

**ORD.#9-2023**

**An Ordinance of the Township of Mount Olive,  
County of Morris, State of New Jersey,  
Authorizing Acceptance of a 50' Right-Of-Way  
Dedication and Various Conservation and Sight  
Easements in Connection With Rachel Manor  
Estates. (Block 7702 Lot 32)**

**CLERK:**

Delivered to Mayor:

Date: 4/5/2023

Time: 9:00 am

Signed: \_\_\_\_\_

Township Clerk  
Michelle Masser

**MAYOR:**

Action by Mayor:

Approved: ✓

Date: 4/5/2023

Vetoed: \_\_\_\_\_

Date: \_\_\_\_\_

(Reasons for which Mayor has withheld approval of Ordinance, item or part Thereof.)

Signed: \_\_\_\_\_

Mayor

**CLERK:**

Returned:

Date: 4/5/23

Time: 9:05 am

Not returned with in (10) days

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Township Clerk

**ORD.#9-2023**

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A 50' RIGHT-OF-WAY DEDICATION AND VARIOUS CONSERVATION AND SIGHT EASEMENTS IN CONNECTION WITH RACHAEL MANOR ESTATES (BLOCK 7702 LOT 32)**

**WHEREAS**, Rachel Manor Estates, LLC received Final Subdivision Approval from the Township of Mount Olive Planning Board for development of the property designated as Block 7702, Lot 32 on the Township Tax Map, as memorialized by Resolution No. 99-40F adopted by the Planning Board on October 18, 2001 and

**WHEREAS**, by way of Resolution 113-2002 adopted on May 28, 2002, the Township entered into a developer's agreement with the Developer; and

**WHEREAS**, under the terms of the approvals and developer's agreement, the Developer was required to submit various forms-of-deed to be reviewed by the Township, which upon the Township's approval and acceptance, would be recorded by the Developer; and

**WHEREAS**, the deeds include a right-of-way ("ROW") road dedication, two conservation easements, and five sight easements, as depicted on the Rachel Manor Estates Final Plat dated July 16, 2002, which deeds and plat are attached hereto as Exhibit A; and

**WHEREAS**, the deeds for the ROW dedication, conservation easements, and sight easements still require formal acceptance from the Township by way of ordinance and recording by the Developer; and

**WHEREAS**, the Township is authorized pursuant to law to grant and receive interests in real property, including easements, by ordinance; and

**WHEREAS**, the Township now wishes to formally authorize and accept the previously executed easements, copies of which shall be placed on file with the Township Clerk; and

**WHEREAS**, the Township Engineer and Township Attorney have reviewed and recommended approving same.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Mount Olive, County of Morris, State of New Jersey, as follows:

1. The Township hereby authorizes and accepts the following executed deeds attached hereto as Exhibit A:
  - a. 50' Right-of-Way Dedication dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.

- b. 25' Conservation Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - c. 50' Conservation Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - d. Sight Triangle Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - e. Sight Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - f. Sight Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - g. Sight Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - h. Sight Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
  - i. Sight Easement dated June 1, 2001 between Rachel Manor Estates, LLC as Grantor and the Township as Grantee.
2. The Township Clerk shall forward a certified copy of this ordinance to Grantor for recording purposes.
3. The above original deeds shall be forwarded to the Developer, who shall be responsible for successfully recording them with the Morris County Clerk's Office, at Developer's own cost.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

Introduced: 3/21/2023  
Adopted: 4/4/2023  
Effective Date: 4/26/2023

TOWNSHIP OF MOUNT OLIVE

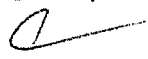
  
\_\_\_\_\_  
Joe Nicastro, Township Council President

ATTEST: 4/4/2023

  
\_\_\_\_\_  
Michelle Masser, Township Clerk

**SIGHT EASEMENT**

Prepared By:

  
MARK A. ROTHBERG, ESQ.

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

WITNESSETH:

TRANSFER OF OWNERSHIP: The Grantor grants and conveys to the Grantee a permanent and perpetual sight easement relating to the property described in the attached Schedule A description rider for the purpose of the use and maintenance of a sight easement, pursuant to the Ordinances of the Township of Mount Olive, as may be adopted from time to time, together with the free right of Grantee, its agents, representatives or employees to enter and depart over and across such property, insofar as such right to enter and depart is necessary for the proper use of any other right granted herein. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

BEING a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139. This Sight Easement affects LOT 32.01 in BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey.

