

PREPARED BY:

M Anth Vaida

M. ANTHONY VAIDA, ESQ.

CONSERVATION EASEMENT

THIS INDENTURE made this *29th* day of *July*, 1997, BETWEEN ANTHONY J. COLORAFI and BARBARA COLORAFI, whose address is 306 Mountain Road, New Providence, New Jersey 07974 hereinafter designated as the Grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation), AND TOWNSHIP OF UNION, with offices located at 140 Perryville Road, Hampton, New Jersey 08827, the Grantee, hereinafter referred to as the Grantee.

WITNESSETH THAT the Grantor in order to comply with the applicable provisions of laws or ordinances, or for the purpose of providing and improving drainage on the premises owned by the Grantor, and for the purpose of preventing siltation of water courses and erosion of stream banks or conserving natural features of the land and to promote good conservation practice, or both, (and for no money paid by the Grantee to the Grantor) does by these presents grant and convey to the Grantee for the aforementioned purposes an easement over premises known as Block 22, Lots 32.01, 32.02, 32.03, 32.04, 32.05, 32.06, 32.07, 32.12, 32.13, 32.14, 32.15, 32.16, 32.17, 32.18, and 32.19, Township of Union County of Hunterdon, State of New Jersey, more particularly described as set forth in Schedule A annexed hereto.

Said conservation easement shall consist of the right of entry upon such lands and premises by the Grantee for the purpose of performing all such work as is necessary to enhance or conserve the lands subject to the easement including, but not limited to, rechannelization of ditches or other watercourses, selective clearing of trees and shrubs and filling as necessary.

And the Grantor does hereby agree for himself, his heirs, successors and assigns, that they shall not hereafter excavate, fill construct, or make any alterations or plantings which shall interfere with the natural flow or free passage of any watercourse or drainage facility within the lands subject to this easement without the written consent or approval of the governing body of Union Township.

Additionally, the Grantor, his heirs, successors and assigns shall at all times maintain the area subject to this easement and further shall at all times comply with the following restrictions and requirements:

1. No trees, shrubs, or other vegetation shall be removed or destroyed on lands subject to the easement, except with approval of the Municipal Planner;
2. No topsoil, sand, gravel, or minerals shall be excavated or removed, except as may be required to build a pond, and then, only if the Grantee Engineer approves the design and structure of the pond, it being the intent to preserve the natural function of the flood plain.
3. No structures of any description shall be erected.

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4. No fill of any kind shall be permitted, except as may be required to build a road and then, only after the Grantee Engineer approves the design.
5. No grading or storage of materials shall take place within the confines of the easement.
6. No disposal of refuse or waste materials of any type shall be permitted within the limits of this easement.
7. No trees, shrubs, fences or other such features shall be placed in the easement in such a way as to obstruct Grantee access and without prior approval of the Grantee Engineer.

The easements, rights, and powers hereby granted and conveyed to the Grantee may be granted and conveyed by the Grantee to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the Grantor's proper corporate officers the day and year first above written.

WITNESS

Judith E. Moore

Anthony J. Colorafi

 Anthony J. Colorafi

Judith E. Moore

Barbara Colorafi

 Barbara Colorafi

STATE OF NEW JERSEY, COUNTY OF ~~SOMERSET~~ :SS.

I CERTIFY that on July 29, 1997, ANTHONY J. COLORAFI AND BARBARA COLORAFI personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is named in and personally signed this Deed: (b) signed, sealed and delivered this Deed as his or her act and deed: and (c) made this Deed for less than \$100.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5).

Judith E. Moore

RECORDED

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DEIRDRE E. MOORE
 ATTORNEY AT LAW
 OF THE STATE OF NEW JERSEY

HUNTERDON COUNTY
 DORTHY R. TRAPK
 CLERK

SCHEDULE A

Tax Map Reference. Municipality of Union Township, Block 22, Lots 32.01, 32.02, 32.03, 32.04, 32.05, 32.06, 32.07, 32.12, 32.13, 32.14, 32.15, 32.16, 32.17, 32.18, and 32.19, Hunterdon County.

