



## Middlesex County Document Summary Sheet

MIDDLESEX COUNTY CLERK NJ  
PO BOX 1110  
NEW BRUNSWICK NJ 08903

INSTR # 2024003890  
O BK 19384 PG 159  
RECORDED 01/23/2024 08:04:03 AM  
NANCY J. PINKIN, COUNTY CLERK  
MIDDLESEX COUNTY, NEW JERSEY  
RECORDING FEES \$145.00

### Official Use Only

| Transaction Identification Number             |                    | 6993950    | 8539953 |
|---|--------------------|------------|---------|
| Submission Date <i>(mm/dd/yyyy)</i>           |                    | 01/22/2024 |         |
| No. of Pages <i>(excluding Summary Sheet)</i> |                    | 12         |         |
| Recording Fee <i>(excluding transfer tax)</i> |                    | \$145.00   |         |
| Realty Transfer Tax                           |                    | \$0.00     |         |
| Total Amount                                  |                    | \$145.00   |         |
| Document Type                                 | MISCELLANEOUS DEED |            |         |
| <b>Municipal Codes</b>                        |                    |            |         |
| SOUTH BRUNSWICK                               |                    | SBR        |         |
| <b>Batch Type</b> L2 - LEVEL 2 (WITH IMAGES)  |                    |            |         |
| 760564  |                    |            |         |

### Additional Information (Official Use Only)

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**RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Middlesex County  
Document Summary Sheet

|                       |                |   |                |                |                    |
|-----------------------|----------------|---|----------------|----------------|--------------------|
| MISCELLANEOUS<br>DEED | Type           | MISCELLANEOUS DEED  |                |                |                    |
|                       | Consideration  |   |                |                |                    |
|                       | Submitted By   | SIMPLIFILE, LLC. (SIMPLIFILE)   |                |                |                    |
|                       | Document Date  | 01/04/2024  |                |                |                    |
|                       | Reference Info |   |                |                |                    |
|                       | Book ID        | Book  | Beginning Page | Instrument No. | Recorded/File Date |
|                       |                |   |                |                |                    |
|                       | GRANTOR        | Name  |                | Address        |                    |
|                       |                | THE TRUSTEES OF PRINCETON<br>UNIVERSITY A NEW JERSEY<br>NON-PROFIT CORPORAT |                |                |                    |
|                       | GRANTEE        | Name  |                | Address        |                    |
|                       |                | THE TRUSTEES OF PRINCETON<br>UNIVERSITY A NEW JERSEY<br>NON-PROFIT CORPORAT |                |                |                    |
|                       | Parcel Info    |   |                |                |                    |
|                       | Property Type  | Tax Dist.   | Block          | Lot            | Qualifier          |
|                       |                | SB  | 106            | 1              | SBR                |
|                       |                | SB  | 99             | 3.213          | SBR                |
|                       | SB             | 99  | 14.04          | SBR            |                    |
|                       | SB             | 99  | 8.041          | SBR            |                    |
|                       | SB             | 102   | 5              | SBR            |                    |
|                       | SB             | 102   | 6              | SBR            |                    |

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RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by/Record & Return to:

Dorothy Bolinsky, Esq.  
Faegre Drinker Biddle & Reath, LLP  
105 College Road East, Suite 300  
Princeton, New Jersey 08540

Cross-referenced to Drainage and Pedestrian Trail Easement Agreement,  
recorded June 20, 2005, in Deed Book 05507, Page 776, Instrument No. DE2005010622  
In the Office of the Recorder of Middlesex County, New Jersey

## **Amendment to Easement**

STATE OF NEW JERSEY )  
 ) SS:  
COUNTY OF Mercer )

This Affidavit of Scrivener's Error (the "Affidavit") is executed this 4<sup>th</sup> day of January, 2024, relating to that certain Drainage and Pedestrian Trail Easement Agreement dated December 20, 2004, recorded on June 20, 2005, in Deed Book 05507, Page 776 in the Office of the Recorder of Middlesex County New Jersey (the "Original Easement"). The purpose of this Affidavit is to incorporate the "Easement Area A" and "Easement Area B" exhibits referenced in the Original Easement that were not included in the recorded copy.

Therefore, WITNESSETH THAT, due to a scrivener's error, the "Easement Area A" and "Easement Area B" exhibits, attached hereto and incorporated by reference were not

included in the Original Easement. The undersigned hereby certifies that due to an inadvertent scrivener's error, the "Easement Area A" and "Easement Area B" exhibits were omitted, and further certifies that the "Easement Area A" and "Easement Area B" exhibits attached to this Affidavit are the true and correct descriptions and depictions which, but for the scrivener's error, would have been attached to the Original Easement.

**[signature page follows]**

**IN WITNESS WHEREOF**, the undersigned has executed this Scrivener's Error Affidavit on the date first above referenced.

**THE TRUSTEES OF PRINCETON  
UNIVERSITY, a New Jersey nonprofit corporation**

By: KyuJung Whang  
Name: KyuJung Whang  
Title: Vice President for Facilities

STATE OF NEW JERSEY )  
COUNTY OF Mercer ) SS.: )

I CERTIFY that on January 4, 2024 KyuJung Whang personally came before me and this person acknowledged under oath, to my satisfaction, that he is the Vice-President for Facilities of THE TRUSTEES OF PRINCETON UNIVERSITY, the corporation named in and which made the foregoing instrument, and that he signed and delivered the foregoing instrument as the act and deed of said corporation, duly authorized by resolution of its Board of Trustees for the uses and purposes stated therein.