PROPERTY: The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. The Legal Description is:

**SCHEDULE A ATTACHED HERETO.**

PROMISES BY GRANTOR: The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

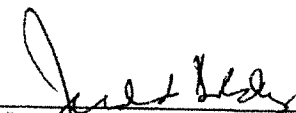
To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
 DEAN GOLDBERG, MEMBER

By:   
 JEROLD GOLDBERG, MANAGER

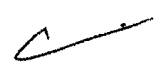
STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
 the aforementioned date

  
 DEAN GOLDBERG, MEMBER

  
 MARK A. ROTHBERG, ESQ.  
 AN ATTORNEY AT LAW OF THE  
 STATE OF NEW JERSEY

<b><u>SIGHT EASEMENT</u></b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,  TO  TOWNSHIP OF MOUNT OLIVE GRANTEE(S).	<b><u>RECORD &amp; RETURN TO:</u></b>  MARK A. ROTHBERG, ESQ. WILF & SILVERMAN 820 MORRIS TURNPIKE - SUITE 201 SHORT HILLS, NEW JERSEY 07078

May 15, 2001

**SIGHT EASEMENT DESCRIPTION**

**BLOCK 7702, LOT 32.01  
NORTHEAST CORNER OF JARED PLACE & WILDWOOD AVENUE  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Beginning at a point in the southerly sideline of Wildwood Avenue, said point being 19.19 feet east of a proposed monument on Wildwood Avenue, running thence:

1. South 21 Degrees 15 Minutes 00 Seconds West 46.40 feet, to a point in the easterly sideline of Jared Place; thence
2. Along the easterly sideline of Jared Place North 27 Degrees 13 Minutes 50 Seconds West 19.19 feet to a point; thence
3. Along a curve to the right having a radius of 14.00 feet and delta angle 96 Degrees 57 Minutes 40 Seconds to a proposed monument in the southerly sideline of Wildwood Avenue; thence
4. North 69 Degrees 43 Minutes 50 Seconds East 19.19 feet to the point and place of beginning.

Containing 552.4 square feet of land.

The above Description is intended to describe a Site Easement at the intersection of Jared Place and Wildwood Avenue.


Prepared by:



Michael J. Spillane, P.E., P.L.S. #17569

**SIGHT EASEMENT**

Prepared By:

  
MARK A. ROTHBERG, ESQ.

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

WITNESSETH:

**TRANSFER OF OWNERSHIP:** The Grantor grants and conveys to the Grantee a permanent and perpetual sight easement relating to the property described in the attached Schedule A description rider for the purpose of the use and maintenance of a sight easement, pursuant to the Ordinances of the Township of Mount Olive, as may be adopted from time to time, together with the free right of Grantee, its agents, representatives or employees to enter and depart over and across such property, insofar as such right to enter and depart is necessary for the proper use of any other right granted herein. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

**BEING** a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139. This Sight Easement affects LOT 32.05, BLOCK 7702 IN THE SOUTHERLY INTERSECTION OF WILDWOOD AVENUE AND HUNTER DRIVE in the Township of Mount Olive, County of Morris and State of New Jersey.

**PROPERTY:** The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. The Legal Description is:

SCHEDULE A ATTACHED HERETO.


**PROMISES BY GRANTOR:** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
 DEAN GOLDBERG, MEMBER

By:   
 JEROLD GOLDBERG, MANAGER


STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
 the aforementioned date

  
 DEAN GOLDBERG, MEMBER

  
 MARK A. ROTHBERG, ESQ.  
 AN ATTORNEY AT LAW OF THE  
 STATE OF NEW JERSEY

<b><u>SIGHT EASEMENT</u></b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,  To  TOWNSHIP OF MOUNT OLIVE GRANTEE(S).	<b><u>RECORD &amp; RETURN TO:</u></b>  MARK A. ROTHBERG, ESQ. WILF & SILVERMAN 820 MORRIS TURNPIKE - SUITE 201 SHORT HILLS, NEW JERSEY 07078



May 15, 2001

**SIGHT EASEMENT DESCRIPTION**

**BLOCK 7702, LOT 32.05  
SOUTHERLY INTERSECTION OF WILDWOOD AVENUE & HUNTER DRIVE  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Beginning at a point in the southerly sideline of Wildwood Avenue, said point being 19.19 feet in a westerly direction from a proposed monument on Wildwood Avenue, running thence:

1. South 21 Degrees 15 Minutes 00 Seconds West 46.40 feet, to a point in the easterly sideline of Hunter Drive; thence
2. North 27 Degrees 13 Minutes 50 Seconds West 19.19 feet to a point; thence
3. Along a curve to the right having a radius of 14.00 feet and a delta angle of 96 Degrees 57 Minutes 40 Seconds to a point in the southerly sideline of Wildwood Avenue; thence
4. North 69 Degrees 43 Minutes 50 Seconds East 19.19 feet to the point and place of beginning.

Containing 552.4 square feet of land.

The above Description is intended to describe a Site Easement at the intersection of Wildwood Avenue and Hunter Drive.

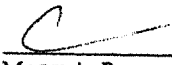
Prepared by:



Michael J. Spillane, P.E., P.L.S. #17569

**SIGHT EASEMENT**

Prepared By:

  
MARK A. ROTHBERG, ESQ.

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068  
  
(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828  
  
(hereinafter referred to as "Grantee").

**WITNESSETH:**

TRANSFER OF OWNERSHIP: The Grantor grants and conveys to the Grantee a permanent and perpetual sight easement relating to the property described in the attached Schedule A description rider for the purpose of the use and maintenance of a sight easement, pursuant to the Ordinances of the Township of Mount Olive, as may be adopted from time to time, together with the free right of Grantee, its agents, representatives or employees to enter and depart over and across such property, insofar as such right to enter and depart is necessary for the proper use of any other right granted herein. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

BEING a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139. This Sight Easement affects LOT 32.05, BLOCK 7702 IN THE SOUTHWEST CORNER OF JARED PLACE AND WILDWOOD AVENUE in the Township of Mount Olive, County of Morris and State of New Jersey.