BEGINNING at a point, said point being a concrete monument to be set and located at the southeasterly corner of Block 22, Lot 32.01 at its intersection with the new northerly sideline of Race Street and running, thence; (1) Along the new northerly sideline of Race Street North 89 degrees 41 minutes 52 seconds West 50.00 feet to a point, thence; (2) Across Block 22, Lots 32.01, 32.02 then 32.03 North 00 degrees 46 minutes 00 seconds East 724.95 feet to a point, thence; (3) Across Block 22, Lot 32.03, 32.04 then 32.05 North 60 degrees 01 minutes 30 seconds West 399.80 feet to a point, thence; (4) Across Block 22, Lot 32.05 at first, then Lot 32.06 North 45 degrees 06 minutes 06 seconds West 230.36 feet to a point, thence; (5) Across Block 22, Lot 32.06 at first, then Lot 32.07 North 12 degrees 00 minutes 40 seconds West 352.52 feet to a point, thence; (6) Along a common line between Block 22, Lots 32.07 and 32.09 North 48 degrees 42 minutes 33 seconds East 56.75 feet to a point, thence; (7) Along a common line between Block 22, Lots 32.12 and 32.11 North 85 degrees 52 minutes 05 seconds East 50.98 feet to a point, thence; (8) Across Block 22, Lot 32.12 South 12 degrees 00 minutes 40 seconds East 343.58 feet to a point, thence; (9) Across Block 22, Lot 32.13 South 45 degrees 06 minutes 06 seconds East 148.73 feet to a point, thence; (10) Across Block 22, Lot 32.13 at first, then Lot 32.14 South 60 degrees 01 minutes 30 seconds East 362.73 feet to a point, thence; (11) Across Block 22, Lot 32.14 at first, then Lot 32.15 North 00 degrees 46 minutes 00 seconds East 681.86 feet to a point, thence; (12) Along a common line between Block 22, Lot 32.15 and 32.16 South 85 degrees 52 minutes 05 seconds West 49.73 feet to a point, thence; (13) Across Block 22, Lot 32.16 North 00 degrees 46 minutes 00 seconds East 218.55 feet to a point, thence; (14) Across Block 22, Lot 32.16 at first, then Lot 32.17 North 86 degrees 46 minutes 43 seconds West 245.32 feet to a point, thence; (15) Still across Block 22, Lot 32.17 the following three (3) courses North 26 degrees 16 minutes 43 seconds West 70.00 feet to a point, thence; (16) North 37 degrees 43 minutes 17 seconds East 90.00 feet to a point, thence; (17) North 79 degrees 43 minutes 17 seconds East 190.00 feet to a point, thence; (18) Across Block 22, Lot 32.17 at first, then Lot 32.18 North 50 degrees 16 minutes 43 seconds West 491.22 feet to a point, thence; (19) Across Block 22, Lot 32.18 at first, then Lot 32.19 South 83 degrees 58 minutes 22 seconds West 229.60 feet to a point, thence; (20) Along the easterly sideline of Everett Road on a curve to the left having a radius of 1316.99 feet, a length of 26.78 feet and whose chord bears North 05 degrees 31 minutes 02 seconds West 26.78 feet to a point, thence; (21) Still along the same North 06 degrees 04 minutes 42 seconds West 23.04 feet to a point, thence; (22) Along a common line between Block 22, Lot 32.19 and Lots 9, 10 and 11 North 83 degrees 58 minutes 22 seconds East 250.00 feet to an iron pipe found, thence; (23) Along a common line between Block 22, Lots 32.18, 32.17 and 32.16 with Block 22, Lots 30.01 and 30.03 South 50 degrees 16 minutes 43 seconds East 647.22 feet to a point, thence; (24) Along a common line between Block 22, Lots 32.16, 32.15, 32.14, 32.03, 32.02 and 32.01 with Block 22, Lot 31 South 00 degrees 46 minutes 00 seconds West 1881.71 feet to the point and place of **BEGINNING**.

BEING the same Conservation Easement as shown on a certain map entitled: "Final Plat for Highland Ridge" prepared by Brokaw DeRiso Associates, Inc., dated April 25, 1996 and revised through December 19, 1996 and labeled as sheet 2 and 3 of 4, said map about to be filed in the Hunterdon County Clerk's Office.

BEING a portion of the same premises conveyed to Anthony J. Colorafi and Barbara Colorafi, his wife by deed from National Community Bank of New Jersey dated December 28, 1992, recorded on January 7, 1993 in Deed Book 1083 of Page 674.

All bearings being in accordance with New Jersey State Plane

Coordinate System and the tract or parcel contains a calculated area of 6.656 acres of land, more or less, as surveyed by Richard S. Pelizzoni, P.E. and P.L.S., New Jersey License No. 27892 for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a 25 foot wide Waterline Easement.

Subject to an existing 60 foot wide Transcontinental Gas Line Easement as set forth in Deed Book 587 on Page 10 and Deed Book 582 on Page 257.

Subject to any easements or restrictions of record.

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