

Explanation: This Ordinance vacates a certain drainage easement across a portion of Block 86.01, Lot 28.04 as shown on the Tax Map of the Township of Warren.

**TOWNSHIP OF WARREN
ORDINANCE NO. 15-22**

AN ORDINANCE AUTHORIZING THE VACATION OF A DRAINAGE EASEMENT BETWEEN THE HOLLOWES BL. 86.01 LOT 28.04 AND WARREN TOWNSHIP

WHEREAS, The Hollows at Warren (“The Hollows”) is the owner of property located at Block 86.01, Lot 28.04 as shown on the Tax Map of the Township of Warren (the “Properties”); and

WHEREAS, The Hollows has requested that the Township vacate a portion of a drainage easement (the “Drainage Easement”) located across the Property; and

WHEREAS, the Drainage Easement to be vacated was created by a filed map entitled “Map of Hillcrest Homes in the Township of Warren, Somerset County, N.J.” dated June, 1960 which was approved for filing in the Somerset County Clerk’s Office on September 26, 1960 (the “Map of Hillcrest Homes”); and

WHEREAS, the portion of the Drainage Easement to be vacated is set forth on the metes and bounds description dated September 29, 2015 entitled “Description of an existing Drainage Easement on existing Tax Lot 28.04, Block 86.01 to be Vacated, Township of Warren, Somerset County; also being shown in a map entitled “Final Plat, The Hollows at Warren, Block 81.06, Lot 28.04, 29 and 30, Tax Map Sheets 94 and 95, Warren Township, Somerset County, New Jersey” dated July 17, 2015 and prepared by Page Engineering Consultants, PC, and being more particularly described as follows:”, which metes and bounds description was prepared by John C. Ritt of James P. Deady Surveyor, LLC and which is annexed hereto as Schedule A; and

WHEREAS, the portion of the Drainage Easement to be vacated is also depicted on Schedule B annexed hereto; and

WHEREAS, the Township Committee has determined that the Township no longer requires that portion of the Drainage Easement since it will be replaced by a new drainage easement to be prepared by the Township Attorney and to be conveyed to the Township; and

WHEREAS, the Warren Township Engineer has reviewed the request and has no objection to the vacation of a portion of the Drainage Easement.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, as follows:

1. Any and all rights that the Township or others claiming through the Township have to that portion of the Drainage Easement across Block 86.01, Lot 28.04 as depicted on Schedule A annexed hereto shall be and the same are hereby released, extinguished and vacated.

2. The vacation of the portion of the Drainage Easement described on Schedule A and depicted on Schedule B shall be subject to and shall not be effective until a new replacement 20' wide drainage easement is dedicated to the Township and recorded in the office of the Somerset County Clerk

3. The unencumbered title to the land subject to the portion of the Drainage Easement which is hereby vacated shall revert to the property owner of Block 86.01, Lot 28.04.

4. This Ordinance shall take effect upon final passage and publication of the same according to law. Within sixty (60) days of publication, a certified true copy of this Ordinance shall be filed by the Township Clerk in the office of the Clerk of Somerset County.

ATTEST:

WARREN TOWNSHIP COMMITTEE


Patricia A. DiRocco, RMC
Township Clerk

By: 
Michael C. Marion Mayor

INTRODUCED October 15, 2015

ADOPTED November 19, 2015

EFFECTIVE November 26, 2015

PROFESSIONAL LAND SURVEYING SERVICES

295 ROUTE 22 EAST
ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
PHONE (908) 534-0145
FAX (908) 534-0147

September 29, 2015

Description of an existing Drainage Easement on existing Tax Lot 28.04, Block 86.01 to be Vacated, Township of Warren, Somerset County, New Jersey; also being shown in a map entitled "Final Plat, The Hollows at Warren, Block 81.06, Lots 28.04, 29 and 30, Tax Map Sheets 94 and 95, Warren Township, Somerset County, New Jersey" dated July 17, 2015 and prepared by Page Engineering Consultants, PC, and being more particularly described as follows:

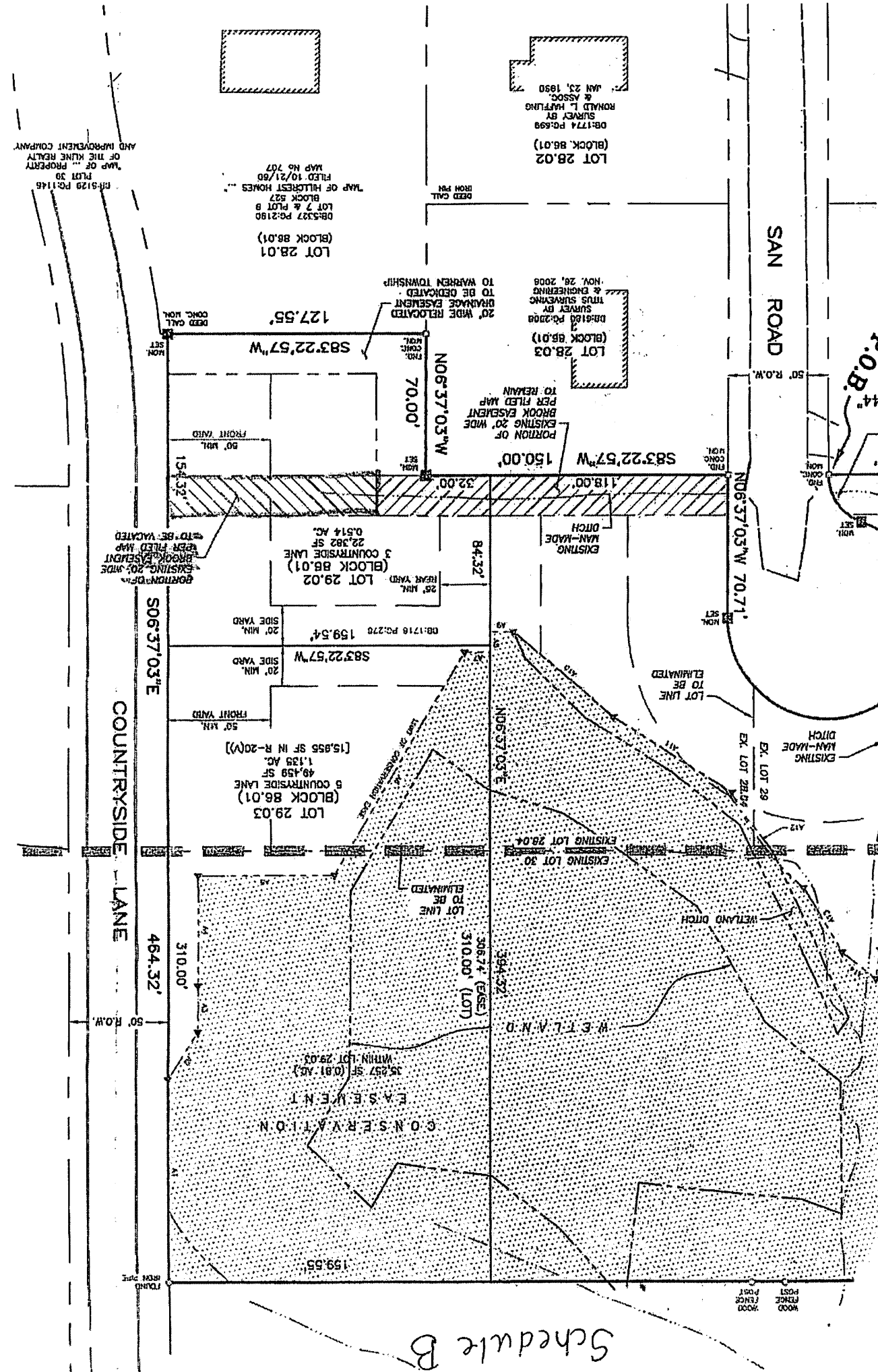
Beginning at a point in existing Tax Lot 28.04, said point being distant 25.00 feet on a bearing of North 83°-22'-57" East from its intersection with a proposed monument to be set in the dividing line between existing Tax Lot 28.04 and Tax Lot 28.03, and from said beginning point running; thence

- 1) North 06°-37'-03" West, a distance of 20.00 feet to a point and corner; thence
- 2) North 83°-22'-57" East, a distance of 102.55 feet to a point in the Westerly sideline of Countryside Lane (50.00 feet wide); thence
- 3) Along said sideline, South 06°-37'-03" East, a distance of 20.00 feet to a point and corner; thence
- 4) Leaving said sideline and running through existing Tax Lot 28.04, South 83°-22'-57" West, a distance of 102.55 feet to point and place of **Beginning**.

Containing 2,050.9± sq. ft. (0.05+ acres)

John C. Ritt
License No. 24GS04324100
Certificate No. 24GA28199000

Schedule B



PLAT 39
MAP OF HILLCREST HOMES ...
FILED 10/21/96
MAP NO. 707

DBS:327 PG:2190
LOT 7 & PLOT 8
BLOCK 827
(BLOCK 88.01)
LOT 28.01

DBS:186 PG:2008
SURVEY BY
DRAINAGE EASEMENT
TO BE DEDICATED
TO WARREN TOWNSHIP

DBS:174 PG:699
SURVEY BY
RONALD L. HARTUNG
& ASSOC.
JAN 23, 1990

DBS:1718 PG:270
159.54'

LOT 29.03
49,459 SF
1.139 AC
[15,855 SF IN R-20(V)]

LOT 29.02
22,382 SF
0.514 AC

LOT 28.03
118.00' x 150.00'

LOT 28.04
394.32' x 310.00'

LOT 28.01
127.55' x 70.00'

LOT 28.02
150.00' x 70.00'

LOT 28.03
118.00' x 150.00'

LOT 28.04
394.32' x 310.00'

LOT 29.02
84.32' x 159.54'

LOT 29.03
464.32' x 310.00'