjoy the said Easement and Right-of-Way without disturbances and interference.
3. Grantor shall at all times have the right to use the Easement for any lawful purpose, provided, however, that the said use shall not interfere in any way with any of the purposes of this Easement and Right-of-Way.

IN WITNESS WHEREOF, the Grantor and the Grantee have set their hands the day and year first written above.

BOROUGH OF TINTON FALLS

BY: _____
Vito Perrillo
Mayor

Michelle Hutchinson, RMC

TOWNSHIP OF NEPTUNE

BY: _____
Tassie York
Mayor

WITNESS:

Gabriella Siboni, RMC

STATE OF NEW JERSEY:

SS:

COUNTY OF MONMOUTH:

I CERTIFY that on _____, 2024,

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

- (a) this person is named in and personally signed the attached document;
- (b) this person acknowledges that he/she is the Mayor of the Borough of Tinton Falls;
- (c) this person signed, sealed and delivered this document as his or her act and deed duly authorized by a proper Ordinance of the Borough of Tinton Falls; and
- (d) this person knows the proper seal of the Borough of Tinton Falls, which was affixed to this document.

Signed and sworn to before me
on _____, 2024

Print name:
Print title:

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

I CERTIFY that on _____, 2024,

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

- (a) this person is named in and personally signed the attached document;
- (b) this person acknowledges that he/she is Mayor of the Township of Neptune;
- (c) this person signed, sealed and delivered this document as his or her act and deed duly authorized by a proper Ordinance of the Township of Neptune; and.
- (d) this person knows the proper seal of the Township of Neptune, which was affixed to this document.

