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~~DU AA~~ Done

DEED

Prepared by: *[Signature]*
SAM S. MATTHEWS, ESQ.

This Deed is made on May 17, 2002

BETWEEN HAMLET AT HIDDEN MEADOW, L.L.C., A New Jersey Limited Liability Company

referred to as Grantor(s),
whose address is 140 Sylvan Avenue, Englewood Cliffs, New Jersey

AND THOMAS A. LARKIN and ELIZABETH A. LARKIN

Husband and Wife

whose address is about to be: 304 Hidden Meadow Lane, Hampton, New Jersey 08827

referred to as Grantee(s).

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Seven Hundred Twelve Thousand Five Hundred and 00/100 (\$712,500.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union - Block No. 28 Lot No. 19.01 - Account No.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is:

See Land Description Attached

BEING a portion of the same premises conveyed to the Grantor by Deed dated January 14, 2000 and recorded in the Hunterdon County Clerk's Office on January 21, 2000 in Deed Book 1230, Page 856, et seq.



Consideration: 712500.00
Realty Tax: 3037.50 D
Fees: 45.00

Instr# 8369887 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
05/28/2002 14:21 Bk 2038 Pg 168 #Pg 4 DEED

28/19.01

[Handwritten notes and signatures]

SCHEDULE "A"
(Description)

All the real property located in the Township of Union, County of Hunterdon, State of New Jersey and being further described as follows:

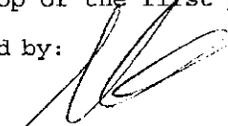
Being known and designated as Lot 19.01, as shown on a map, "Final Plat for The Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County, New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Filed Map No. 8310829.

For Information Only: Being known as Tax Lot 19.01 on Block 28 on the Tax Rolls in the Township of Union.

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).

Signatures. The Grantor signed this Deed as of the date at the top of the first page.

Witnessed by:



HAMLET AT HIDDEN MEADOW, L.L.C.

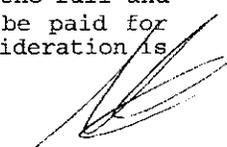
BY:  (Seal)
Jonathan Cantor
Managing Member

STATE OF NEW JERSEY, COUNTY OF BERGEN - SS;

I CERTIFY that on **May 17, 2002**

JONATHAN CANTOR, Managing Member of Hamlet at Hidden Meadow, L.L.C. 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 \$712,500.00 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).



SAM S. MATTHEWS
Attorney-at-Law of New Jersey

D E E D	:	Dated: May 17, 2002
	:	_____
	:	Record and return to:
HAMLET AT HIDDEN MEADOW, L.L.C	:	
	:	Scott M. Wilhelm, Esq.
	:	Pfeiffer & Winegar
Grantor	:	1503 South Main Street
	:	PO Box 800
	:	Phillipsburg, NJ 08865
to	:	
	:	
THOMAS A. LARKIN and	:	
ELIZABETH A. LARKIN,	:	
	:	
Grantees	:	

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(P.L. 1968, c. 49)

or
PARTIAL EXEMPTION
(P.L. 1975, c. 176)

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF BERGEN

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	72,500
Realty Transfer Fee \$	3037.50
Date	5/17/02
By	ASB

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Jonathan Cantor, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the Legal Representative in a deed dated 5/17/02,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 28 Lot No. 19.01

located at 304 Hidden Meadow Lane, Hampton, County of Hunterdon
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by P.L. 1975, c. 176 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over.* | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Owners as joint tenants must all qualify except in the case of a spouse. |

- | | |
|---|---|
| B) BLIND (See Instruction #8.) | DISABLED (See Instruction #8.) |
| <input type="checkbox"/> Grantor(s) legally blind.* | <input type="checkbox"/> Grantor(s) permanently and totally disabled.* |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> One- or two-family residential premises. |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Receiving disability payments. |
| <input type="checkbox"/> No owners as joint tenants other than spouse or other qualified exempt owners. | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| | <input type="checkbox"/> Not gainfully employed. |
| | <input type="checkbox"/> No owners as joint tenants other than spouse or other qualified exempt owners. |

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
- | | |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy. |
| <input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Subject to Resale Controls. |

- D) NEW CONSTRUCTION (See Instruction #9.)
- | | |
|--|--|
| <input checked="" type="checkbox"/> Entirely new improvement. | <input checked="" type="checkbox"/> Not previously occupied. |
| <input checked="" type="checkbox"/> Not previously used for any purpose. | |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1968, c. 49.

Subscribed and sworn to before me
this 17th
day of May 2002

Jonathan Cantor
Name of Deponent (sign above line)
Jonathan Cantor

Hamlet at Hidden Meadow
Name of Grantor (type above line)

140 Sylvan Avenue
Englewood Cliffs, NJ 07632
Address of Deponent

Same
Address of Grantor at Time of Sale

Sam S. Mathews
Attorney at Law
State of NJ

FOR OFFICIAL USE ONLY (This space for use of County Clerk or Register of Deeds)			
Instrument Number	<u>8369887</u>	County	<u>Hunterdon</u>
Deed Number	<u>1309887</u>	Book	
Deed Dated	<u>5-17-02</u>	Date Recorded	<u>5/28/02</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.)
TRIPPLICATE - Is your file copy.



ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED



2006111300001310 1/8
 11/13/2006 10:35:06 AM E
 Bk: 2170 Pg: 639
 Dorothy K. Tirpak
 Hunterdon County Clerk

CONSERVATION EASEMENT

Record & Return:
 Sam S. Matthews, Esq.
 185 Cedar Lane, Unit U-6
 Teaneck, New Jersey 07666

25

THIS EASEMENT, made this 1st day of *May*, 2001, between

Hamlet at Hidden Meadow, L.L.C., hereinafter designated as the Grantor,
 having an address at *Walter N. Wilson, P.C.*, New Jersey office,
67 Beaver Ave, Annandale,

AND **THE TOWNSHIP OF UNION**, a municipal corporation of the State of New Jersey, and
 having its principal office at 140 Perryville Road, Hampton, New Jersey 08827, hereinafter
 designated as the Grantee.

WITNESSETH THAT the Grantors in order to comply with the applicable provisions of
 the resolution of the Planning Board of the Township of Union, County of Hunterdon and State of
 New Jersey or of laws or ordinances, or for the purpose of providing and improving drainage and
 permitting conservation on the premises owned by the Grantors, or some or all of the foregoing,
 (and for One Dollar (\$1.00) consideration paid by the Township of Union to the Grantors) does by
 these presents grant and convey to the Township of Union an easement over premises in the
 Township of Union, County of Hunterdon and State of New Jersey, more particularly described as
 set forth in Schedule "A" annexed hereto.

At the request of the Union Township Planning Board the within Conservation Easement
 has been established to reinforce the New Jersey Freshwater Protection Act Rules found at N.J.A.C.
 7:7A. and to protect the "privately held" (not "common") Open Space within the development
 known as The Hamlet at Hidden Meadow, Block 28, Lot 19, in the Township of Union, County of
 Hunterdon and State of New Jersey. The Open Space as described herein consists of approximately
 9.859 acres. During construction, all areas of conservation easement and wetlands transition areas
 will be protected and physically delineated by the installation of silt fencing until the completion of
 construction. After construction, the silt fencing will be removed and physically definitive grassed
 areas shall be permanently established as physical boundaries directly along all borders of
 conservation easement area of wetlands transition areas. Each property owner shall be responsible
 for the continued maintenance of the physical delineation.

Within the Conservation Easements, the following terms and conditions shall apply:

1. No trees or shrubs shall be removed or destroyed on lands herein except in accordance with a plan approved by the New Jersey Department of Environmental Protection and/or the Township.
2. No topsoil, sand, gravel or minerals shall be excavated or removed, except as may be required in the even the Owner of a lot containing a conservation easement desires to build a pond and then, only if the New Jersey Department of Environmental Protection and/or the Township approves the design and structure of the pond, it being the intent to preserve the natural function of the flood plain.
3. No topsoil, sand, gravel, or minerals shall be excavated or removed except in accordance with a proposal consistent with a plan of subdivision approved by the New Jersey Department of Environmental Protection and/or the Township.
4. No buildings of any description shall be erected.
5. No fill of any kind shall be permitted, except as may be required to build a road or in accordance with a proposal consistent with the plan of subdivision, or, in connection with the construction or installation of required septic systems or utility installations, and then only after the New Jersey Department of Environmental Protection and the Township approves the design.
6. Future owners of lots containing easements within the bounds of such lots shall be precluded from altering or modifying or otherwise restricting the course of drainage water

28/15

Schedule "A"

J.M.H. LAND SURVEYORS

James M. Hansen, P.L.S.

146 Rick Road

Milford, NJ 08848-2112

(908) 996-7028 Fax: (908) 996-7001

CONSERVATION EASEMENT / OPEN SPACE EASEMENT BLOCK 28, LOT 19 TOWNSHIP OF UNION, HUNTERDON COUNTY, N.J.

North-west area of 8,886 S.F.

Beginning at a point on the southerly right-of-way line of Main Street (ultimate 50 foot wide right-of-way) in the easterly line of Lot 13.01 in Block 28, said beginning point being South 21 degrees 59 minutes 12 seconds East, a distance of 25.05 feet from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running, thence

1) along a portion of the southerly right-of-way line of Main Street, North 64 degrees 24 minutes 15 seconds East, a distance of 11.99 feet to a point, thence leaving said line and continuing through the interior of Lot 19 the following five (5) courses to each respective point

2) South 22 degrees 01 minutes 04 seconds East, 536.48 feet

3) South 14 degrees 00 minutes 42 seconds East, 37.41 feet

4) along a curve with data of; R=25.00', L=27.28', CH= South 17 degrees 14 minutes 53 seconds West, 25.95 feet

5) South 48 degrees 30 minutes 28 seconds West, 53.92 feet

6) along a curve with data of; R=65.00', L=19.73', CH= South 39 degrees 48 minutes 43 seconds West, 19.65 feet to a point in line of Lot 13.02 in Block 28, thence

7) along a portion of Lot 13.02, North 20 degrees 33 minutes 48 seconds East, a distance of 114.59 feet to a point and corner to Lot 13.02, thence

8) along a portion of another line of Lot 13.02 and continuing along the easterly line of Lot 13.01 in Block 28, North 21 degrees 59 minutes 12 seconds West, a distance of 535.75 to the point and place of beginning.

