


GLASSBORO PUBLIC SCHOOLS
GLASSBORO, NEW JERSEY

TO: Mark Silverstein
FROM: Scott Henry 
DATE: July 13, 2016
RE: Agenda Item for July 27, 2016

Attached is a resolution for a Deed of Easement request for the bus turn out in front of Glassboro High School. This resolution would deed additional property to the Borough in order to complete the turn out project. Survey report is also included for review.

I am recommending the Board approve the attached resolution to deed additional property to the Borough for the sum of \$1 in order to complete the bus turn out located on Bowe Blvd.

Prepared by: _____
Monica Sabnis, Esquire

DEED OF EASEMENT FOR A BUS TURN OUT

THIS DEED OF EASEMENT FOR A BUS TURN OUT is made this _____ day of _____, 2016, between the Borough of Glassboro Board of Education, whose legal address is 560 Joseph Bowe Boulevard, Glassboro, New Jersey, County of Gloucester, State of New Jersey (hereinafter referred to as the "Grantor") and the Borough of Glassboro, whose administrative offices are located at 1 South Main Street, Glassboro, New Jersey, County of Gloucester, State of New Jersey (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of a parcel located within the Borough of Glassboro, County of Gloucester, State of New Jersey, located on the northerly side of Joseph L. Bowe Boulevard (50' wide; public roadway) and beginning at a point having a New Jersey State Plane Coordinate System North American Datum 1983 value of 321,729.87 North and 317,168.70 East; and,

WHEREAS, pursuant to Resolution 15-09 SP15-03 of the Planning Board of the Borough of Glassboro, the Planning Board approved the installation of bus shelters and bus turn outs on the North Side of Joseph L. Bowe Boulevard in the Borough of Glassboro; and

WHEREAS, to facilitate the maintenance of the above-referenced bus turn out, Grantor must grant Grantee certain access to a portion of its property beginning at the point described above, more fully described in the Metes and Bounds Description in Schedule A which is made part of this Easement.

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, the Grantor does hereby give, grant, and convey unto the Grantee, its successors and/or assigns an easement and a free uninterrupted and unobstructed right-of-way, under, across, and over the property of the Grantor described in Schedule A.

This Easement is being dedicated to the Borough of Glassboro on the property described in this Deed exclusively for the use and purposes of a bus turn out, consisting of the right to traverse the area on foot, by vehicle and/or machine for the purposes of constructing, maintaining, repairing, renewing, enlarging, or replacing the aforesaid improvements and for doing anything necessary, useful, or convenient for the maintenance of the traffic signal when reasonable to do so, given the reason therefore and in a prudent and reasonable manner.

This Easement shall be perpetual. The Easement runs with the land and shall be binding upon the successors in interest and assigns of the Grantor.

This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

If any clause, paragraph, sentence, or portion of the terms, covenants and conditions of this Easement become illegal, null or void for any reason whatsoever, or are held by any Court of competent jurisdiction to be so, the remaining portions of this Easement shall remain in full force and affect.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the date first written.

GRANTOR

[Title]

Date:_____

GRANTEE

[Title]

Date:_____

SCHEDULE A

Description of Bus Turn Out Easement, Borough of Glassboro, Gloucester County, New Jersey.

All that certain parcel or tract of land situate in the Borough of Glassboro, Gloucester County and the State of New Jersey, as shown on a plan entitled "Proposed Easement Exhibit" prepared by Pennoni Associates, Inc., dated May 19, 2016, and being bounded and described as follows:

Beginning at a point, said point being on the approximate northerly side of Joseph L. Bowe Boulevard (50 feet wide; public roadway), said point having a New Jersey State Plane Coordinate System North American Datum 1983 value of 321,729.87 North and 317,168.70 East, thence for said Borough Traffic Signal Easement A the following nine (9) courses and distances;