Signed and sworn to before me
on _____, 2024

Gene J. Anthony, Esq.
Attorney at Law
State of New Jersey



NO.	DATE	DESCRIPTION
1	05/22/2023	ISSUED FOR PERMITS
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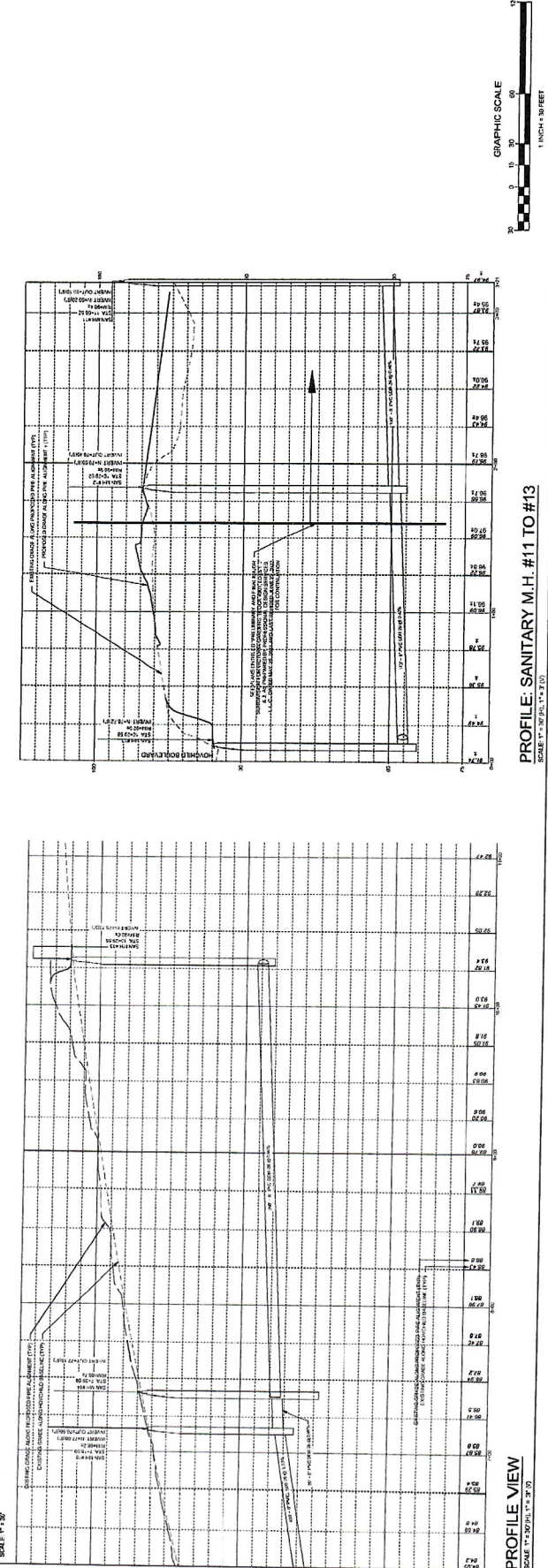
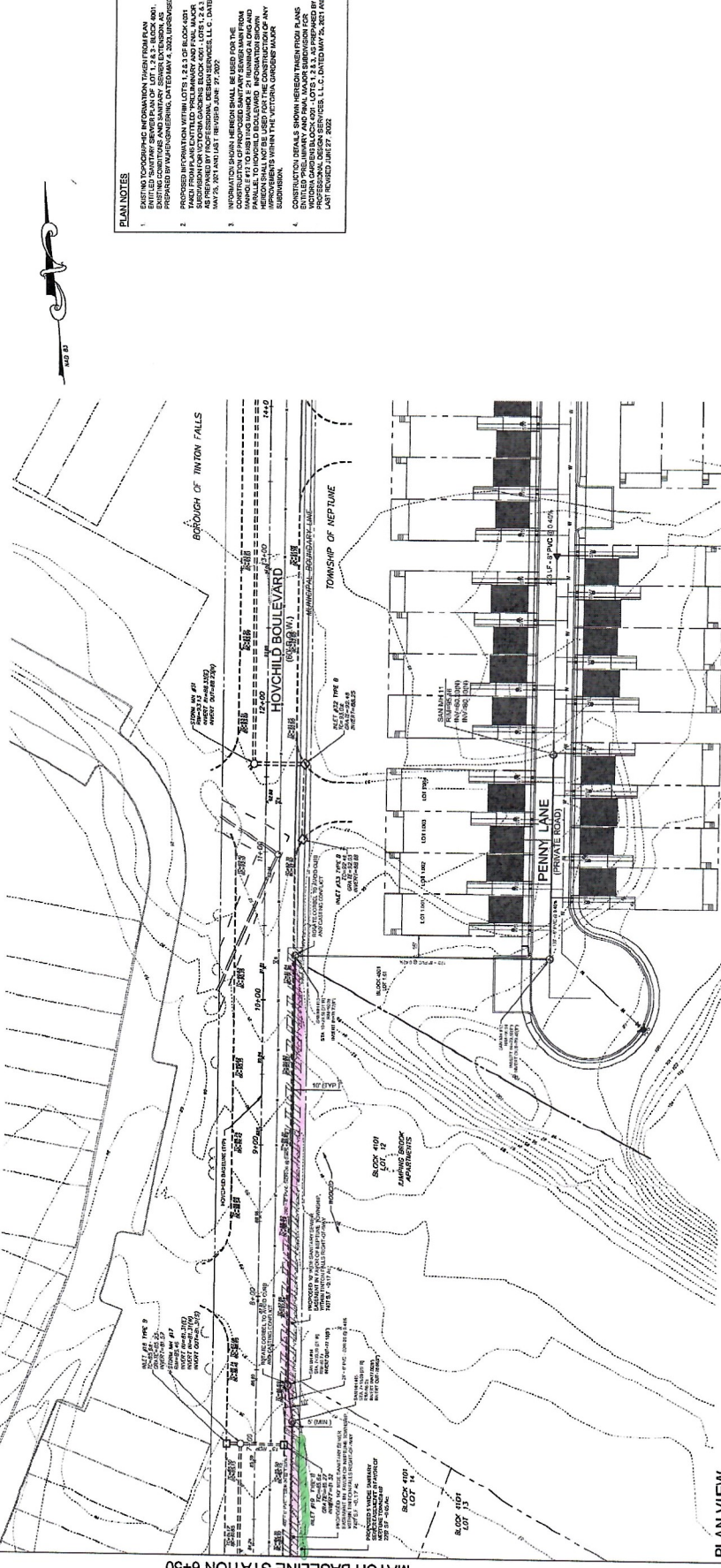
VICTORIA GARDENS
 4015 L & J, ROCK 4001
 TOWNSHIP OF NEPTUNE, COMBUTCH COUNTY, NEW JERSEY
 SANITARY SEWER MAIN EXTENSION PLAN AND PROFILE
 TIMBER RIDGE AT NEPTUNE, LLC
 600 HAMBOR TOWNSHIP, NEW JERSEY 08234

RICHARD J. CLEMON, P.E.
 NEW JERSEY LICENSE # 1101200
 PROFESSIONAL ENGINEER
 191700

PROJECT NO.	CS0402
SHEET NO.	2 OF 2
DATE	5/22/2023
SCALE	AS SHOWN
DESIGNED BY	AS
DRAWN BY	AS
CHECKED BY	AS
APPROVED BY	AS

JAMES SASSANO ASSOCIATES, INC.
 ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
 41 SOUTH ROUTE 23, BUILDING 1, SUITE 201
 HANMONTON, NEW JERSEY 08027
 TELEPHONE (609) 704-1155
 FAX (609) 704-1165
 WWW.JSAENGINEERING.COM

JSA
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 HANMONTON, NEW JERSEY 08027



MATCH BASELINE STATION 6+50

MATCH BASELINE STATION 6+50

GRAPHIC SCALE
 1 INCH = 30 FEET

PROFILE: SANITARY M.H. #11 TO #13
 SCALE: 1" = 30' (H), 1" = 4' (V)

PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE SUBDIVISION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE SUBDIVISION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE SUBDIVISION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE SUBDIVISION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.