Containing an area of 8886 S.F., more or less.

Southerly area of 402,531 S.F.

Beginning at a point in line of Lot 13.02 in Block 28, being South 20 degrees 33 minutes 48 seconds West, a distance of 138.40 feet from the termination of Course 16 in the description of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) by a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running the following seventy-two (72) courses through the interior of Lot 19 to each respective point,

1) along a curve with data of; R=65.00', L=64.07', CH= South 18 degrees 13 minutes 43 seconds East, 61.51 feet

2) South 46 degrees 28 minutes 05 seconds East, 64.38 feet

3) along a curve with data of; R=35.00', L=55.53', CH= South 01 degrees 01 minutes 01 seconds East, 49.89 feet

- 4) South 44 degrees 26 minutes 06 seconds West, 40.79 feet
- 5) South 83 degrees 39 minutes 18 seconds West, 17.25 feet
- 6) South 32 degrees 44 minutes 07 seconds West, 35.95 feet
- 7) along a curve with data of; R=75.00', L=41.12', CH= South
- 48 degrees 26 minutes 28 seconds West, 40.60 feet
- 8) South 64 degrees 08 minutes 49 seconds West, 32.63 feet
- 9) along a curve with data of; R=75.00', L=18.28', CH= South
- 71 degrees 07 minutes 46 seconds West, 18.23 feet
- 10) along a curve with data of; R=75.00', L= 9.31', CH= South
- 42 degrees 58 minutes 43 seconds West, 9.31 feet
- 11) South 89 degrees 52 minutes 28 seconds East, 49.70 feet
- 12) along a curve with data of; R=75.00', L=15.80', CH= South
- 83 degrees 50 minutes 23 seconds East, 15.77 feet
- 13) South 12 degrees 11 minutes 41 seconds West, 25.00 feet
- 14) South 77 degrees 48 minutes 19 seconds East, 28.57 feet
- 15) South 84 degrees 03 minutes 38 seconds East, 42.39 feet
- 16) South 85 degrees 10 minutes 58 seconds East, 45.92 feet
- 17) North 82 degrees 46 minutes 07 seconds East, 38.28 feet
- 18) along a curve with data of; R=50.00', L= 4.66', CH= North
- 85 degrees 26 minutes 19 seconds East, 4.66 feet
- 19) along a curve with data of; R=25.00', L=30.98', CH= North
- 52 degrees 36 minutes 44 seconds East, 29.03 feet
- 20) along a curve with data of; R=50.00', L=19.02', CH= North
- 28 degrees 00 minutes 40 seconds West, 18.90 feet
- 21) North 38 degrees 54 minutes 23 seconds East, 39.91 feet
- 22) along a curve with data of; R=50.00', L=14.95', CH= North
- 47 degrees 28 minutes 29 seconds East, 14.90 feet
- 23) North 33 degrees 57 minutes 24 seconds West, 25.00 feet
- 24) along a curve with data of; R=75.00', L=22.43', CH= North
- 64 degrees 36 minutes 42 seconds East, 22.35 feet
- 25) North 73 degrees 10 minutes 49 seconds East, 57.51 feet
- 26) along a curve with data of; R=50.00', L= 7.51', CH= North
- 07 degrees 23 minutes 51 seconds East, 7.50 feet
- 27) North 76 degrees 23 minutes 45 seconds East, 116.55 feet
- 28) along a curve with data of; R=50.00', L=18.44', CH= South
- 13 degrees 59 minutes 43 seconds East, 18.33 feet
- 29) South 03 degrees 25 minutes 50 seconds West, 35.69 feet
- 30) along a curve with data of; R=50.00', L= 9.35', CH= South
- 01 degrees 55 minutes 39 seconds West, 9.34 feet
- 31) South 07 degrees 17 minutes 07 seconds West, 28.49 feet
- 32) along a curve with data of; R=50.00', L= 6.87', CH= South
- 11 degrees 13 minutes 22 seconds West, 6.87 feet
- 33) North 57 degrees 30 minutes 15 seconds East, 26.45 feet
- 34) North 06 degrees 51 minutes 23 seconds East, 17.80 feet
- 35) along a curve with data of; R=50.00', L=32.13', CH= North
- 25 degrees 15 minutes 52 seconds East, 31.58 feet
- 36) along a curve with data of; R=50.00', L=16.07', CH= North
- 31 degrees 15 minutes 31 seconds West, 16.00 feet
- 37) North 22 degrees 03 minutes 02 seconds West, 32.59 feet
- 38) along a curve with data of; R=50.00', L=18.11', CH= North
- 11 degrees 40 minutes 32 seconds West, 18.01 feet
- 39) South 76 degrees 23 minutes 45 seconds West, 125.82 feet

