

This Indenture,

Between Wm. Flemer's Sons, Inc. T/A Princeton Nurseries, a New Jersey Corporation with address of P.O. Box 191, Princeton, New Jersey 08540

of the Township of Plainsboro, County of Middlesex, and State of New Jersey, party of the first part,
And Elizabethtown Water Company

a corporation of the State of New Jersey, with principal offices at No. 1 Elizabethtown Plaza, in the City of Elizabeth, County of Union, and State of New Jersey, party of the second part.

Witnesseth:

That the party of the first part, in consideration of the sum of (\$1.00) one dollar lawful money of the United States of America, does grant and convey unto the party of the second part, its successors and assigns, a perpetual right of way and easement for the construction, laying, operation, maintenance of water mains, conduits and appurtenances through that certain tract of land described as being in the Township of S. Brunswick & Plainsboro County of Middlesex and State of New Jersey:

Describing various easements on the land of Wm. Flemer's Sons, Inc. located in Plainsboro Twp. and South Brunswick in Middlesex County, State of New Jersey. The properties are shown on the Tax Map of Plainsboro Township on sheet 2 as lot 7 block 2, sheet 2 lot 3, block 4, sheet 2, lot 4, block 4 and on the Tax Map of South Brunswick Township, sheet 34, lot 2, 3, 6.01 Block 100.

Attached are drawings prepared by Nassau Surveying Company, Inc. showing the location of said easements.

Party of the Second Part further agrees to indemnify, hold harmless and defend Party of the First Part from and against any and all liability for loss, damage or expense which Party of the First Part may suffer or for which party of the First Part may be held liable by reason of injury (including death) to any person or damage to any property arising out of or in any manner connected with the operation, construction, installation, maintenance, repairs and replacement of said mains installed herein.

Further described on the attached sheets and designated as Water Line Easement "A"; Water Line Easement "B", both of which are shown on drawing Sheet No. 1, entitled, "Plat showing water line easements on lands of William Flemer Sons, Inc., December 8, 1983, and prepared by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ 08540; Water Line Easement "C"; shown on Drawing Sheet No. 2, entitled, "Plat Showing Water Line Easement and Easement for Pump House Site on Lands of William Flemer's Sons, Inc., December 8, 1983, and prepared by Nassau Surveying Company, Inc., Land Surveyors; Water Line Easement "D" and Water Line Easement "E", both of which are shown on Drawing Sheet No. 3, entitled, "Plat Showing Water Line Easements on Lands of William Flemer's Sons, Inc., December 9, 1983, and prepared by Nassau Surveying Company, Inc., Land Surveyors; (continued on next page)

PREPARED BY: Walter M. Braswell
Walter M. Braswell
Attorney at Law
State of New Jersey

Order No. 12507
South Brunswick Twp. Tax Map
Sheet 34
Block 100
Lots 2, 3 & 6.01

DESCRIPTION OF TWO (2) TWENTY
(20) FEET WIDE WATER LINE EASE-
MENTS OVER AND THROUGH LANDS OF
WM. FLEMER'S SONS, INC. SITUATE
LYING AND BEING IN THE TOWNSHIP
OF SOUTH BRUNSWICK, COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY.

December 8, 1983

WATER LINE EASEMENT "A" - Drawing Sheet No. 1

Twenty (20) feet wide water line easement, the center-
line of which is more particularly described as follows:

BEGINNING at a point in the southerly line of lands of
Conrail (U.N.J.R.R.&C. Co.-Rocky Hill Branch) said beginning
point bearing in a northwesterly direction along said line,
forty-six (46) feet more or less from a point where the physical
centerline of Mapleton Road, thirty-three (33) feet in width
intersects said line and running thence;

(1) Through lands of Wm. Flemer's Sons, Inc., the following
four (4) courses; South thirteen degrees, thirty-four minutes,
thirty seconds West ($S 13^{\circ} 34' 30'' W$) two hundred seventy-one
(271) feet more or less to a point, thence;

(2) South fourteen degrees, thirty-nine minutes, thirty seconds
West ($S 14^{\circ} 39' 30'' W$) two hundred seventy-three and three hund-
redths (273.03) feet to a point, thence;

(3) South sixteen degrees, twelve minutes, fifteen seconds West
($S 16^{\circ} 12' 15'' W$) two hundred seventy and sixty-six hundredths
(270.66) feet to a point, thence;

(4) South twenty-eight degrees, forty-seven minutes, forty-five
seconds East ($S 28^{\circ} 47' 45'' E$) twenty-four (24) feet more or
less to a point in the westerly right-of-way line of the afore-
mentioned Mapleton Road, said last mentioned point bearing,
North twenty-eight degrees, forty-seven minutes, forty-five
seconds West ($N 28^{\circ} 47' 45'' W$) twenty-two (22) feet more or less
from a point in the physical centerline of the aforementioned
Mapleton Road, said last mentioned point being distant, eight
hundred eighteen (818) feet more or less as measured along the
physical centerline of Mapleton Road in a southerly direction
from a point where said physical centerline intersects the afore-
mentioned southerly line of lands of Conrail.

Containing 16,774 square feet more or less.

The sidelines of the above described water line Ease-
ment "A" being parallel to, and distant, ten (10) feet as measured
at right angles to the above described centerline.

Together with a temporary construction easement lying
between the easterly sideline of the above described twenty
(20) feet wide water line easement "A" and the westerly right-
of-way line of Mapleton Road.

WATER LINE EASEMENT "B" - Drawing Sheet No. 1

Twenty (20) feet wide water line easement, the centerline of which is more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Mapleton Road, said beginning point bearing the following two (2) courses; from a point where the physical centerline of Mapleton Road intersects the southerly line of lands of Conrail (U.N.J.R.R.&C. Co.-Rocky Hill Branch) (A) southerly along the physical centerline of Mapleton Road, one hundred ninety-three and no hundredths (193.00) feet to a point, thence; (B) North seventy-six degrees, twenty-five minutes, thirty seconds West (N 76° 25' 30" W) sixteen and fifty hundredths (16.50) feet to the aforementioned beginning point and from said beginning point running thence;

(1) Through lands of Wm. Flemer's Sons, Inc., North seventy-six degrees, twenty-five minutes, thirty seconds West (N 76° 25' 30" W) eight (8) feet more or less to a point in the easterly side-line of the above described water line Easement "A" said last mentioned point being the terminus of the herein described Easement "B."