PROPERTY: The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. The Legal Description is:

**SCHEDULE A ATTACHED HERETO.**

PROMISES BY GRANTOR: The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

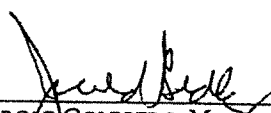
To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
 DEAN GOLDBERG, MEMBER

By:   
 JEROLD GOLDBERG, MANAGER

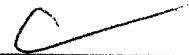
STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
 the aforementioned date

  
 DEAN GOLDBERG, MEMBER

  
 MARK A. ROTHBERG, ESQ.  
 AN ATTORNEY AT LAW OF THE  
 STATE OF NEW JERSEY

<b><u>SIGHT EASEMENT</u></b>	Dated: JUNE ____, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,  TO  TOWNSHIP OF MOUNT OLIVE GRANTEE(S).	<b><u>RECORD &amp; RETURN TO:</u></b>  MARK A. ROTHBERG, ESQ. WILF & SILVERMAN 820 MORRIS TURNPIKE - SUITE 201 SHORT HILLS, NEW JERSEY 07078

May 15, 2001

**SIGHT EASEMENT DESCRIPTION**

**BLOCK 7702, LOT 32.05  
SOUTHWEST CORNER OF JARED PLACE & WILDWOOD AVENUE  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

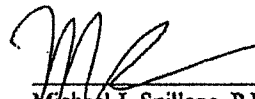
Beginning at a point in the westerly sideline of Jared Place, said point being 22.61 feet from a proposed monument in the westerly sideline of Jared Place, running thence:

1. North 68 Degrees 45 Minutes 00 Seconds West 52.41 feet, to a point in the southerly sideline of Wildwood Avenue; thence
2. North 69 Degrees 43 Minutes 50 Seconds East 22.6 feet to a point; thence
3. Along a curve to the right having a radius of 14.00 feet and a delta angle of 83 Degrees 02 Minutes 20 Seconds to a point in the westerly sideline of Jared Place; thence
4. South 27 Degrees 13 Minutes 50 Seconds East 22.61 feet to the point and place of beginning.

Containing 576.5 square feet of land.

The above Description is intended to describe a Site Triangle in the southerly sideline of Jared Place.

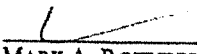
Prepared by:



Michael J. Spillane, P.E., P.L.S. #17569

Prepared By:

**SIGHT EASEMENT**

  
MARK A. ROTHBERG, ESQ.

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

**WITNESSETH:**

TRANSFER OF OWNERSHIP: The Grantor grants and conveys to the Grantee a permanent and perpetual sight easement relating to the property described in the attached Schedule A description rider for the purpose of the use and maintenance of a sight easement, pursuant to the Ordinances of the Township of Mount Olive, as may be adopted from time to time, together with the free right of Grantee, its agents, representatives or employees to enter and depart over and across such property, insofar as such right to enter and depart is necessary for the proper use of any other right granted herein. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

BEING: a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139. This Sight Easement affects LOT 32.18 in BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey.

PROPERTY: The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. The Legal Description is:

**SCHEDULE A ATTACHED HERETO.**

PROMISES BY GRANTOR: The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

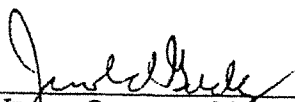
To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
 DEAN GOLDBERG, MEMBER

By:   
 JEROLD GOLDBERG, MANAGER

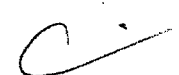
STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
 the aforementioned date

  
 DEAN GOLDBERG, MEMBER

  
 MARK A. ROTHBERG, ESQ.  
 AN ATTORNEY AT LAW OF THE  
 STATE OF NEW JERSEY

<b><u>SIGHT EASEMENT</u></b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,  To  TOWNSHIP OF MOUNT OLIVE GRANTEE(S).	<b><u>RECORD &amp; RETURN TO:</u></b>  MARK A. ROTHBERG, ESQ. WILF & SILVERMAN 820 MORRIS TURNPIKE - SUITE 201 SHORT HILLS, NEW JERSEY 07078

May 15, 2001

**SIGHT EASEMENT DESCRIPTION**

**BLOCK 7702, LOT 32.18  
WESTERLY INTERSECTION OF HUNTER DRIVE & OLD WOLFE ROAD  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Beginning at a point in the southerly sideline of Old Wolfe Road, said point being 38.8 feet west of a proposed monument, running thence:

1. North 86 Degrees 03 Minutes 37 Seconds East 74.34 feet to a point in the westerly sideline of Hunter Drive; thence
2. North 41 Degrees 12 Minutes 50 Seconds West 13.87 to a point; thence
3. Along a curve to the left having a radius of 25.00 feet and a delta angle of 80 Degrees 23 Minutes 00 Seconds to a point in the Southerly sideline of Old Wolfe Road; thence
4. South 58 Degrees 24 Minutes 10 Seconds West 38.88 feet to the point and place of beginning.