- 40) North 16 degrees 18 minutes 19 seconds West, 13.68 feet
 41) North 82 degrees 36 minutes 41 seconds West, 34.91 feet
 42) along a curve with data of; R=43.16', L=45.23', CH= North
 84 degrees 55 minutes 56 seconds West, 43.19 feet
 43) South 78 degrees 49 minutes 10 seconds West, 11.13 feet
 44) along a curve with data of; R=46.91', L=47.00', CH= South
 61 degrees 01 minute 52 seconds West, 45.06 feet
 45) South 87 degrees 48 minutes 49 seconds West, 31.55 feet
 46) South 49 degrees 44 minutes 09 seconds West, 21.52 feet
 47) along a curve with data of; R=50.00', L= 3.44', CH= South
 51 degrees 42 minutes 22 seconds West, 3.44 feet
 48) along a curve with data of; R=65.00', L=99.55', CH= North
 02 degrees 35 minutes 34 seconds West, 90.10 feet
 49) North 46 degrees 28 minutes 05 seconds West, 64.38 feet
 50) along a curve with data of; R=35.00', L=58.02', CH= North
 01 degrees 01 minutes 11 seconds East, 51.60 feet
 51) North 48 degrees 30 minutes 28 seconds East, 53.92 feet
 52) along a curve with data of; R=55.00', L=67.75', CH= North
 13 degrees 13 minutes 01 second East, 63.55 feet
 53) North 22 degrees 04 minutes 26 seconds West, 50.27 feet
 54) South 75 degrees 55 minutes 21 seconds East, 23.85 feet
 55) along a curve with data of; R=53.30', L=50.50', CH= South
 46 degrees 49 minutes 19 seconds East, 48.63 feet
 56) South 21 degrees 40 minutes 07 seconds East, 13.08 feet
 57) South 13 degrees 03 minutes 10 seconds East, 26.25 feet
 58) South 83 degrees 11 minutes 01 seconds East, 35.20 feet
 59) along a curve with data of; R=50.00', L=18.87', CH= North
 81 degrees 46 minutes 01 seconds East, 18.76 feet
 60) South 87 degrees 25 minutes 08 seconds East, 21.08 feet
 61) South 78 degrees 35 minutes 20 seconds East, 23.43 feet
 62) North 75 degrees 12 minutes 35 seconds East, 29.27 feet
 63) North 82 degrees 22 minutes 58 seconds East, 16.43 feet
 64) North 31 degrees 26 minutes 19 seconds East, 36.27 feet
 65) North 24 degrees 32 minutes 26 seconds East, 17.99 feet
 66) North 04 degrees 54 minutes 16 seconds East, 23.83 feet
 67) along a curve with data of; R=50.00', L=27.13', CH= North
 20 degrees 26 minutes 58 seconds East, 26.80 feet
 68) North 35 degrees 59 minutes 41 seconds East, 41.17 feet
 69) along a curve with data of; R=50.00', L=53.62', CH= North
 66 degrees 42 minutes 51 seconds East, 51.08 feet
 70) North 44 degrees 04 minutes 41 seconds East, 27.42 feet
 71) North 56 degrees 20 minutes 01 second East, 37.53 feet
 72) North 57 degrees 54 minutes 18 seconds East, 76.41 feet to
 a point on the westerly line of Lot 41 in Block 28, thence
 73) along a portion of the westerly line of Lot 41, South 26
 degrees 17 minutes 32 seconds East, a distance of 135.09 feet to a
 point, thence
 74) along a portion of the southerly line of Lot 41, North 62
 degrees 19 minutes 38 seconds East, a distance of 298.43 feet to a
 point, thence leaving said line and continuing through the interior
 of Lot 19 the following twenty (20) courses to each respective
 point,

- 75) South 18 degrees 02 minutes 17 seconds East, 47.26 feet
 - 76) South 61 degrees 53 minutes 36 seconds East, 38.85 feet
 - 77) South 59 degrees 04 minutes 11 seconds East, 36.29 feet
 - 78) South 56 degrees 38 minutes 33 seconds West, 54.59 feet
 - 79) North 54 degrees 51 minutes 00 seconds West, 26.92 feet
 - 80) South 73 degrees 15 minutes 47 seconds West, 36.51 feet
 - 81) South 60 degrees 07 minutes 05 seconds West, 55.76 feet
 - 82) South 14 degrees 43 minutes 27 seconds East, 41.77 feet
 - 83) South 39 degrees 30 minutes 27 seconds East, 44.60 feet
 - 84) South 63 degrees 46 minutes 55 seconds East, 31.59 feet
 - 85) South 80 degrees 27 minutes 03 seconds East, 30.56 feet
 - 86) North 85 degrees 48 minutes 04 seconds East, 28.75 feet
 - 87) South 84 degrees 44 minutes 24 seconds East, 48.96 feet
 - 88) North 81 degrees 14 minutes 36 seconds East, 23.48 feet
 - 89) North 82 degrees 59 minutes 59 seconds East, 31.13 feet
 - 90) South 06 degrees 51 minutes 50 seconds East, 146.06 feet
 - 91) South 06 degrees 24 minutes 32 seconds East, 53.70 feet
 - 92) South 00 degrees 20 minutes 05 seconds East, 52.79 feet
 - 93) South 05 degrees 56 minutes 24 seconds West, 44.11 feet
 - 94) South 09 degrees 47 minutes 16 seconds West, 28.88 feet to a point on the northerly line of Lot 20.03 in Block 28, thence
 - 95) along a portion of the northerly line of Lot 20.03 and continuing along a portion of a line of Lot 20 in Block 28, South 78 degrees 39 minutes 25 seconds West, a distance of 681.21 feet to a point, thence
 - 96) along a portion of another line of Lot 20, North 85 degrees 25 minutes 34 seconds West, a distance of 451.45 feet to a point, corner to Lot 13.02 in Block 28, thence
 - 97) along a line of Lot 13.02, North 21 degrees 39 minutes 08 seconds West, a distance of 110.18 feet to a point and corner, thence
 - 98) along another line of Lot 13.02, North 66 degrees 28 minutes 39 seconds East, a distance of 263.21 feet to a point and corner, thence
 - 99) along a portion of another line of Lot 13.02, North 20 degrees 33 minutes 48 seconds East, a distance of 111.60 feet to the point and place of beginning.
- Containing an area of 402,586 S.F., more or less.