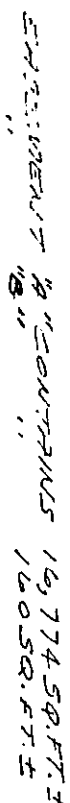
The sidelines of the above described water line Easement "B" being parallel to and distant, ten and no hundredths (10.00) feet as measured at right angles to the above described centerline.

Containing 160 square feet more or less.

All as shown on a plat entitled, "Plat Showing Water Line Easements On Lands Of Wm. Flemer's Sons, Inc., S. Brunswick Twp., Middlesex Co., NJ, Scale as shown, Dec. 8, 1983." Prepared by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

The above described water line easements being across Lots 2, 3 and 6.01, in Block 100, on Sheet 34, of the South Brunswick Twp. Tax Map.

According to a description by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.



5. BRUSHNICK TWP.
TAX MAP
SHEET _____ 34
BLOCK _____ 100
LOT _____ 2,366.01

REV.	DESCRIPTION	DATE	APP. BY

NASSAU SURVEYING COMPANY, INC.
LAND SURVEYORS
PRINCETON NEW JERSEY 08540

PRINCETON RESEARCH PARK

PLAT

SHOWING WATER LINE ERIE-NECA
OULANDS OF

WM. FLENNER'S SONS, INC.
S. BRUNSWICK, TWO, MIDDLESEX CO., N.J.
SCALE AS SHOWN DEC. 8, 1977

DRAWN BY E.C.L.	FIELD BK.	ORDER NO. 12507	FILE NO. LARGE 47526	SHEET 1
CHECKED BY	PAGE		DRAWN	

Order No. 12507
South Brunswick Twp. Tax Map
Sheet 34
Block 100
Lot 3

DESCRIPTION OF AN EASEMENT FOR
PUMP HOUSE SITE ON LANDS OF WM.
FLEMER'S SONS, INC. SITUATE
LYING AND BEING IN THE TOWNSHIP
OF SOUTH BRUNSWICK, COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY.

December 19, 1983

WATER LINE EASEMENT "C" - Drawing Sheet No. 2

Description of a one hundred (100) feet diameter easement for pump house site, the radius of which is centered on an existing well, said radius point being located, the following two (2) courses; from a point where the physical centerline of Mapleton Road, thirty-three (33) feet in width intersects the southwesterly line of lands of Conrail (U.N.J.R.R.&C. Co.-Rocky Hill Branch) (A) along the physical centerline of Mapleton Road in a southwesterly direction, seven hundred sixty-three (763) feet to a point, thence; (B) crossing Mapleton Road and passing through lands of Wm. Flemer's Sons, Inc., North seventy-three degrees, nineteen minutes, twenty-five seconds West (N 73° 19' 25" W) six hundred and twenty-eight feet more or less to the aforesaid radius point. (628 ±

The above described one hundred (100) feet diameter easement for pump house site containing 7,854 square feet.

All as shown on a plat entitled, "Plat Showing Water Line Easement & Easement For Pump House Site On Lands Of Wm. Flemer's Sons, Inc., S. Brunswick Twp., Middlesex Co., NJ, Scale as shown, Dec. 8, 1983." Prepared by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

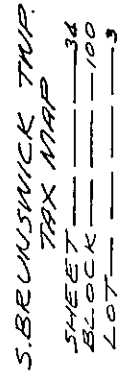
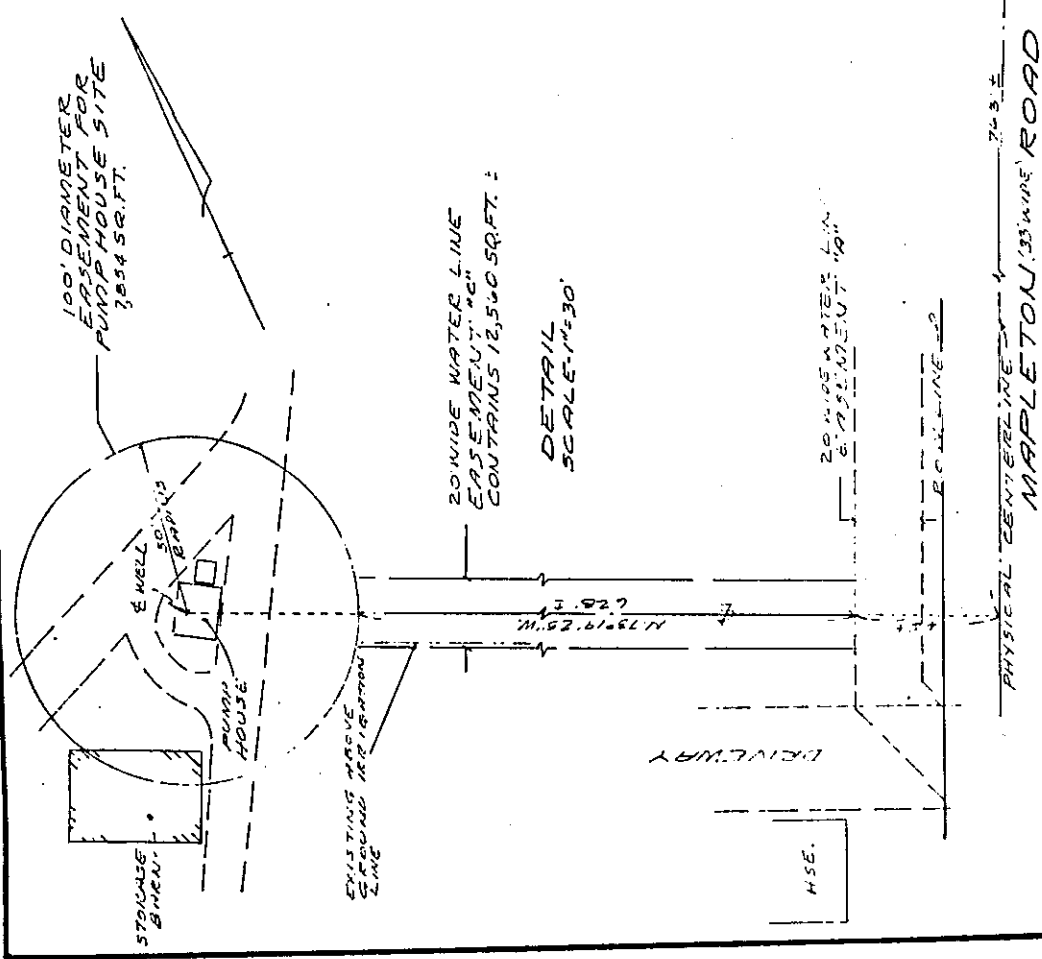
The above described one hundred (100) feet diameter easement for pump house site being on Lot 3, in Block 100, on Sheet 34, of the South Brunswick Twp. Tax Map.