Containing 945.7 square feet of land.

The above Description is intended to describe a Site Easement at the intersection of Hunter Drive and Old Wolfe Road.

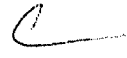
Prepared by:



Michael J. Spillane, P.E., P.L.S. #17569

***SIGHT TRIANGLE EASEMENT***

Prepared By:

  
MARK A. ROTHBERG, ESQ.

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

WITNESSETH:

**TRANSFER OF OWNERSHIP:** The Grantor hereby grants to the Grantee and its successors and assigns, the sight easement described on Schedule A as a perpetual easement for the following purposes:

Restriction against the use of the premises for constructions or plantings in accordance with Township ordinances so as to provide proper and safe distances for pedestrian and vehicular traffic for the benefit of the Grantee and the public. The grant of the sight easement shall continue in duration for so long as such easement shall be in any way reasonably required for the aforesaid purposes. There shall not be created at any time on any lands any buildings, shrubs or signs which may in any way interfere with the view or sight of operators of vehicles or pedestrians, traversing the abutting streets, roads or highways. However, such varieties of ground cover or shrubs having an ultimate height of two and one-half feet or less may be planted in the area described on Schedule A. The Township of Mount Olive, its agents, representatives or employees may, but have no duty to, enter upon or re-enter upon said lands described herein for the purpose of clearing and brush, trees, weeds or other ground cover upon said lands for the purpose of establishing a clear sight or view for operators of vehicles or pedestrians traversing the abutting streets, roads or highways, provided adequate notice of such action is given to Grantor or its successors. The Grantor hereby grants the easement set for the herein, as perpetual easement for the designated purpose to the Grantee, and its successors and assigns. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

**BEING** a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139. This Sight Triangle Easement affects LOT 32.19 in BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey.

**PROPERTY:** The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. The Legal Description is:

SCHEDULE A ATTACHED HERETO.

**PROMISES BY GRANTOR:** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).



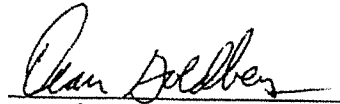
2

To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
DEAN GOLDBERG, MEMBER

By:   
JEROLD GOLDBERG, MANAGER

STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
the aforementioned date



  
DEAN GOLDBERG, MEMBER

MARK A. ROTHBERG, ESQ.  
AN ATTORNEY AT LAW OF THE  
STATE OF NEW JERSEY

<b><u>SIGHT TRIANGLE EASEMENT</u></b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,	<b><u>RECORD &amp; RETURN TO:</u></b>
TO	MARK A. ROTHBERG, ESQ.
TOWNSHIP OF MOUNT OLIVE	WILF & SILVERMAN
GRANTEE(S).	820 MORRIS TURNPIKE - SUITE 201
	SHORT HILLS, NEW JERSEY 07078

May 15, 2001

**SIGHT TRIANGLE DESCRIPTION**

**BLOCK 7702, LOT 32.19  
EASTERLY INTERSECTION OF HUNTER DRIVE & OLD WOLFE ROAD  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Beginning at a point in the southerly sideline of Old Wolfe Road, said point being 35.00 feet from a proposed monument, running thence:

1. South 18 Degrees 31 Minutes 47 Seconds West 69.46 feet, to a point in the westerly sideline of Hunter Drive; thence
2. North 41 Degrees 12 Minutes 50 Seconds West 10.00 feet to a point; thence
3. Along a curve to the right having a radius of 25.00 feet and a delta angle of 90 Degrees 00 Minutes 00 Seconds to a point in the southerly sideline of Old Wolfe Road; thence
4. North 48 Degrees 47 Minutes 10 Seconds East 35.00 feet to the point and place of beginning.

Containing 915.9 square feet of land.

The above Description is intended to describe a Site Triangle at the intersection of Hunter Drive and Old Wolfe Road.

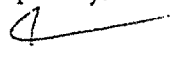
Prepared by:



Michael J. Spillane, P.E., P.L.S. #17569

## 25 FOOT CONSERVATION EASEMENT

Prepared by:

  
MARK A. ROTHBERG, ESQ.

This Deed is made on June \_\_\_\_, 2001

BETWEEN: RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Whereas, the Grantors are the owners in fee simple of certain real estate located in the Township of Mount Olive, County of Morris, State of New Jersey, designated on LOTS 32.01, 32.02, 32.03, 32.09, AND 32.10, BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey; and

Whereas, the Grantee, at the suggestion of the Township of Mount Olive, desires to preserve insofar as reasonably is possible, the natural beauty of the property, and to prevent any unsightly developments that will tend to mar or detract from such natural beauty or to degrade the character of the project, or result in danger to travel, and to that end to exercise such reasonable controls over the lands within the restricted areas described hereinafter as may be necessary to accomplish such objectives;

Whereas the Township of Mount Olive desires to acquire the within easement;

Now, therefore, in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00) paid by the Grantee to the Grantors, receipt whereof is hereby acknowledged, and in consideration of the covenants hereinafter contained, the Grantors hereby agree to sell, transfer, grant, and convey to the Grantee, upon acceptance by said Grantee, a 25 Foot Conservation Easement and right in perpetuity to any and all portions of the following described real estate:

The location of said easement is shown on the legal description attached hereto and made a part hereof.