Northeast area of 18,063 S.F.

Beginning at a point on the southerly line of Lot 18 in Block 28, said beginning point being North 60 degrees 50 minutes 05 seconds East, a distance of 12.41 feet from the beginning of Course Five (5) of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running, thence

1) along a portion of the southerly line of Lot 18, North 60 degrees 50 minutes 05 seconds East, a distance of 179.09 feet to a point on the westerly right-of-way line of Finn Road (said right-

of-way measured 25 feet normal from the roadway centerline of Finn Road), thence

2) along said westerly line, South 29 degrees 18 minutes 31 seconds East, a distance of 239.25 to a point on the northerly line of Lot 41 in Block 28, thence

3) along a portion of the northerly line of Lot 41, South 62 degrees 33 minutes 28 seconds West, a distance of 58.02 feet to a point, thence

4) leaving said line and continuing through the interior of Lot 19, North 29 degrees 18 minutes 31 seconds West, a distance of 202.51 feet to a point, thence

5) South 60 degrees 50 minutes 05 seconds West, a distance of 121.18 feet to a point, thence

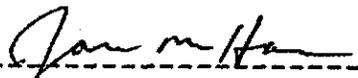
6) North 29 degrees 10 minutes 28 seconds West, a distance of 35.00 feet to the point and place of beginning.

Containing an area of 18,063 S.F., more or less.

The total calculated area of the conservation easement/open space area is 9.8595 acres (429,480 square feet) with bearings referenced to Deed Book 1102, page 460.

Reference is also made to a map entitled "Preliminary Plat of Major Subdivision for Arthur R. Ronquist, Lot 19 Block 28 T.M. Sht. 8, Union Township, Hunterdon County, New Jersey" Sheet 3 of 12, prepared by Biggs Engineering Associates, P.A. (File # 96-191) dated 1/29/96 and revised to 7/22/97.

Subject to all easements, restrictions, covenants, ordinances, and agreements of record, if any.

 9/8/97

James M. Hansen
Professional Land Surveyor
New Jersey Lic. # 32650

Addendum

Properties known as Tax Lot 19, Block 28; Tax Lot 19.01, Block 28 Tax Lot 19.02, Block 28; Tax Lot 19.03, Block 28; Tax Lot 19.04, Block 28; and Tax Lot 19.06, Block 28 are subject to this easement.

Said property known as Tax Lot 19 (also known as Lot 19, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Michael D. Beck and Barri J. Beck, by deed dated 8/27/01 and recorded 8/31/01 in **Deed Book 2017, page 906.**

Said property known as Tax Lot 19.01 (also known as Lot 19.01, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Thomas A. Larkin and Elizabeth A. Larkin, by deed dated 5/17/02 and recorded 5/28/02 in **Deed Book 2038, page 168.**

Said property known as Tax Lot 19.02 (also known as Lot 19.02, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Donald H. Joos and Stephanie E. Joos, by deed dated 4/17/02 and recorded 5/1/02 in **Deed Book 2036, page 319.**

Said property known as Tax Lot 19.03 (also known as Lot 19.03, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Nicholas L. Bozzo and Beth N. Bozzo to William J. Bourque and Stacey Bourque, by deed dated 2/1/05 and recorded 2/4/05 in **Deed Book 2114, page 528.**

Said property known as Tax Lot 19.04 (also known as Lot 19.04, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Mohammad Ali Khatibzadeh and Laura D. Jhatibzadeh, by deed dated 9/6/01 and recorded 9/12/01 in **Deed Book 2018, page 701.**

Said property known as Tax Lot 19.06 (also known as Lot 19.06, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Cendant Mobility to James J. Ferry and Christine L. Ferry, by deed dated 6/15/05 and recorded 7/1/05 in **Deed Book 2127, page 169.**

The above-referenced deeds are to be marginally notated to confirm that said parcels are subject to this Conservation easement.

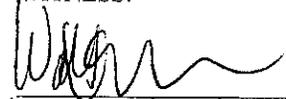
flow over and across the easements shown hereon, without the written consent or approval of the New Jersey Department of Environmental Protection and/or the Township.

