

Consideration \$ Exc
 Realty Transfer Fee Exc
 Recording Fee 19.00
 By S73 Totals 19.00

Change

Goodman

RECEIVED

MAY 3 9 57 AM '83

Carl R. Henderson

BERGEN COUNTY CLERK

DEED OF EASEMENT

THIS DEED OF EASEMENT is granted on this 15th day of April, 1983, by EMMA G. FOYE, widow, whose address is 384 Cedar Avenue, Ridgewood, Bergen County, New Jersey, (hereinafter referred to as the Grantor) to the VILLAGE OF RIDGEWOOD, a Municipal Corporation whose address is 131 North Maple Avenue, Ridgewood, Bergen County, New Jersey, and HOPPER RIDGE, INC., a New Jersey Corporation whose address is 550 North Maple Avenue, Ridgewood, Bergen County, New Jersey, (hereinafter referred to as the Grantees) in consideration of the sum of less than One Hundred (\$100.00) Dollars and is intended to grant to the Grantees, subject to the purposes, conditions, reservations and representations set forth hereinafter, a perpetual easement encompassing that portion of the land located in the Village of Ridgewood, County of Bergen and State of New Jersey, known as or to be known as part of Block 4101, Lot 13, on the Tax of the Village of Ridgewood and more particularly described as follows:

Beginning at a point in the southerly line of Cedar Avenue, 45 feet wide, where the same is intersected by the former centerline of Hopper Avenue, and running thence,

1. South 21°-16'-22" West, along the former centerline of Hopper Avenue, a distance of 137.00 feet to a point; thence,
2. North 68°-43'-30" West, a distance of 7.50 feet to a point; thence,
3. North 21°-16'-22" East, a distance of 137.00 feet to a point in the southerly line of the aforesaid Cedar Avenue; and thence,
4. South 68°-43'-30" East, along the southerly line of the aforesaid Cedar Avenue, a distance of 7.50 feet to the point or place of beginning;

Containing 1,027.5 square feet;

for the following purposes:

- (1) In the case of the Grantee, VILLAGE OF RIDGEWOOD, the repair, maintenance and replacement of an existing sanitary sewer and for access thereto for such purposes; and
- (2) In the case of the Grantees, VILLAGE OF RIDGEWOOD and HOPPER RIDGE, INC., the construction and installation of emergency access

Prepared by

Anthony Sparanza
 ANTHONY SPARANZA

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facilities to a proposed town house development to be known as Hopper Ridge, for the repair and maintenance thereof, and for the ingress and egress of persons and vehicles in cases of emergency;

and subject to the following conditions and reservations:

EFFECTIVE DATE: This Deed of Easement shall take effect immediately after the lawful vacation by the Village of Ridgewood of all of its right, title and interest in a portion of the street known as Hopper Avenue and shall not be recorded in the Office of the Bergen County Clerk until after it has become effective; and

RESTORATION: Except in the case of the initial installation of emergency access facilities as set forth hereinabove, the Grantees shall restore the surface and sub-surface of the land described hereinabove to substantially the same condition as existed before any work shall have been performed; and

NO NUISANCE: The Grantees shall not create any nuisance or do any act that will be detrimental to the said land or to any property adjoining the said land; and


TERMINATION: This Deed of Easement shall terminate and the said land shall be free of all right, title and interest of the Grantees in the event the said land shall cease to be used for the purposes set forth hereinabove or shall no longer be proposed for such use.

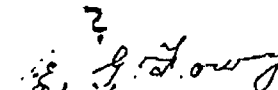
IT IS FURTHER UNDERSTOOD and the Grantor so represents that the Grantor owns the fee title to the land described hereinabove free and clear of all liens and encumbrances except such liens and encumbrances as may be described on a subordination endorsement or endorsements appended hereto and intended to be recorded simultaneously with this Deed of Easement in the Office of the Bergen County Clerk.

IT IS FURTHER UNDERSTOOD that wherever the terms "Grantor" and "Grantee" are used in this Deed of Easement, they are intended to include, bind and benefit the legal representatives, heirs, successors and assigns of each party so designated.

THIS DEED OF EASEMENT shall be dated at the top of the first page as of the date the Grantor has signed this Deed of Easement.

WITNESSED BY:


Victor C. James, Jr.
Vice President and
Senior Trust Officer of
National Community Bank of N.J.