### SEE SCHEDULE A ATTACHED HERTO

The restrictions hereby imposed on the use of the premises described herein and the acts which the Grantors covenant to refrain from doing and to forbid upon the said property are as follows:

- (1) Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground;
- (2) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials;
- (3) Removal or destruction of trees, shrubs or other vegetation;
- (4) Excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance;
- (5) Surface use except for purposes permitting the land or water area to remain predominantly in its natural condition;

2

(6) Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or fish and wildlife habitat preservation;

(7) Other acts or uses detrimental to the retention of land or water areas.

The grant of this easement does in no way grant to the public the right to enter such area for any purpose.

To have and to hold the said easement hereby granted, unto the Grantee forever.

Grantors covenant that:

- (1) they are lawfully seized of the land;
- (2) they have the right to grant this deed of easement to the Grantees;
- (3) they have done no act to encumber the land;

SIGNATURES. This Grantor signs this Deed as of the date at the top of the first page.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
DEAN GOLDBERG, MEMBER

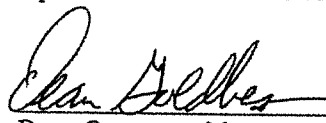
By:   
JEROLD GOLDBERG, MANAGER

STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
the aforementioned date

  
DEAN GOLDBERG, MEMBER

MARK A. ROTHBERG, ESQ.  
AN ATTORNEY AT LAW OF THE  
STATE OF NEW JERSEY

<b>25 FOOT CONSERVATION EASEMENT</b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,	<b>RECORD &amp; RETURN TO:</b>
TO	MARK A. ROTHBERG, ESQ.
TOWNSHIP OF MOUNT OLIVE	WILF & SILVERMAN
GRANTEE(S).	820 MORRIS TURNPIKE - SUITE 201
	SHORT HILLS, NEW JERSEY 07078

May 23, 2001  
Revised August 2, 2001

**METES AND BOUNDS DESCRIPTION  
CONSERVATION EASEMENT  
ALONG THE REAR LINE OF  
LOTS 32.01, 32.02, 32.03, 32.09 & 32.10, BLOCK 7702**

**TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Consisting of a 25 foot wide Conservation Easement along the rear lot line of the above mentioned lots 25 feet wide and parallel to the outbounds of the tract described as beginning at a monument on Wildwood Avenue, running thence:

1. South 17 Degrees 11 Minutes 10 Seconds East 245.08 feet to a point; thence
2. North 69 Degrees 43 Minutes 50 Seconds East 5.54 feet to a point; thence
3. North 19 Degrees 00 Minutes 20 Seconds West 422.21 feet to a point, thence
4. South 60 Degrees 28 Minutes 50 Seconds West 581.58 feet to the Southwest terminus of Lot 32.10.

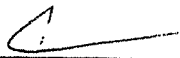
Prepared by:



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Michael J. Spillane, P.E., P.L.S. #17569

**50 FEET CONSERVATION EASEMENT**

  
MARK A. ROTHBERG, ESQ.

This Deed is made on June \_\_\_\_, 2001

BETWEEN: RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Whereas, the Grantors are the owners in fee simple of certain real estate located in the Township of Mount Olive, County of Morris, State of New Jersey, designated on LOTS 32.11, 32.12, 32.13, 32.14, 32.15, 32.16, 32.17, AND 32.18, BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey; and

Whereas, the Grantee, at the suggestion of the Township of Mount Olive, desires to preserve insofar as reasonably is possible, the natural beauty of the property, and to prevent any unsightly developments that will tend to mar or detract from such natural beauty or to degrade the character of the project, or result in danger to travel, and to that end to exercise such reasonable controls over the lands within the restricted areas described hereinafter as may be necessary to accomplish such objectives;

Whereas the Township of Mount Olive desires to acquire the within easement;

Now, therefore, in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00) paid by the Grantee to the Grantors, receipt whereof is hereby acknowledged, and in consideration of the covenants hereinafter contained, the Grantors hereby agree to sell, transfer, grant, and convey to the Grantee, upon acceptance by said Grantee, a 50 Feet Conservation Easement and right in perpetuity to any and all portions of the following described real estate:

The location of said easement is shown on the legal description attached hereto and made a part hereof.

**SEE SCHEDULE A ATTACHED HERTO**

The restrictions hereby imposed on the use of the premises described herein and the acts which the Grantors covenant to refrain from doing and to forbid upon the said property are as follows:

- (1) Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground;
- (2) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials;
- (3) Removal or destruction of trees, shrubs or other vegetation;
- (4) Excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance;
- (5) Surface use except for purposes permitting the land or water area to remain predominantly in its natural condition;

2

(6) Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or fish and wildlife habitat preservation;

(7) Other acts or uses detrimental to the retention of land or water areas.

The grant of this easement does in no way grant to the public the right to enter such area for any purpose.

To have and to hold the said easement hereby granted, unto the Grantee forever.