7. Although this conservation easement will benefit the public through protection of water and land resources and natural beauty, nothing herein shall be construed to convey a right to the public of access or use of the property, and the Grantors, their heirs, successors and assigns shall retain exclusive rights to such access and use.
8. The Union Township governing body and/or its assigns are hereby permitted to enter in and upon the premises herein for the purpose of inspection of the provisions herein.
9. Nothing herein contained shall be deemed to restrict the right of Owner to maintain all roads, bridges, trails, and structures existing upon the property upon the date of subdivision approval.
10. Within such easements, the Township may erect, construct-install, and lay and thereafter use, inspect, repair, maintain, alter, replace and remove drainage facilities, including but not limited to culvert pipes, headwalls, inlets, rip-rap and swales, provided the Township has the approval of the New Jersey Department of Environmental Protection, if required.
11. It shall also be the responsibility of the Grantors of such lots to include these easements in actual deeds of conveyance to future owners of such lots.
12. ANY ACTIVITIES CONDITIONALLY PERMITTED BY THIS CONSERVATION EASEMENT BUT WHICH ARE REGULATED BY THE NEW JERSEY WETLANDS PROTECTION ACT MUST FIRST BE APPROVED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION. ANY AND ALL WETLANDS REGULATIONS TAKE PRECEDENCE OVER THE TERMS OF THIS CONSERVATION EASEMENT.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seals, or if a corporation, has caused these presents to be executed by the Grantors' proper corporate officers the day and year first above written.

WITNESS:



Walter N. Wilson

Hamlet at Hidden Meadow, L.L.C.

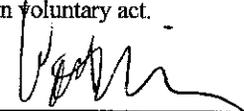
By: 

Jonathan S. Cantor, Manager

STATE OF NEW JERSEY :
COUNTY OF HUNTERDON : ss

I CERTIFY that on May 1, 2001, Jonathan S. Cantor, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the maker of the document; and,
- (b) executed this instrument as his own voluntary act.



Walter N. Wilson
An Attorney at Law of New Jersey

200611300001310 8/8
11/13/2006 10:35:06 AM E
Recording Fee: \$170.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
ASB11

2006113000091320 1/6
11/13/2006 10:35:07 AM E
Bk: 2170 Pg: 647
Dorothy K. Tirpak
Hunterdon County Clerk

25

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT, made the 1st day of *May*, 2001,

BETWEEN

Hamlet at Hidden Meadow, L.L.C., having an address at * , New Jersey 08833, Party of the First Part,
AND

* No care of Walter N. Wilson, Esq.
67 Beaver Ave
Annandale NJ 08801

THE TOWNSHIP OF UNION, or its designee, with an address at 140 Perryville Road, Hampton, New Jersey 08827, Party of the Second Part, also referred to as "Township";

28/19

WITNESSETH, that the said party of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, to it in hand paid at or before the en sealing and delivery of these presents by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey and confirm unto the said party of the second part and unto its successors and assigns forever, a drainage easement in, on, over and across all that certain lot, tract or parcel of land and premises, situate, lying and being in the Township of Union, in the County of Hunterdon and State of New Jersey, and more particularly described on Schedule "A" attached hereto and made a part hereof. This easement affects a portion or portions of Block 28, Lot 19 on the Union Township tax map.

Said easement shall be and is permanent and perpetual for the purpose of providing for water drainage and shall include the right to construct, maintain and repair such facilities and appurtenances as are necessary to effectuate said purpose. Within such easement, the Township may, but is not obligated to erect, construct, install, and lay and thereafter use, inspect, maintain, repair, alter, replace, and remove such items appurtenant to the utilization of said easement.

All of such facilities and appurtenances shall be and remain the property of the individual lot owner upon which lot the facility or appurtenance is located, although Union Township shall have and is hereby given the right of entering upon said lands and premises at all times and all other rights, benefits and powers necessary or convenient for the full enjoyment and use of said drainage easement and of rights herein granted, including, but not limited to, the right to remove and clear away all rocks, trees, brush, bush, vegetation, structures, buildings, and other objects and

Schedule "A"

J.M.H. LAND SURVEYORS

James M. Hansen, P.L.S.

146 Rick Road

Milford, NJ 08848-2112

(908) 996-7028 Fax: (908) 996-7001

DRAINAGE EASEMENT

BLOCK 28, LOT 19

TOWNSHIP OF UNION, HUNTERDON COUNTY, N.J.

Beginning at a point on the southerly right-of-way line of proposed Hidden Meadow Lane (proposed 50' wide R.O.W.), said beginning point being South 52 degrees 11 minutes 52 seconds East, a distance of 505.60 feet from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running the following courses through the interior of Lot 19 in Block 28,

- 1) South 29 degrees 33 minutes 35 seconds East, a distance of 130.37 feet to a point, thence
- 2) South 29 degrees 22 minutes 48 seconds West, a distance of 20.62 feet to a point, thence
- 3) South 60 degrees 37 minutes 12 seconds East, a distance of 94.02 feet to a point, thence
- 4) South 35 degrees 59 minutes 41 seconds West, a distance of 15.10 feet to a point, thence
- 5) North 60 degrees 37 minutes 12 seconds West, a distance of 92.28 feet to a point, thence
- 6) South 29 degrees 22 minutes 48 seconds West, a distance of 7.27 feet to a point, thence
- 7) South 48 degrees 10 minutes 45 seconds West, a distance of 42.91 feet to a point, thence
- 8) South 89 degrees 51 minutes 40 seconds West, a distance of 55.30 feet to a point, thence
- 9) North 56 degrees 33 minutes 55 seconds West, a distance of 61.29 feet to a point, thence
- 10) North 04 degrees 18 minutes 27 seconds West, a distance of 45.76 feet to a point, thence
- 11) North 31 degrees 19 minutes 13 seconds East, a distance of 53.15 feet to a point on the cul-de-sac right-of-way line of proposed Hidden Meadow Lane, thence
- 12) along said right-of-way by a curve with data of; $R=50.00'$, $L=87.98'$, $CH=$ North 57 degrees 31 minutes 01 seconds East, 77.06 feet to a point, thence
- 13) still along said right-of-way by a curve with data of; $R=25.00'$, $L=14.81'$, $CH=$ North 24 degrees 04 minutes 47 seconds East, a distance of 14.60 feet to the point and place of beginning. Containing an area of 19,122 S.F., more or less.