- 1) South 48 degrees 01 minutes 36 seconds West along the northerly side of said Joseph L. Bowe Boulevard, 177.43 feet to a point thence continuing;
- 2) North 23 degrees 55 minutes 43 seconds East, 32.24 feet to a point of curvature, thence continuing;
- 3) Northeasterly 8.57 feet by the arc of a curve to the right having a radius of 35.25 feet to a point (said arc having a chord of North 30 degrees 53 minutes 41 seconds East, 8.55 feet from last described point), thence continuing;
- 4) North 41 degrees 58 minutes and 24 seconds West, 7.23 feet to a point, thence continuing;
- 5) North 48 degrees 01 minutes and 36 seconds East parallel with said Joseph L. Bowe Boulevard, 22.00 feet to a point, thence continuing;
- 6) South 41 degrees 58 minutes and 24 seconds East, 6.68 feet to a point, thence continuing;
- 7) North 48 degrees 01 minutes and 36 seconds with said Joseph L. Bowe Boulevard, 33.13 feet to a point of curvature, thence continuing;
- 8) Northeasterly 6.96 feet by the arc of a curve to the right having a radius of 35.25 feet to a point of tangency (said arc having a chord of North 43 degrees 40 minutes 46 seconds East, 6.94 feet from the last described point), thence continuing;
- 9) North 59 degrees 19 minutes 55 seconds East, 79.33 feet to the point and place of beginning.

Containing within these metes and bounds 2,071 square feet, or 0.04753 acres of ground.

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER ss:

I CERTIFY that on _____, 2016 _____ and _____

Personally came before me and acknowledged under oath, to my satisfaction, that each person:

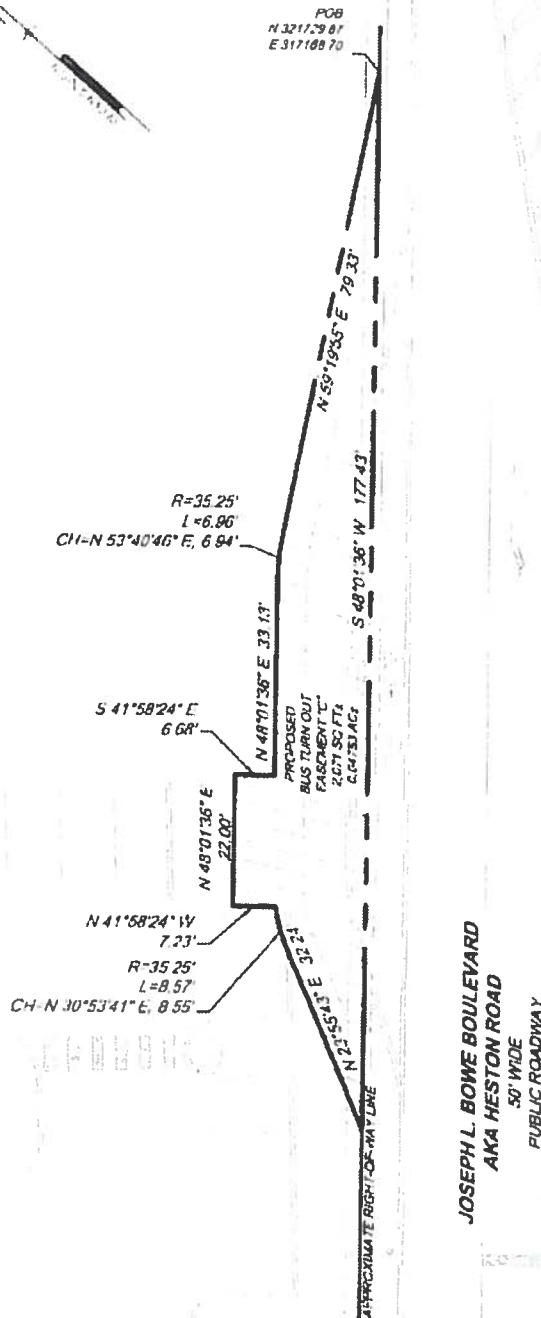
- (a) is named in and personally signed this document; and
- (b) signed, sealed, and delivered this document as his or her act and deed.