Grantors covenant that:


- (1) they are lawfully seized of the land;
- (2) they have the right to grant this deed of easement to the Grantees;
- (3) they have done no act to encumber the land;

SIGNATURES. This Grantor signs this Deed as of the date at the top of the first page.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
DEAN GOLDBERG, MEMBER

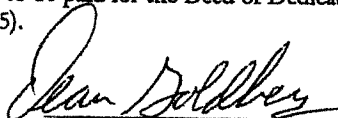
By:   
JEROLD GOLDBERG, MANAGER

STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
the aforementioned date

  
DEAN GOLDBERG, MEMBER

MARK A. ROTHBERG, ESQ.  
AN ATTORNEY AT LAW OF THE  
STATE OF NEW JERSEY

<b><u>50 FEET CONSERVATION EASEMENT</u></b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,	<b><u>RECORD &amp; RETURN TO:</u></b>
TO	MARK A. ROTHBERG, ESQ.
TOWNSHIP OF MOUNT OLIVE	WILF & SILVERMAN
GRANTEE(S).	820 MORRIS TURNPIKE - SUITE 201
	SHORT HILLS, NEW JERSEY 07078

May 21, 2001

**METES AND BOUNDS DESCRIPTION  
50' CONSERVATION EASEMENT  
ALONG THE REAR LINE OF  
PROPOSED LOTS 32.11, 32.12, 32.13, 32.14, 32.15, 32.16, 32.17 & 32.18, BLOCK 7702  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Consisting an Easement 50 feet in width in the rear yard of the above mentioned lots parallel to the outbounds of the property described as beginning at a monument on the right-of-way line of Old Wolfe Road, running thence:

1. South 27 Degrees 13 Minutes 50 Seconds East 947.53 feet, to the terminus of the tract.

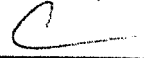
Prepared by:



Michael J. Spillane, P.E., P.L.S. #17569



Prepared By:

  
MARK A. ROTHBERG, ESQ.

## 50 FEET RIGHT-OF-WAY DEDICATION

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

WITNESSETH:

TRANSFER OF OWNERSHIP: The Grantor grants and conveys to the grantee a permanent and perpetual 50 Foot Wide Right-Of-Way over Wildwood Avenue, relating to the attached Schedule A description. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

BEING a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139.

PROPERTY: The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. This 50 Feet Right-Of-Way Dedication affects LOT 32 in BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey.

The Legal Description is:

SCHEDULE A ATTACHED HERETO.

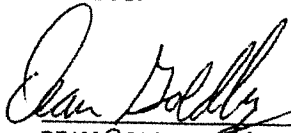
PROMISES BY GRANTOR: The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).


To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
DEAN GOLDBERG, MEMBER

By:   
JEROLD GOLDBERG, MANAGER

STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
the aforementioned date



  
DEAN GOLDBERG, MEMBER

MARK A. ROTHBERG, ESQ.  
AN ATTORNEY AT LAW OF THE  
STATE OF NEW JERSEY

<b>50 FEET RIGHT-OF-WAY DEDICATION</b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,  TO  TOWNSHIP OF MOUNT OLIVE GRANTEE(S).	<b>RECORD &amp; RETURN TO:</b>  MARK A. ROTHBERG, ESQ. WILF & SILVERMAN 820 MORRIS TURNPIKE - SUITE 201 SHORT HILLS, NEW JERSEY 07078

**METES AND BOUNDS DESCRIPTION  
RIGHT-OF-WAY DEDICATION  
WILDWOOD AVENUE, JARED PLACE & HUNTER DRIVE  
BLOCK 7702, LOT 32**

**TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Beginning at a proposed monument at the existing terminus of the southerly sidelines of Wildwood Avenue, said point being:

1. South 69 Degrees 43 Minutes 50 Seconds West 155.48 feet to a point; thence
2. On a curve to the left having a radius of 14 degrees and a delta angle of 96 Degrees 57 minutes 40 seconds to a point in the easterly sideline of Jared Place; thence
3. South 27 Degrees 13 Minutes 50 Seconds East 347.79 feet to a point; thence
4. Along a curve to the right having a radius of 51 feet, a delta angle of 251 Degrees 35 Minutes 29 Seconds to a point; thence
5. Along a curve to the left having a radius of 25.00 feet, a delta angle of 71 Degrees 35 Minutes 29 Seconds to a point in the westerly sideline of Jared Place; thence
6. North 27 Degrees 13 Minutes 50 Seconds West 285.20 feet to a point; thence
7. Along a curve to the left having a radius of 14.00 feet, a delta angle of 83 Degrees 02 Minutes 20 Seconds to a point in the southerly sideline of Wildwood Avenue; thence
8. Along the southerly sideline of Wildwood Avenue South 69 Degrees 43 Minutes 50 Seconds West 173.28 feet to a point; thence
9. Along a curve to the right having a radius of 14.00 feet, a delta angle of 96 Degrees 57 Minutes 40 Seconds to a point in the easterly sideline of Hunter Drive; thence