According to a description by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

The above described access easement being across Lots 2 & 3, in Block 100, on Sheet 34, of the South Brunswick Twp. Tax Map.

According to a description by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

(2)

[illegible]

Order No. 12507
Plainsboro Twp. Tax Map
Sheet 2
Block 2
Lot 7
South Brunswick Twp. Tax Map
Sheet 34
Block 100
Lot 3

DESCRIPTION OF TWO (2) WATER LINE
EASEMENTS OVER AND THROUGH LANDS
OF WM. FLEMER'S SONS, INC.
SITUATE LYING AND BEING PARTLY IN
THE TOWNSHIP OF SOUTH BRUNSWICK
AND PARTLY IN THE TOWNSHIP OF
PLAINSBORO, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY.

December 12, 1983

WATER LINE EASEMENT "D" - Drawing Sheet No. 3

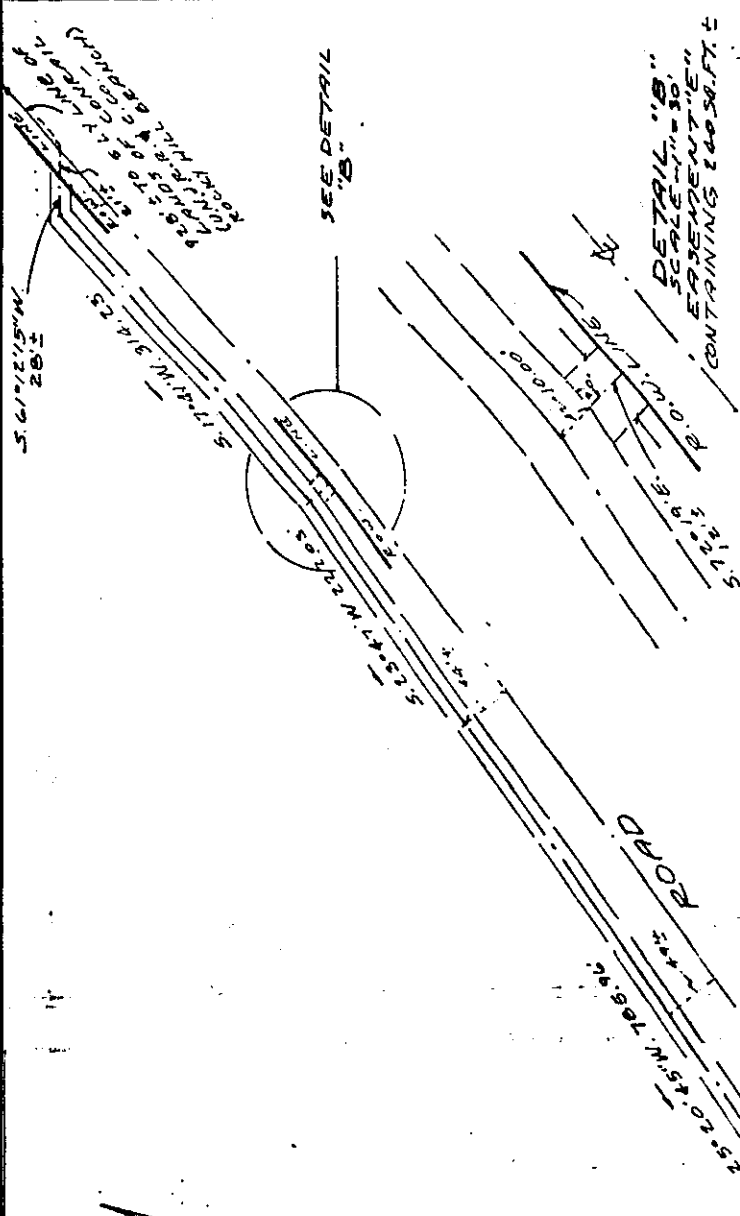
Twenty (20) feet wide water line easement, the center-
line of which is more particularly described as follows:

BEGINNING at a point in the northwesterly right-of-way
line of Mapleton Road, thirty-three (33) feet in width, said
beginning point bearing the following two (2) courses; from a
point where the physical centerline of Mapleton Road intersects
the southerly line of lands of Conrail (U.N.J.R.R.&C. Co.-Rocky
Hill Branch) (A) along the physical centerline of Mapleton Road
in a southerly direction, nine hundred twenty-eight (928) feet
more or less to a point, thence; (B) through Mapleton Road,
South sixty-one degrees, twelve minutes, fifteen seconds West (S
61° 12' 15" W) twenty-one (21) feet more or less to the afore-
said beginning point and from said beginning point running
thence;

- (1) Through lands of Wm. Flemer's Sons, Inc., the following
six (6) courses; South sixty-one degrees, twelve minutes, fifteen
seconds West (S 61° 12' 15" W) twenty-eight (28) feet more or
less to a point, thence;
- (2) South seventeen degrees, forty-one minutes West (S 17° 41" W)
three hundred fourteen and twenty-three hundredths (314.23) feet
to a point, thence;
- (3) South twenty-three degrees, forty-seven minutes West (S 23°
47" W) two hundred twenty-two and three hundredths (222.03) feet
to a point, thence;
- (4) South twenty-five degrees, twenty minutes, forty-five seconds
West (S 25° 20' 45" W) seven hundred eighty-five and ninety-six
hundredths (785.96) feet to a point, thence;
- (5) South thirty-two degrees, twenty minutes, forty-five seconds
West (S 32° 20' 45" W) seven hundred fifty-six and ninety-six
hundredths (756.96) feet to a point, thence;
- (6) South nine degrees, fifty minutes, forty-five seconds West
(S 09° 50' 45" W) fifty-eight (58) feet more or less to a point
in the aforementioned northwesterly right-of-way line of Mapleton
Road, said last mentioned point being the terminus of the herein
described Easement "D".

The sidelines of the above described Easement "D" being
parallel to and distant, ten and no hundredths (10.00) feet as
measured at right angles to the above described centerline.

