

PREPARED BY:

\_\_\_\_\_

**DEED OF SIGHT TRIANGLE EASEMENT**

THIS DEED OF EASEMENT is made on this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_\_ by

\_\_\_\_\_

whose mailing address is

\_\_\_\_\_

\_\_\_\_\_

(hereinafter referred to as "Grantor"), and **THE COUNTY OF CAPE MAY**, a body corporate and politic of the State of New Jersey, with offices at 4 Moore Road, Cape May Court House, New Jersey 08210 (hereinafter referred to as "Grantee"). The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

THIS EASEMENT is granted by Grantor to Grantee for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged. Grantor also acknowledges that the conveyance of this sight triangle easement is a condition of site plan/subdivision approval by the Cape May County Planning Board (File Number \_\_\_\_\_) for the development of Block No. \_\_\_\_\_, Lot No. \_\_\_\_\_ as delineated on the tax map of the \_\_\_\_\_ of \_\_\_\_\_.

THE LANDS AFFECTED by this Easement (the "Affected Lands") are more formally described on **Exhibit "A"** (attached hereto and incorporated herein by this reference) prepared by \_\_\_\_\_, New Jersey License No. \_\_\_\_\_. Said Affected Lands is also depicted on a Site Plan/Subdivision Plan dated \_\_\_\_\_ (last revised \_\_\_\_\_) as prepared by \_\_\_\_\_, New Jersey License No. \_\_\_\_\_, attached hereto as **Exhibit "B"** and incorporated herein by this reference (which subdivision map was filed on \_\_\_\_\_ in the Cape May County Clerk's Office as Map No. \_\_\_\_\_) (*strike out if Easement is granted as a condition of Site Plan approval*).

SAID AFFECTED LANDS are a part of the lands and premises conveyed unto Grantor by deed from \_\_\_\_\_, dated \_\_\_\_\_ and recorded in the Cape May County Clerk's Office on \_\_\_\_\_ at Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

THE TERMS OF THIS DEED OF EASEMENT are as follows:

1. There shall not be erected at any time on the following described lands any building, structures 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 feet, six inches above the centerline of the adjoining highways and may be easily cared for, may be planted in the Affected Lands.
2. Grantee, its agents, representatives or employees may (but shall have no duty to) enter upon and re-enter upon said lands hereinabove described for the purpose of clearing any brush, trees, weeds, or other growth upon said lands for the purpose of establishing a clear sight or view for operators of vehicles or pedestrians traversing the abutting streets, roads and highways.

THIS DEED OF EASEMENT and the rights and obligations hereunder shall run with the land and be binding upon all the parties hereto, their successors, heirs, transferees and assigns.

THE GRANTOR signs this Deed to be effective as of the date at the top of the first page.

WITNESS:

GRANTOR:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
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