10. Along the easterly sideline of Hunter Drive South 27 Degrees 13 Minutes 50 Seconds East 492.04 feet to a point; thence
11. Along a curve to the right having a radius of 51.00 feet, a delta angle of 251 Degrees 35 Minutes 29 Seconds to a point; thence
12. Along a curve to the left having a radius of 25.00 feet, a delta angle of 71 Degrees 35 Minutes 29 Seconds to a point in the westerly sideline of Hunter Drive; thence
13. Along the westerly sideline of Hunter Drive North 27 Degrees 13 Minutes 50 Seconds West 492.04 feet to a point; thence
14. Along a curve to the left having a radius of 75.00 feet, a delta angle of 13 Degrees 59 Minutes 00 Seconds to a point; thence
15. North 41 Degrees 12 Minutes 50 Seconds West 182.33 feet to a point; thence
16. Along a curve to left having a radius of 25.00 feet, a delta angle of 80 Degrees 23 Minutes 00 Seconds to a point in the southerly sideline of Old Wolfe Road; thence
17. Along the southerly sideline of Old Wolfe Road North 48 Degrees 47 Minutes 10 Seconds East 90.00 feet to a point; thence
18. Reversing on a curve to the left having a radius of 25.00 feet, a delta angle of 90 Degrees 00 Minutes 00 Seconds to a point; thence
19. Along the easterly sideline of Hunter Drive South 41 Degrees 12 Minutes 50 Seconds East 211.39 feet to a point; thence
20. Along a curve to the left having a radius of 14 feet, a delta angle of 69 Degrees 03 Minutes 20 Seconds to a point in the northerly sideline of Wildwood Avenue; thence
21. Along the northerly sideline of Wildwood Avenue North 69 Degrees 43 Minutes 50 Seconds East 416.30 feet to a point; thence
22. South 17 Degrees 11 Minutes 10 Seconds East 50.07 feet to the point and place of beginning.

Containing 92,533 square feet of land.

The above Description is intended to describe a 50 Right-of-Way Dedication for the above mentioned streets.

**SIGHT EASEMENT**

Prepared By:

  
MARK A. ROTHBERG, ESQ.

This Deed, made this \_\_\_\_ day of June, 2001

BETWEEN RACHEL MANOR ESTATES, L.L.C.  
A New Jersey Limited Liability Company with offices located at  
47 Roosevelt Street  
Roseland, New Jersey 07068

(hereinafter referred to as "Grantor")

AND: TOWNSHIP OF MOUNT OLIVE  
A Body Public, Corporate and Politic  
204 Flanders-Drakestown Road  
Mount Olive, New Jersey 07828

(hereinafter referred to as "Grantee").

**WITNESSETH:**

TRANSFER OF OWNERSHIP: The Grantor grants and conveys to the Grantee a permanent and perpetual sight easement relating to the property described in the attached Schedule A description rider for the purpose of the use and maintenance of a sight easement, pursuant to the Ordinances of the Township of Mount Olive, as may be adopted from time to time, together with the free right of Grantee, its agents, representatives or employees to enter and depart over and across such property, insofar as such right to enter and depart is necessary for the proper use of any other right granted herein. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00). Grantor acknowledges receipt of this money.

BEING a portion of the premises conveyed to Grantor herein by Deed from Koval Development Corp. dated December 12, 2000, recorded January 25, 2001, in the Morris County Clerk's Office, in Deed Book 5318, Page 139. This Sight Easement affects LOT 32.19 in BLOCK 7702 in the Township of Mount Olive, County of Morris and State of New Jersey.

PROPERTY: The Property consists of the land and all the buildings and structures on the land in the Township of Mount Olive, County of Morris and State of New Jersey. The Legal Description is:

**SCHEDULE A ATTACHED HERETO.**


PROMISES BY GRANTOR: The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

To have and to hold the above granted property unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor herein has hereunto set their hands and seals, or caused its seal to be hereto affixed, and attested by a Member of the L.L.C. and these presents to be signed by one of its members, the day and year first above written.

ATTEST:

RACHEL MANOR ESTATES, L.L.C.

  
 DEAN GOLDBERG, MEMBER

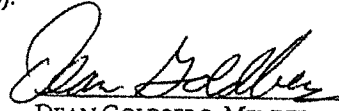
By:   
 JEROLD GOLDBERG, MANAGER


STATE OF NEW JERSEY, COUNTY OF ESSEX SS.

I CERTIFY that on the aforementioned date, Jerold Goldberg came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of the L.L.C. named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper manager who is JEROLD GOLDBERG, a manager of the L.L.C.;
- (c) this Deed was signed and delivered by the L.L.C. as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person knows the proper seal of the L.L.C., which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the Deed of Dedication was \$1.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and Sworn before me on  
 the aforementioned date

  
 DEAN GOLDBERG, MEMBER

  
 MARK A. ROTHBERG, ESQ.  
 AN ATTORNEY AT LAW OF THE  
 STATE OF NEW JERSEY

<b><u>SIGHT EASEMENT</u></b>	Dated: JUNE __, 2001
RACHEL MANOR ESTATES, L.L.C. GRANTOR,  To  TOWNSHIP OF MOUNT OLIVE GRANTEE(s).	<b><u>RECORD &amp; RETURN TO:</u></b>  MARK A. ROTHBERG, ESQ. WILF & SILVERMAN 820 MORRIS TURNPIKE - SUITE 201 SHORT HILLS, NEW JERSEY 07078