3



PLAINSBOBO TRIP.
TAX MAP

DETAIL "A"
SCALE - 1" = 100'
ELEVATION "D"
CONTAINING 43,304 SQ. FT. ±

S. BRUNSWICK TWP.
TAX MAP
SHEET --- 34
BLOCK --- 100
LOT --- 3

[illegible]

Containing 43,304 square feet more or less.

The above described Easement "D" being through Lot 3, in Block 100, on Sheet 34, of the South Brunswick Twp. Tax Map and through Lot 7, in Block 2, on Sheet 2, of the Plainsboro Twp. Tax Map.

WATER LINE EASEMENT "E" - Drawing Sheet No. 3

Twenty (20) feet wide water line easement, the centerline of which is more particularly described as follows:

BEGINNING at a point in the southeasterly sideline of the above described Easement "D", said beginning point bearing South seventy-two degrees, nineteen minutes East (S 72° 19' E) ten and no hundredths (10.00) feet from the southerly terminus of Course #2 of the above described Easement "D" and running thence;

(1) Through lands of Wm. Flemer's Sons, Inc., South seventy-two degrees, nineteen minutes East (S 72° 19' E) twelve (12) feet more or less to a point in the northwesterly right-of-way line of Mapleton Road, thirty-three (33) feet in width, said last mentioned point being the terminus of the herein described Easement "E."

The sidelines of the above described Easement "E" being parallel to and distant, ten (10) feet as measured at right angles to the above described centerline.

Containing 240 square feet more or less.

The above described Easement "E" being through Lot 3, in Block 100, on Sheet 34, of the South Brunswick Twp. Tax Map.

All as shown on a plat entitled, "Plat Showing Water Line Easements On Lands Of Wm. Flemer's Sons, Inc., S. Brunswick Twp., and Plainsboro Twp., Middlesex Co., NJ, Scale as shown, Dec. 9, 1983." Prepared by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

According to a description by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

Order No. 12507
South Brunswick Twp. Tax Map
Sheet 34
Block 100
Lots 2 & 3

DESCRIPTION OF A TEN (10) FEET
WIDE ACCESS EASEMENT TO PUMP
HOUSE SITE ON LANDS OF WM.
FLEMER'S SONS, INC. SITUATE
LYING AND BEING IN THE TOWNSHIP
OF SOUTH BRUNSWICK, COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY.

December 9, 1983

WATERLINE EASEMENT DRAWING - Sheet No. 4

Ten (10) feet wide access easement to pump house site,
the centerline of which is more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line
of Mapleton Road, thirty-three (33) feet in width, said beginning
point bearing the following two (2) courses; from a point where
the physical centerline of Mapleton Road intersects the southerly
line of lands of Conrail (U.N.J.R.R.&C. Co.-Rocky Hill Branch) (A)
along the physical centerline of Mapleton Road in a southerly
direction two hundred thirty-three (233) feet more or less to a
point, thence; (B) crossing Mapleton Road, South seventy-eight
degrees, twenty-one minutes, eleven seconds West (S 78° 21' 11" W)
eighteen (18) feet more or less to a point in the westerly right-
of-way line of the aforementioned Mapleton Road and the aforemen-
tioned beginning point and from said beginning point running
thence;

(1) Through lands of Wm. Flemer's Sons, Inc. and along the
centerline of an existing drive, the following four (4) courses;
South seventy-eight degrees, twenty-one minutes, eleven seconds
West (S 78° 21' 11" W) three hundred seventy-five (375) feet more
or less to a point of curve, thence;

(2) Along a curve bearing to the left having a radius of twenty-
four hundred (2400) feet, an arc length of three hundred and
seventy-four hundredths (300.74) feet to a point of tangency,
thence;

(3) South sixty-eight degrees, twenty-one minutes, fifty-two
West (S 68° 21' 52" W) one hundred twelve and seventy-four hund-
redths (112.74) feet to a point, thence;

(4) South twenty-two degrees, four minutes, forty-five seconds
West (S 22° 04' 45" W) sixty-one (61) feet more or less to a
point in the northerly curved sideline of a pump house site ease-
ment having a diameter of one hundred (100) feet, said last
mentioned point being the terminus of the herein described
access easement.

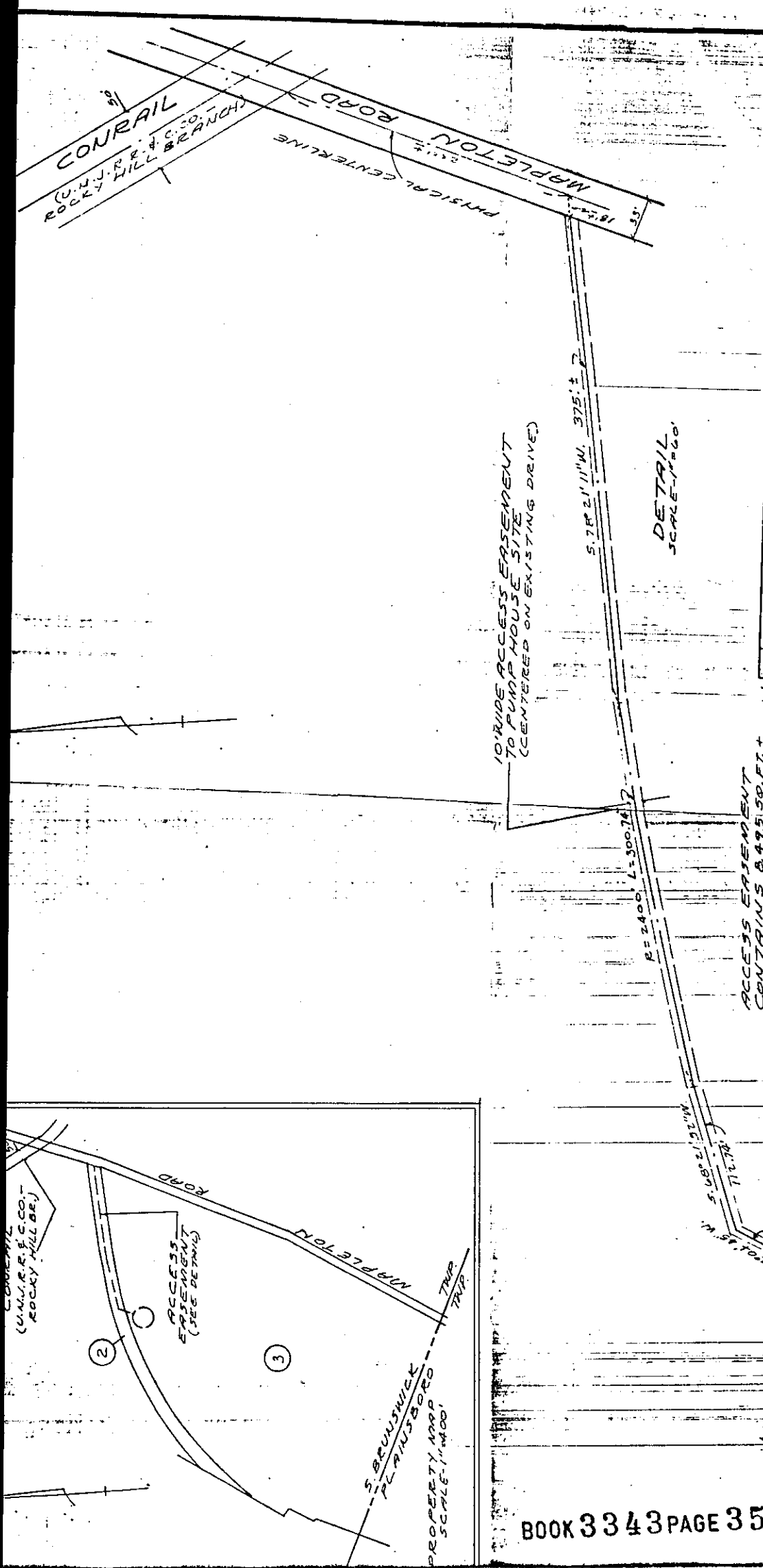
The sidelines being parallel to and distant, five (5)
feet as measured at right angles to the above described centerline.