Bearings are referenced to Deed Book 1102, page 460.

Reference is also made to a map entitled "Preliminary Plat of Major Subdivision for Arthur R. Ronquist, Lot 19 Block 28 T.M. Sht. 8, Union Township, Hunterdon County, New Jersey" Sheet 3 of 12, prepared by Biggs Engineering Associates, P.A. (File # 96-191) dated 1/29/96 and revised to 7/22/97.

Subject to all easements, restrictions, covenants, ordinances,
and agreements of record, if any.

James M. Hansen 9/8/97

James M. Hansen
Professional Land Surveyor
New Jersey Lic. # 32650

Addendum

Properties known as Tax Lot 19.02, Block 28 and Tax Lot 19.03, Block 28 are subject to this easement.

Said property known as Tax Lot 19.02 (also known as Lot 19.02, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Donald H. Joos and Stephanie E. Joos, by deed dated 4/17/02 and recorded 5/1/02 in **Deed Book 2036, page 319**.

Said property known as Tax Lot 19.03 (also known as Lot 19.03, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Nicholas L. Bozzo and Beth N. Bozzo to William J. Bourque and Stacey Bourque, by deed dated 2/1/05 and recorded 2/4/05 in **Deed Book 2114, page 528**.

The above-referenced deed are to be marginally notated to to confirm that said parcels are subject to this Drainage easement.

obstructions which might interfere with such rights and the full and free right of ingress on, over, through and across said lands and premises thereto.

The party of the first part shall be precluded from altering and modifying or otherwise restricting the alignment of this easement, or from constructing or causing to be constructed any building, structure, or other object which might obstruct or restrict the alignment or utilization of such easement without the prior written consent and approval of the governing body of the Township of Union, in the County of Hunterdon and State of New Jersey. The said Township of Union shall not be required to repair and/or maintain any improvements located within the drainage easement, although it may, at its election, do so without incurring any continuing obligation to perform such maintenance and/or repair.

This conveyance shall be and is complete and final and the Township of Union shall in nowise be liable, now or hereafter to the party of the first part for any further consideration, holding or use of its right in the said lands and premises and the Township of Union is hereby released and acquitted of all manner and kind of claim and demand thereof and therefrom.

This conveyance is also subject to the right, but not the obligation, of agents, servants or employees of the Township of Union to enter upon the easement area, and other lands of the Grantor as necessary for access to the area, at all reasonable times, on reasonable notice to the Grantor for the sole purposes of inspection, protection and maintenance, but this right does not evidence or create any agreement or obligation of the said Township to inspect, protect or maintain the area. The use by the Township of equipment for maintenance purposes shall not constitute a violation of the terms and conditions of this conveyance, and no act of the Township for inspection, protection or maintenance shall give rise to any obligation on the part of the Township for further or other inspection, protection or maintenance.

In the event it becomes necessary for the Municipality to perform any maintenance to the area referred to herein in furtherance of this covenant, the costs of such maintenance may be assessed as a Local Improvement pursuant to the provisions of

N.J.S.A 40:56-1 et. seq.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described rights and privileges unto the said party of the second part, its successors and assigns forever, to the only

proper use, benefit and behalf of the said party of the second part, its successors and assigns forever.

AND the said party of the first part for himself, his heirs, executors and administrators, does hereby covenant, promise and agree to and with the said party of the second part, its successors and assigns, that he has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above-mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

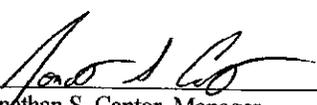
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

WITNESS:

Hamlet at Hidden Meadow, L.L.C.


Walter N. Wilson

by: 
Jonathan S. Cantor, Manager

STATE OF NEW JERSEY:

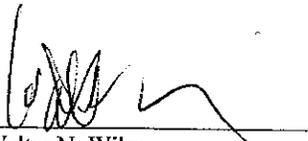
SS:

COUNTY OF HUNTERDON:

I CERTIFY that on *May 1*, 2001, *Jonathan S. Cantor* personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) was the maker of the attached instrument; and,

(b) executed this instrument as his or her own act.


Walter N. Wilson
An Attorney at Law of New Jersey

Record & Return
Sam S. Matthews, Esq.
185 Cedar Lane, Unit U-6
Teaneck, New Jersey 07666

2006113000081320 6/6
11/13/2006 10:35:07 AM E
Recording Fee: \$100.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
ASB11

2006113000081330 1/4
11/13/2006 10:35:08 AM E
Bk: 2170 Pg: 653
Dorothy K. Tirpock
Hunterdon County Clerk

Prepared by: Walter N. Wilson
WALTER N. WILSON

4
25

SIGHT EASEMENT

THIS INDENTURE, made this 1st day of May, 2001, between Hamlet at Hidden Meadow, L.L.C., hereinafter designated as the "Grantor", and the Township of Union, a municipal corporation of the State of New Jersey, having its principal office at 140 Perryville Road, Hampton, New Jersey 08827, hereinafter designated as the "Grantee" or as "Township".