May 15, 2001

**SIGHT EASEMENT DESCRIPTION**

**BLOCK 7702, LOT 32.19  
NORTHERLY INTERSECTION OF WILDWOOD AVENUE & HUNTER DRIVE  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY**

Beginning at a point in the northerly sideline of Wildwood Avenue, said point being 35.00 feet from the intersection of the northerly sideline of Wildwood Avenue and the westerly sideline of Hunter Drive, running thence:

1. South 69 Degrees 43 Minutes 50 Seconds West 25.37 feet to a point; thence
2. Along a curve to the right having a radius of 14.00 feet and a delta angle of 69 Degrees 03 Minutes 20 Seconds to a point in the westerly sideline of Hunter Drive; thence
3. North 41 Degrees 12 Minutes 50 Seconds West 25.37 to a point; thence
4. South 75 Degrees 44 Minutes 30 Seconds East 57.67 feet to the point and place of beginning.

Containing 555.3 square feet of land.

The above Description is intended to describe a Site Easement at the intersection of Wildwood Avenue and Hunter Drive.

Prepared by:

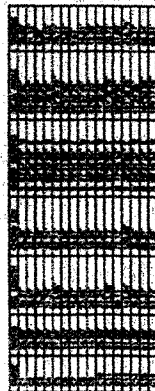


Michael J. Spillane, P.E., P.L.S. #17569

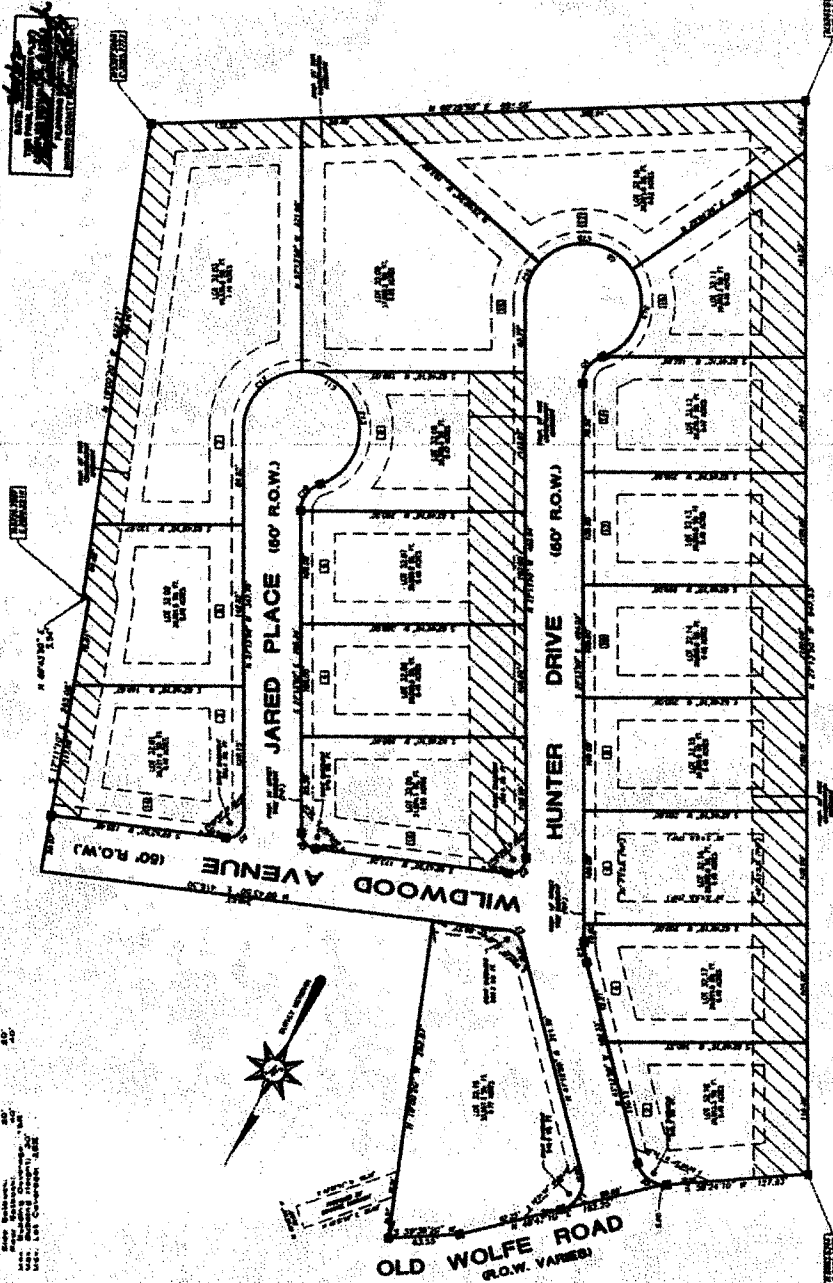


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- ☐ INDICATES PROPOSED CONCRETE MOMENT FRAME  
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