Containing 8,495 square feet more or less.

All as shown on a plat entitled, "Plat Showing Access
Easement On Lands Of Wm. Flemer's Sons, Inc., South Brunswick
Twp., Middlesex Co., NJ, Scale as shown, Dec. 7, 1983," Prepared
by Nassau Surveying Company, Inc., Land Surveyors, Princeton
Research Park, Princeton, NJ, 08540.

The above described access easement being across Lots
2 & 3, in Block 100, on Sheet 34, of the South Brunswick Twp.
Tax Map.

According to a description by Nassau Surveying Company,
Inc., Land Surveyors, Princeton Research Park, Princeton, NJ,
08540.



④

[illegible]

Order No. 12587
Plainsboro Twp. Tax Map
Sheet 2
Block 4
Lot 3

DESCRIPTION OF A TWENTY (20) FEET
WIDE WATER LINE EASEMENT OVER AND
THROUGH LANDS OF WM. FLEMER'S
SONS, INC. SITUATE LYING AND
BEING IN THE TOWNSHIP OF
PLAINSBORO, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY.

December 15, 1983

WATER LINE EASEMENT - Drawing Sheet No. 6

Twenty (20) feet wide water line easement, the center-
line of which is more particularly described as follows:

BEGINNING at a point in the division line between lands
of John W. Flemer, Et Ux, on the west and lands of Wm. Flemer's
Sons, Inc. on the east, said beginning point bearing along said
division line, South twenty-five degrees, eleven minutes, West (S
25° 11' W) ten and no hundredths (10.00) feet from a point where
said division line intersects the northerly right-of-way line of
College Road, thirty-three (33) feet in width and running thence;

(1) Through lands of Wm. Flemer's Sons, Inc., South sixty-five
degrees, thirty-six seconds East (S 65° 36' E) thirteen hundred
ninety-six and fifty-nine hundredths (1396.59) feet to a point
in the division line between the aforementioned lands of said
Wm. Flemer's Sons, Inc. on the west (Tax Lot 3) and other lands
of Wm. Flemer's Sons, Inc. on the east (Tax Lot 4) said last
mentioned point being the terminus of the herein described water
line easement and bearing along the last mentioned division line,
North twenty-six degrees, fourteen minutes East (N 26° 14' E) ten
and no hundredths (10.00) feet from a point where said division
line intersects the aforementioned northerly right-of-way line of
College Road.