NOTARY PUBLIC

Date _____

GENERAL NOTES:

- 1 A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES ON JANUARY 22ND OF 2015
- 2 PROPERTY BOUNDARY INFORMATION AND BEARING SYSTEM BASED ON DOCUMENTS OF RECORD ROADWAY RIGHT-OF-WAY LINES ARE APPROXIMATE
- 3 HORIZONTAL COORDINATE DATUM IS IN NEW JERSEY STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD 83) BASED ON GPS OBSERVATION



2 05/19/2016 ADJUSTED EASEMENT LINES JKH
REV 1 04/27/2015 ADJUSTED EASEMENT LINES JKH



PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856 547 0505 F 856 547 9174

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JOSEPH L. BOWE BOULEVARD INTERSECTION IMPROVEMENTS
ROWAN UNIVERSITY AND GLASSBORO HIGH SCHOOL DRIVEWAYS
BOROUGH OF GLASSBORO, GLOUCESTER COUNTY
STATE OF NEW JERSEY

PROPOSED EASEMENT EXHIBIT

BOROUGH OF GLASSBORO
1 MAIN STREET
GLASSBORO, NJ 08026

PROJECT	CLCH 1402
DATE	02/03/2016
DRAWING SCALE	1"=30'
DRAWN BY	JKH
APPROVED BY	DSD

V0802

SHEET 1 OF 1

CLCH 1402

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Bus Turn Out Easement C

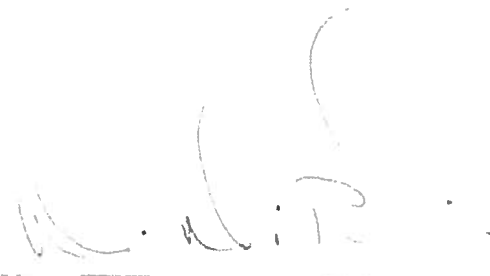
All that certain parcel or tract of land situate in the Borough of Glassboro, Gloucester County and the State of New Jersey, as shown on a plan entitled "Proposed Easement Exhibit", plan number V0802, prepared by Pennoni Associates Inc., dated 02/03/2016, last revised 05/19/2016 and being bounded and described as follows:

Beginning at a point, said point being on the approximate northerly side of Joseph L. Bowe Boulevard (50' wide; public roadway), said point having a New Jersey State Plane Coordinate System North American Datum 1983 value of 321,729.87 North and 317,168.70 East, thence for said Borough Traffic Signal Easement A the following nine (9) courses and distances;

- 1) S 48°01'36" W along the northerly side of said Joseph L. Bowe Boulevard, 177.43' to a point, thence continuing;
- 2) N 23°55'43" E, 32.24' to a point of curvature, thence continuing;
- 3) Northeasterly 8.57' by the arc of a curve to the right having a radius of 35.25' to a point (said arc having a chord of N 30°53'41" E, 8.55' from the last described point), thence continuing;
- 4) N 41°58'24" W, 7.23' to a point, thence continuing;
- 5) N 48°01'36" E parallel with said Joseph L. Bowe Boulevard, 22.00' to a point, thence continuing;
- 6) S 41°58'24" E, 6.68' to a point, thence continuing;
- 7) N 48°01'36" E parallel with said Joseph L. Bowe Boulevard, 33.13' to a point of curvature, thence continuing;
- 8) Northeasterly 6.96' by the arc of a curve to the right having a radius of 35.25' to a point of tangency (said arc having a chord of N 43°40'46" E, 6.94' from the last described point), thence continuing;
- 9) N 59°19'55" E, 79.33' to the point and place of beginning.

Containing within these metes and bounds 2,071 square feet, or 0.04753 acres of ground.

Signed by:


Dennis S. DiBlasio, P.L.S.
N.J. License No. GS 02830700

5/19/2016