EMMA G. FOYE

Consideration \$ FX
 Realty Transfer Fee FX
 Recording Fee 13.00
 By SB Total \$ 13.00

Goodman
Deeds

MAY 3 9 57 AM '83

Care R. Johnston
 BERGEN COUNTY CLERK

DEED OF EASEMENT

THIS DEED OF EASEMENT is granted on this 15th day of April, 1983, by EMMA G. FOYE, widow, whose address is 384 Cedar Avenue, Ridgewood, Bergen County, New Jersey, (hereinafter referred to as the Grantor) to the VILLAGE OF RIDGEWOOD, a Municipal Corporation whose address is 131 North Maple Avenue, Ridgewood, Bergen County, New Jersey, (hereinafter referred to as the Grantee) in consideration of the sum of less than One Hundred (\$100.00) Dollars and is intended to grant to the Grantee, subject to the purposes, conditions, reservations and representations set forth hereinafter, a perpetual easement encompassing that portion of the land located in the Village of Ridgewood, County of Bergen and State of New Jersey, known as or to be known as part of Block 4101, Lot 13, on the Tax Map of the Village of Ridgewood and more particularly described as follows:

Beginning at a point in the southerly line of Cedar Avenue, 45 feet wide, distant westerly along the same, 7.50 feet from the former centerline of Hopper Avenue, and running; thence,

1. South 21°-16'-22" West, a distance of 137.00 feet to a point; thence,
2. North 68°-43'-30" West, a distance of 10.00 feet to a point; thence,
3. North 21°-16'-22" East, a distance of 137.00 feet to a point in the aforesaid southerly line of Cedar Avenue; and thence,
4. South 68°-43'-30" East, along the aforesaid southerly line of Cedar Avenue, a distance of 10.00 feet to the point or place of beginning;

Containing 1,370 square feet;

for the following purposes:

The repair, maintenance and replacement of an existing storm drain and for access thereto for such purposes;

and subject to the following conditions and reservations:

EFFECTIVE DATE: This Deed of Easement shall take effect immediately after the lawful vacation by the Village of Ridgewood of all of its right, title and interest in a portion of the street known as Hopper Avenue and shall not be recorded

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Care R. Johnston
 BERGEN COUNTY CLERK

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Prepared by

Anthony Spiranza
 ANTHONY SPIRANZA

in the Office of the Bergen County Clerk until after it has become effective; and

RESTORATION: The Grantee shall restore the surface and sub-surface of the land described hereinabove to substantially the same condition as existed before any such work shall have been performed; and

NO NUISANCE: The Grantee shall not create any nuisance or do any act that will be detrimental to the said land or to any property adjoining the said land; and

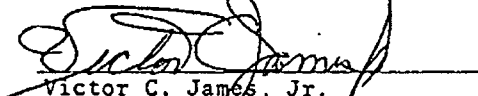
TERMINATION: This Deed of Easement shall terminate and the said land shall be free of all right, title and interest of the Grantee in the event the said land shall cease to be used for the purpose set forth hereinabove or shall no longer be proposed for such use.

IT IS FURTHER UNDERSTOOD and the Grantor so represents that the Grantor owns the fee title to the land described hereinabove free and clear of all liens and encumbrances except such liens and encumbrances as may be described on a subordination endorsement or endorsements appended hereto and intended to be recorded simultaneously with this Deed of Easement in the Office of the Bergen County Clerk.

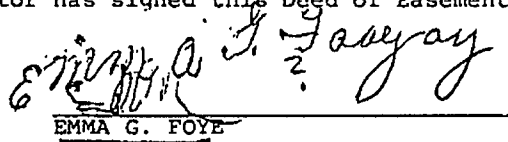
IT IS FURTHER UNDERSTOOD that wherever the terms "Grantor" and "Grantee" are used in this Deed of Easement, they are intended to include, bind and benefit the legal representatives, heirs, successors and assigns of each party so designated.

THIS DEED OF EASEMENT shall be dated at the top of the first page as of the date the Grantor has signed this Deed of Easement.

WITNESSED BY:



Victor C. James, Jr.
Vice President and
Senior Trust Officer of
National Community Bank of ACKNOWLEDGMENT

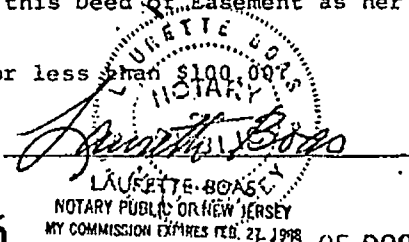

EMMA G. FOYLE

STATE OF NEW JERSEY)
) ss.:
COUNTY OF BERGEN)

I CERTIFY that on April 15, 1983, EMMA G. FOYLE personally came before me and acknowledged under oath to my satisfaction, that this person:

- (a) is named in and personally signed this Deed of Easement;
- (b) signed, sealed and delivered this Deed of Easement as her act and deed; and
- (c) made this Deed of Easement for less than \$100,000.

RECORD & RETURN TO:
GOODMAN, STOLDT, BRESLIN & HORAN
401 Hackensack Avenue
Hackensack, New Jersey 07601
(201)487-1400


LAURETTE BOAS
NOTARY PUBLIC, OR NEW JERSEY
MY COMMISSION EXPIRES FEB. 27, 1988