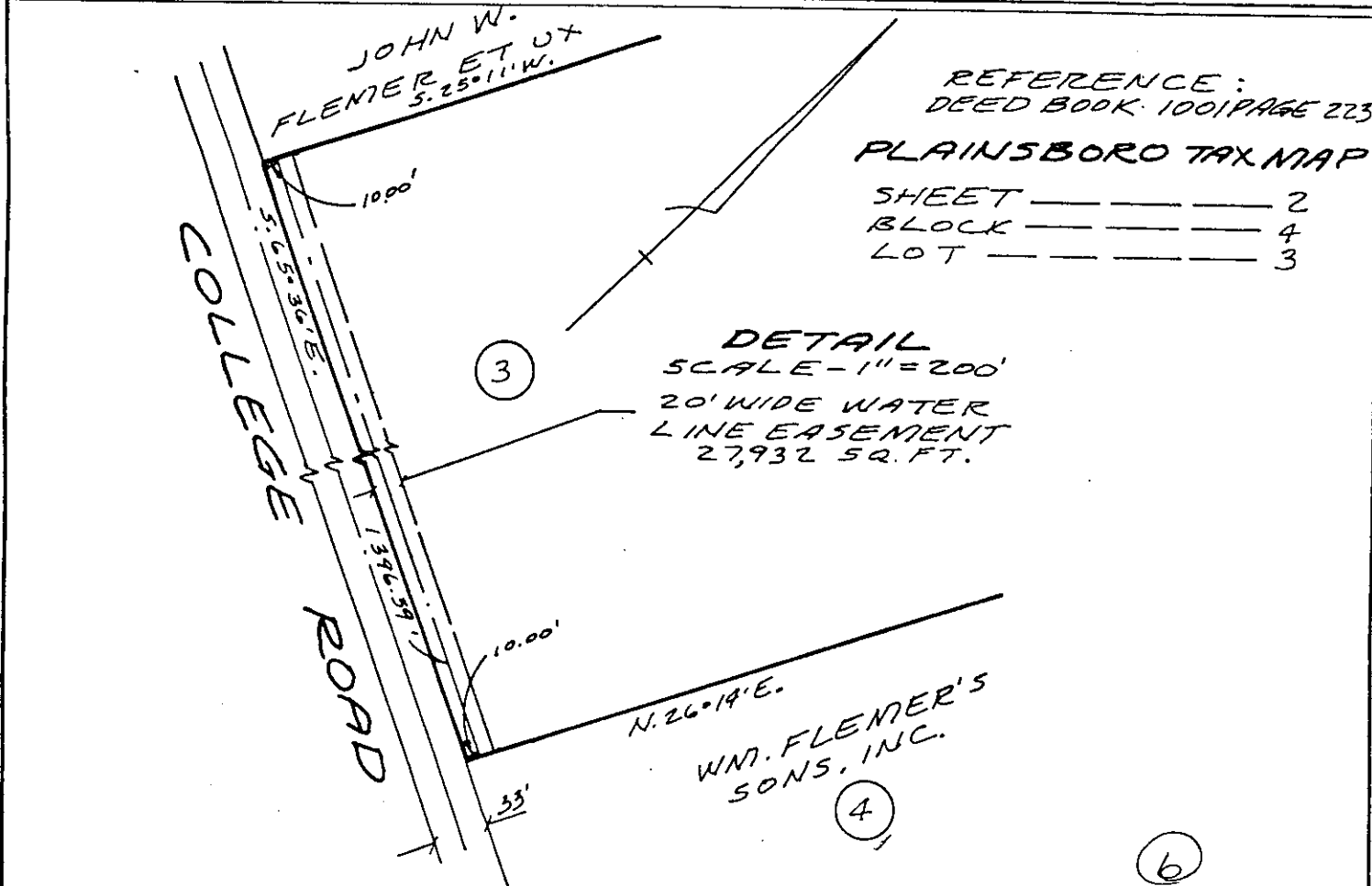
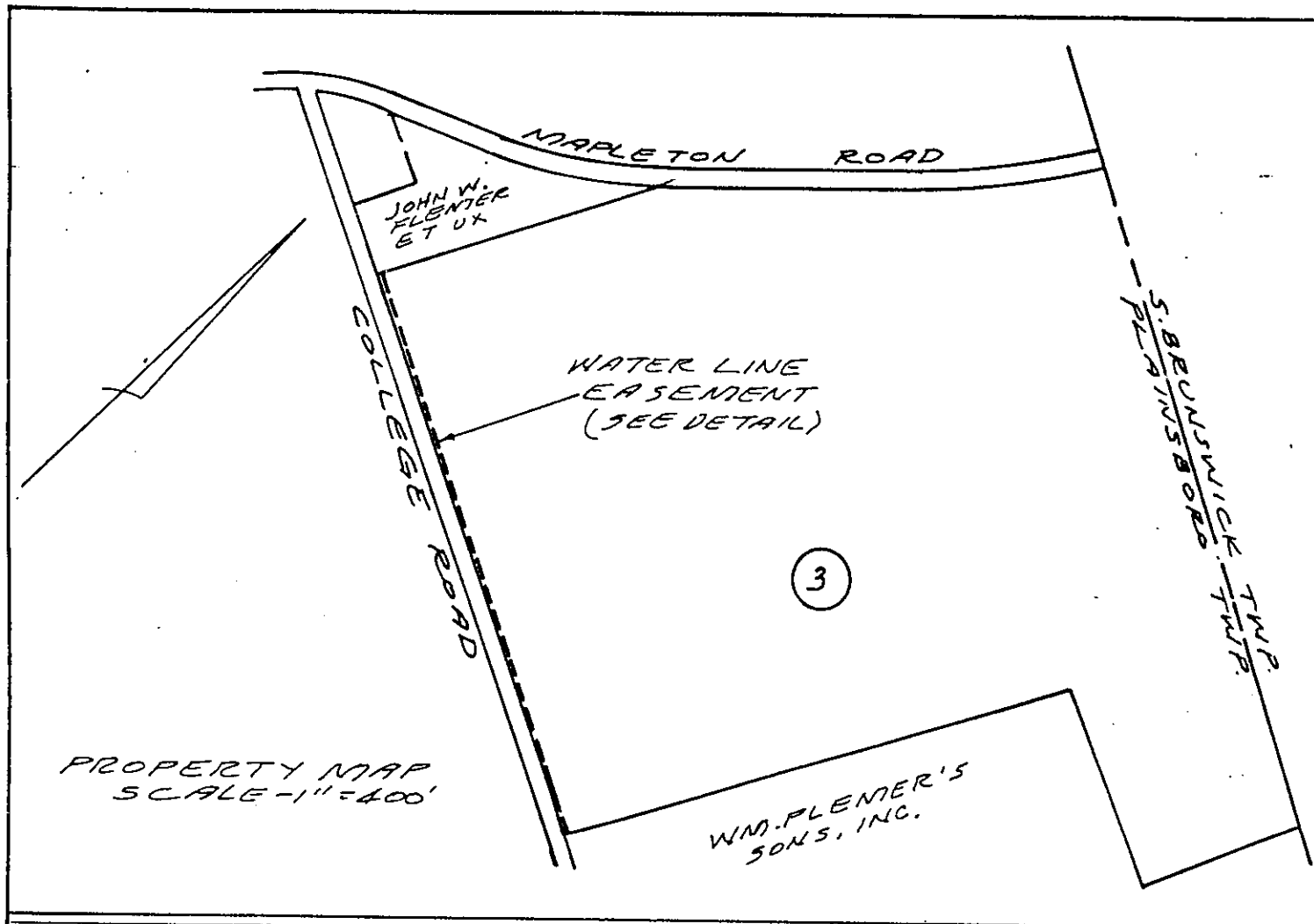
The sidelines of the above described water line ease-
ment being parallel to and distant, ten and no hundredths (10.00)
feet as measured at right angles to the above described center-
line.

Containing 27,932 square feet more or less.

All as shown on a plat entitled, "Plat Showing Water
Line Easement On Lands Of Wm. Flemer's Sons, Inc., Plainsboro
Twp., Middlesex Co., NJ, Scale as shown, Dec. 15, 1983." Prepared
by Nassau Surveying Company, Inc., Land Surveyors, Princeton
Research Park, Princeton, NJ, 08540.

The above described water line easement being through
Lot 3, in Block 4, on Sheet 2, of the Plainsboro Twp. Tax Map.

According to a description by Nassau Surveying Company,
Inc., Land Surveyors, Princeton Research Park, Princeton, NJ,
08540.



