

PREPARED BY: \_\_\_\_\_

**EASEMENT AND RIGHT OF WAY**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ between \_\_\_\_\_,  
hereinafter called the "Grantor".

And THE TOWNSHIP OF HILLSBOROUGH MUNICIPAL UTILITIES AUTHORITY, a public body corporate and politic of the State of New Jersey, with its principal office at 302 Towne Centre Drive (Mailing Address: P.O. Box 5909, Hillsborough, N.J. 08844), in the Township of Hillsborough, County of Somerset, and State of New Jersey, hereinafter called the "Grantee".

WITNESSETH that, for and in consideration of the sum of \_\_\_\_\_(\$ \_\_\_\_\_) dollars the Grantor, does grant and convey unto the said Grantee, its successors and assigns, forever, a continuous and perpetual right-of-way and easement through, over, upon, under, in, across and along the hereinbelow described strip of land for one or more pipelines for sanitary sewers, and all necessary surface and subsurface appurtenances, the perpetual right to establish, construct, reconstruct, operate, maintain, inspect, protect and repair one or more pipelines for sanitary sewers and all necessary surface and subsurface appurtenances within said strip of land, the perpetual right to do within said strip of land all that may be necessary for the construction, reconstruction, replacement, extension, improvement, betterment, maintenance, inspection, protection, operation and use of one or more pipelines for sanitary sewers and all necessary surface and subsurface appurtenances as a part of a sanitary sewer system within said strip of land including all incidental rights to protect and preserve installed lines and appurtenances such as the right to subjacent lateral support, the right to construct and maintain rip rap at stream crossings and at other places where such protection may be required to protect installed lines and appurtenances from erosion, the right to limit loads traversing or bearing upon the surface of the right-of-way to protect the installed lines and appurtenances from stress or damage due to weight, shock, vibration or other similar phenomena, the right to construct and maintain requisite surface and subsurface appurtenances and to take any action that may be necessary to protect installed sanitary sewer lines from infiltration, the perpetual right to use said strip of land for the purposes aforesaid and remove all buildings, structures, construction and vegetation of whatever kind of character now or hereafter found on or within said strip of land and also the perpetual right of free and unobstructed access thereto, use and possession thereto with all manner of men, machinery, supplies, materials and equipment for the accomplishment of any and all of the foregoing purposes within said strip of land which is more particularly described as follows:

Beginning at a point .....

(Enter Metes and Bounds Description)

Being the description of a \_\_\_\_\_, wide sanitary sewer easement as shown on a map entitled" \_\_\_\_\_ " as prepared by \_\_\_\_\_, dated \_\_\_\_\_, and attached hereto as Schedule A.

Reserving unto the Grantor, its successors, assigns, forever, the right to use the surface of so much of the land of the Grantor as lies within the hereinabove described strip of land for any lawful purposes which do not damage or interfere in any way whatsoever with the Grantee's lawful enjoyment of the permanent easements and right-of-way created by this grant.

TO HAVE AND TO HOLD unto THE TOWNSHIP OF HILLSBOROUGH MUNICIPAL UTILITIES AUTHORITY, in the County of Somerset, its successors and assigns, forever, for the uses and purposes aforesaid, forever:

By the acceptance of this grant, THE TOWNSHIP OF HILLSBOROUGH MUNICIPAL UTILITIES WITHORITY, in the County of Somerset covenants that it will, after completion of the work aforesaid, operate and maintain said sewer system so as not to unduly interfere with any present use to which the lands are now subjected.

The Grantor, for itself, its successors and assigns, covenant that:

1. The Grantor is lawfully seized of the said lands and easements.
2. The Grantor has the right to convey the said lands and easements to the Grantee.
3. The Grantee shall have quiet possession of the said lands and easements free from all encumbrances.
4. The Grantor will warrant generally the lands, easements and property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if a corporation has caused this deed to be signed by its proper corporate officers and its common corporate seal to be affixed hereto the day and year first above written.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_

NOTE: A map (Schedule "B") shall be supplied for filing with the deed. The map shall be 8-1/2" X 14".

**Record and Return To:**

**The Township of Hillsborough Municipal Utilities Authority  
302 Towne Centre Drive  
P.O. Box 5909  
Hillsborough, NJ 08844**