WITNESSETH THAT the Grantor, in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving visibility along roads in the development known as The Hamlet at Hidden Meadow, and as a condition of the obtaining final subdivision approval of the said development, and for no other consideration paid by the Township to the Grantor, does by these presents grant and convey to the Township an easement over premises known as a portion or portions of Block 28, Lot 19 on a map entitled "Final Plat of The Hamlet at Hidden Meadow" (more particularly described as set forth in Schedule "A" annexed hereto), all being in the Township of Union, County of Hunterdon and State of New Jersey.

The surface of the areas described in the attached Schedules "A" shall at all times comply with the following restrictions and requirements:

- (A) At a height of from 2 feet to 10 feet above the surface of the edge of the adjoining road, the land area included within this easement shall be kept clear of vegetation, structures, fences, topographical features or objects, whether natural or man-made.
- (B) The property owner shall have a continuing obligation to comply with the provisions of this sight easement.

Grantor further gives the Township the right of entry upon the lands subject to this easement for the purpose of removing any object thereon, natural or man-made, which violates the restrictions set forth herein.

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

6/18/19

Schedule "A"

J.M.H. LAND SURVEYORS

James M. Hansen, P.L.S.

146 Rick Road

Milford, NJ 08848-2112

(908) 996-7028 Fax: (908) 996-7001

30' X 100' SIGHT EASEMENTS BLOCK 28, LOT 19 TOWNSHIP OF UNION, HUNTERDON COUNTY, N.J.

Beginning at a point on the southerly right-of-way line of Main Street (ultimate 50 foot wide right-of-way) in the easterly line of Lot 13.01 in Block 28, said beginning point being South 21 degrees 59 minutes 12 seconds East, a distance of 25.05 feet from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running, thence

1) along a portion of the southerly right-of-way line of Main Street, North 64 degrees 24 minutes 15 seconds East, a distance of 36.11 feet to a point, thence

2) South 25 degrees 35 minutes 45 seconds East, a distance of 30.00 feet to a point, thence

3) South 81 degrees 06 minutes 12 seconds West, a distance of 38.93 feet to a point on the easterly line of Lot 13.01, thence

4) along a portion of said line, North 21 degrees 59 minutes 12 seconds West, a distance of 18.85 feet to the point and place of beginning.

Beginning at a point on the southerly right-of-way line of Main Street (ultimate 50 foot wide right-of-way), said beginning point of this easement being the following two (2) courses from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461;

a) South 21 degrees 59 minutes 15 seconds East, a distance of 25.05 feet, thence

b) North 64 degrees 24 minutes 15 seconds East, a distance of 86.11 feet to the easement beginning point;

and running, thence

1) along the southerly line of Main Street, North 64 degrees 24 minutes 15 seconds East, a distance of 100.00 feet, thence

2) South 47 degrees 42 minutes 18 seconds West, a distance of 104.40 feet to a point, thence

3) North 25 degrees 35 minutes 45 seconds West, a distance of 30.00 feet to the point and place of beginning.

Bearings are referenced to Deed Book 1102, page 460.

Reference is also made to a map entitled "Preliminary Plat of Major Subdivision for Arthur R. Ronquist, Lot 19 Block 28 T.M. Sht. 8, Union Township, Hunterdon County, New Jersey" Sheet 3 of 12, prepared by Biggs Engineering Associates, P.A. (File # 96-191) dated 1/29/96 and revised to 7/22/97.

Addendum

Properties known as Tax Lot 19.05, Block 28 and Tax Lot 19.06, Block 28 are subject to this easement.

Said property known as Tax Lot 19.05 (also known as Lot 19.05, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Theodore F. Frankenbach and Marilyn R. Frankenbach, by deed dated 1/9/02 and recorded 1/18/02 in **Deed Book 2028, page 192.**

Said property known as Tax Lot 19.06 (also known as Lot 19.06, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Cendant Mobility to James J. Ferry and Christine L. Ferry, by deed dated 6/15/05 and recorded 7/1/05 in **Deed Book 2127, page 169.**

The above-referenced deed are to be marginally notated to to confirm that said parcels are subject to this Sight easement.

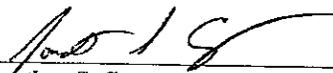
IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed on the day and year first above written.

Witness:

Hamlet at Hidden Meadow, L.L.C.



Walter N. Wilson

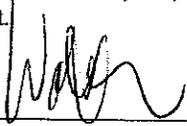
By: 

Jonathan S. Cantor, Manager

STATE OF NEW JERSEY ss:
COUNTY OF HUNTERDON

I CERTIFY that on 5-6, 2001, Jonathan S. Cantor personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person was the maker of the attached instrument; and,
- (b) executed this instrument as his or her act.



Walter N. Wilson
An Attorney at Law of New Jersey

Record & Return:
Sam S. Matthews, Esq.
185 Cedar Lane, Unit U-6
Teaneck, New Jersey 07666

20061113000081330 4/4
11/13/2006 10:35:08 AM E
Recording Fee: \$80.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
R5811