NASSAU SURVEYING COMPANY, INC.
LAND SURVEYORS
PRINCETON RESEARCH PARK PRINCETON NEW JERSEY 08540

Conrad A. Brennfleck 1/12/84
DATE OF SIGNATURE

CONRAD A. BRENNFLECK
N.J.P.L.S. 14164

PLAT
SHOWING WATER LINE
EASEMENT ON LANDS OF

WM. FLEMER'S
SONS, INC.

PLAINS BORO TWP., MIDDLESEX CO. N.J.
SCALE - AS SHOWN DEC. 13, 1983

DRAWN BY F.C.L.	FIELD BK.	ORDER NO.	FILE NO. *PLAINS -B 0120 BLK. 2	SHEET NO.
CHECKED BY	PAGE	12587		6

Order No. 12507
Plainsboro Twp. Tax Map
Sheet 2
Block 4
Lot 4

DESCRIPTION OF TWO (2) WATER LINE
EASEMENTS OVER AND THROUGH LANDS
OF WM. FLEMER'S SONS, INC. SIT-
UATE LYING AND BEING IN THE
TOWNSHIP OF PLAINSBORO, COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY.

December 22, 1983

WATER LINE EASEMENT "A" - Drawing Sheet No. 8

Twenty (20) feet in width, the centerline of which is
more particularly described as follows:

BEGINNING at a point in the division line between lands
of Wm. Flemer's Sons, Inc. on the west (Tax Lot 3) and other
lands of Wm. Flemer's Sons, Inc. on the east (Tax Lot 4) said
beginning point bearing along said division line in a northerly
direction, ten and no hundredths (10.00) feet to a point where
said division line intersects the northerly right-of-way line of
College Road, thirty-three (33) feet in width and running
thence;

(1) Through lands of said Wm. Flemer's Sons, Inc., the follow-
ing two (2) courses; South seventy-two degrees, forty-six min-
utes, twenty seconds East (S 72° 46' 20" E) five hundred seventy-
nine (579) feet more or less to a point, thence;

(2) South seventy-four degrees, forty-six minutes, twenty seconds
East (S 74° 46' 20" E) three hundred sixty-nine (369) feet more
or less to a point in the division line between lands of said Wm.
Flemer's Sons, Inc. (Tax Lot 4) on the west and lands of Kingston
Water Company on the east, said last mentioned point being the
terminus of the herein described Easement "A."

Said last mentioned point bearing along the last men-
tioned division line in a northerly direction, ten and no hund-
redths (10.00) feet from a point where said division line
intersects the aforementioned northerly right-of-way line of
College Road.

The sidelines of the above described water line Ease-
ment "A" being parallel to and distant, ten and no hundredths
(10.00) feet as measured at right angles to the above described
centerline.

Containing 18,960 square feet more or less.

(E)

WATER LINE EASEMENT "B" - Drawing Sheet No. 8

Twenty (20) feet in width, the centerline of which is more particularly described as follows:

BEGINNING at a point in the division line between lands of Kingston Water Company on the west and lands of Wm. Flemer's Sons, Inc. on the east, said beginning point bearing along said division line in a northerly direction, ten and no hundredths (10.00) feet from a point where said division line intersects the northerly right-of-way line of College Road, thirty-three (33) feet in width and running thence;

(1) Through lands of Wm. Flemer's Sons, Inc., the following six (6) courses; South seventy-four degrees, forty-six minutes, twenty seconds East (S 74° 46' 20" E) one thousand fifty-four (1054) feet more or less to a point, thence;

(2) South eighty-five degrees, forty-seven minutes East (S 85° 47' E) one hundred eleven and twenty-one hundredths (111.21) feet to a point of curve, thence;

(3) Along a curve bearing to the left in an easterly direction having a radius of three hundred eighty and no hundredths (380.00) feet, an arc length of eighty-one and twelve hundredths (81.12) feet to a point of tangency, thence;

(4) North eighty-one degrees, fifty-nine minutes, thirteen seconds East (N 81° 59' 13" E) three hundred ninety-four and sixty-nine hundredths (394.69) feet to a point of curve, thence;

(5) Along a curve bearing to the left in a northeasterly direction having a radius of two hundred twenty and no hundredths (220.00) feet, an arc length of one hundred fifty and sixty hundredths (150.60) feet to a point of tangency, thence;

(6) North forty-two degrees, forty-five minutes, fifty-five seconds East (N 42° 45' 55" E) ten and no hundredths (10.00) feet to a point, said last mentioned point being the terminus of the herein described Easement "B."

Said last mentioned point being located on a bearing of North forty-seven degrees, fourteen minutes, five seconds West (N 47° 14' 05" W) a distance of seventy-six and fifty hundredths (76.50) feet from a point in U.S. Route #1 at Centerline Station 101+43.70.

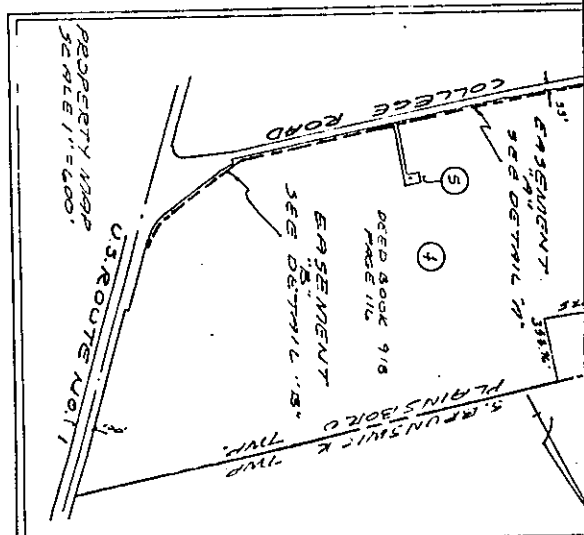
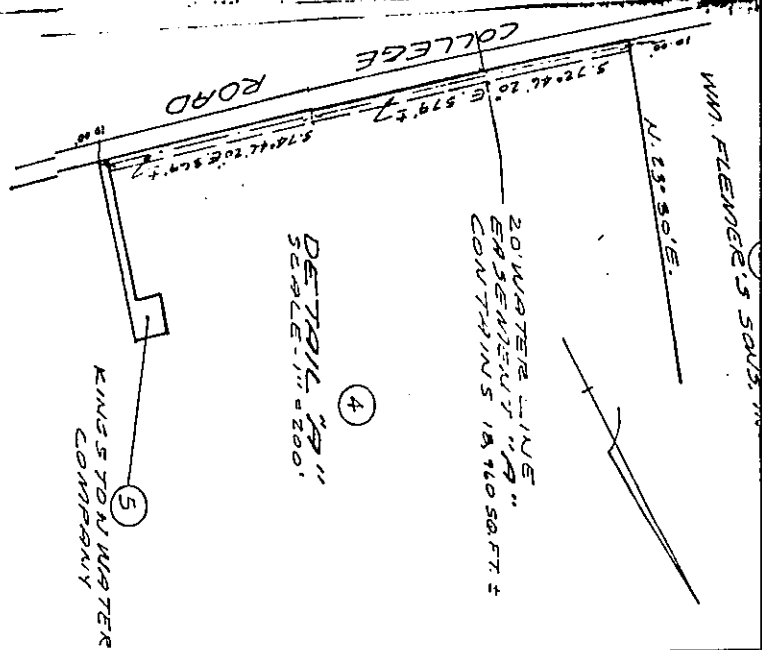
The sidelines of the above described water line Easement "B" being parallel to and distant, ten and no hundredths (10.00) feet as measured at right angles to the above described centerline.

Containing 36,032 square feet more or less.

The above described water line Easements "A" and "B" being more particularly shown on a plat entitled, "Plat Showing Water Line Easements On Lands Of Wm. Flemer's Sons, Inc., Plainsboro Twp., Middlesex Co., NJ, Scale as shown, Dec. 16, 1983." Prepared by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.

The above described water line Easements "A" and "B" being through Lot 4, in Block 4, on Sheet 2, of the Plainsboro Twp. Tax Map.

According to a description by Nassau Surveying Company, Inc., Land Surveyors, Princeton Research Park, Princeton, NJ, 08540.



PLAINSBORO TWP.
TAX MAP
SHEET _____ 2
BLOCK _____ 4
LOT _____ 4

Waterline Easement description of a ten (10) foot wide access easement to pump house site on lands of William Flemer's Sons, Inc., as shown on Drawing Sheet No. 4, entitled, "Plat Showing Access Easement on Lands of William Flemer's Sons, Inc., South Brunswick Township, December 7, 1983, and prepared by Nassau Surveying Company, Inc., Land Surveyors; Water Line Easement Description of a twenty (20) foot wide water line easement over and through lands of William Flemer's Sons, Inc., situate, lying and being in the Township of Plainsboro, as shown on Drawing Sheet No. 6 entitled "Plat Showing Water Line Easement on lands of William Flemer's Sons, Inc., Plainsboro, Township, December 15, 1983, and prepared by Nassau Surveying Company, Inc., Land Surveyors.

Water Line Easement "A" and "B" Description of two (2) water line easements over and through lands of William Flemer's Sons, Inc., situate, lying and being in the Township of Plainsboro, both of which are shown on Drawing Sheet No. 8 entitled, "Plat Showing Water Line Easements on lands of William Flemer's Sons, Inc., Plainsboro Twp., December 16, 1983, and prepared by Nassau Surveying Company, Inc., Land Surveyors.

The rights of way and easements granted herein are subject to encumbrances of record, if any, ~~except for~~ mortgages given to the Federal Land Bank, and rights of others in any brook, stream, drain, ditch, road, or lane bounding or crossing the premises in question, or in any underground pipe, conduit or other utility not appearing of record.

Together with the right of ingress and egress to and from the lands for the aforesaid purposes.

Subject, however, to the party of the first part reserving the right to the full use of the land not inconsistent with this Grant and Conveyance.

It is covenanted by the party of the first part that said party has the right to convey the said right of way and easement to the party of the second part and that said party is the true, lawful and right owner of all and singular the above described lands, and that the said lands at the time of the sealing and delivery of these presents are not encumbered by any mortgage, judgment, limitation or by any encumbrance whatsoever, by which the aforesaid right of way and easement hereby made, can or may be changed, charged, altered or defeated in any way whatsoever, except as hereinabove provided.

It is expressly agreed that the party of the second part may enter upon the above described lands for the purpose of erecting, installing, moving, removing, repairing, altering, maintaining or operating any structures, fixtures, appurtenances, equipment, pipes, mains, conduits or the like or for the purpose of maintaining such easement or right of way, without any prior notice being given to the party of the first part by the party of the second part and any and all such notice as is or may be required by any statute or law of the State of New Jersey or any other local or municipal ordinance is hereby waived by the party of the first part.

It is covenanted by the party of the second part that it will pay any damage which may arise to crops, fences or other property of the party of the first part by reason of the construction, laying, operation, maintenance of such mains, conduits and appurtenances. If the amount of said damage is not mutually agreed upon by the parties hereto the damage shall be determined by three disinterested persons, one to be appointed by the party of the first part, one by the party of the second part, and the third by two persons aforesaid, and the amount so determined by the aforesaid three persons under oath shall be final and conclusive.

In Witness Whereof, the party of the first part has set hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed this 20th day of February, 1984.

Attest:

Richard J. Henkel, Secretary

Witness:

By: Wm. Flemer's and Sons, Inc. T/A Princeton Nurseries

William Flemer (L.S.)
William Flemer IV, Vice President

(L.S.)

State of New Jersey, County of

that on

19

, before me, the subscriber,

} ss.: Be it Remembered,

personally appeared

who, I am satisfied, the person named in and who executed the within Instrument, and thereupon acknowledged that signed, sealed and delivered the same as act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$

State of New Jersey, County of Mercer

that on

Feb. 20

1984

, before me, the subscriber,

} ss.: Be it Remembered,

personally appeared Richard J. Henkel

law of N.J.

who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Secretary of Wm. Flemer's and Sons, Inc., T/A Princeton Nurseries the Corporation named in the within Instrument; that William Flemer IV is the Vice Pres. President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness. and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 1.00.

Sworn to and subscribed before me, the date aforesaid.

T. D. Johnson
an attorney at law of N.J.

Richard J. Henkel - Secretary

3692

RIGHT OF WAY

and

EASEMENT AGREEMENT

BOOK 3343 PAGE 340

Between Princeton Nurseries

P.O. Box 191,
Princeton, NJ 08540

1

And

Elizabethtown Water Company
1341 North Avenue
Plainfield, NJ 07601

27

BOOK 3343 PAGE 358

Return to
Walter M. Brownell
1 Elizabethtown Plaz
Elizabeth NJ 07207

555 26