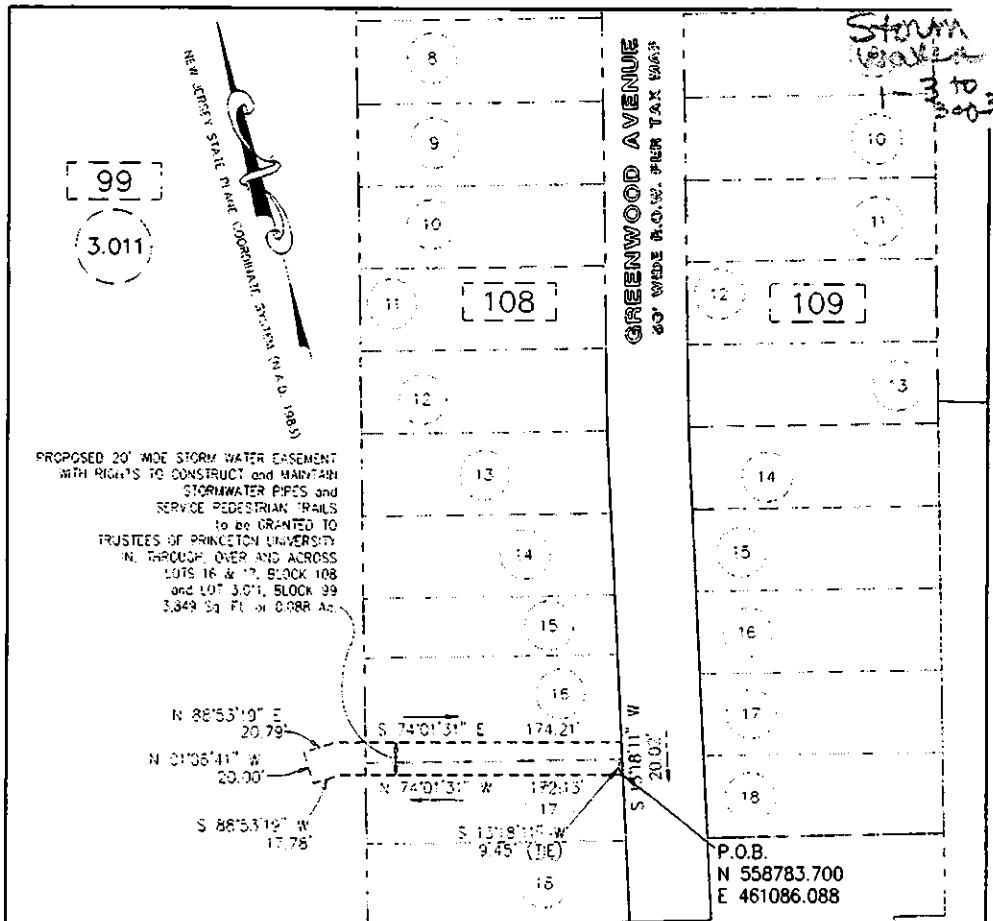
Esther Walter

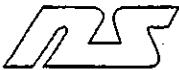


**[Signature Page - Scrivener's Error Affidavit]**

**Easement Area A**

[see attached]





Phone: (609) 243-0428  
Fax: (609) 987-0005

**NASSAU SURVEYING**  
Division of Van Note-Harvey Associates, P.C.  
Land Surveyors  
777 Alexander Road  
P.O. Box 3227  
Princeton, New Jersey 08543-3227

<http://www.vannoteharvey.com>  
E-mail: vnha@aol.com

Order No. 34328-430-11  
South Brunswick Township Tax Map  
Sheet 34  
Block 99  
P.O. Lot 3.011  
Sheet 35  
Block 108  
P.O. Lots 16 & 17

DESCRIPTION OF P.O. LOT 3.011 IN  
BLOCK 99 AS SHOWN ON SHEET 34  
AND P.O. LOTS 16 & 17 IN BLOCK 108 AS  
SHOWN ON SHEET 35 OF THE SOUTH  
BRUNSWICK TOWNSHIP TAX MAP  
SITUATE LYING AND BEING IN THE  
TOWNSHIP OF SOUTH BRUNSWICK,  
COUNTY OF MIDDLESEX, STATE OF  
NEW JERSEY

September 23, 2004  
Revised October 15, 2004  
Revised October 27, 2004

Description of a 20' Wide Stormwater Easement with Rights to Construct and Maintain Stormwater Pipes and Service Pedestrian Trails to be granted to Trustees of Princeton University In, Through, Over, & Across Lots 16 & 17 Block 108 and Lot 3.011, Block 99

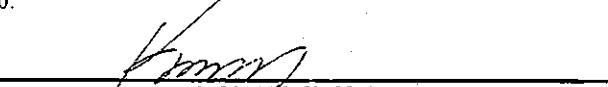
**BEGINNING** at a **POINT** having New Jersey State Plane Coordinate Values of NAD83 N 558783.700, E 461086.088, said point also being in a westerly right-of-way line of Greenwood Avenue, a 50 foot right-of-way per tax map, said point being, S 13 degrees 18 minutes 11 seconds W, 9.45 feet from the common corner of the northeasterly corner of Lot 17, Block 108 with the southeasterly corner of Lot 16, Block 108 and from said **BEGINNING POINT** running, thence;

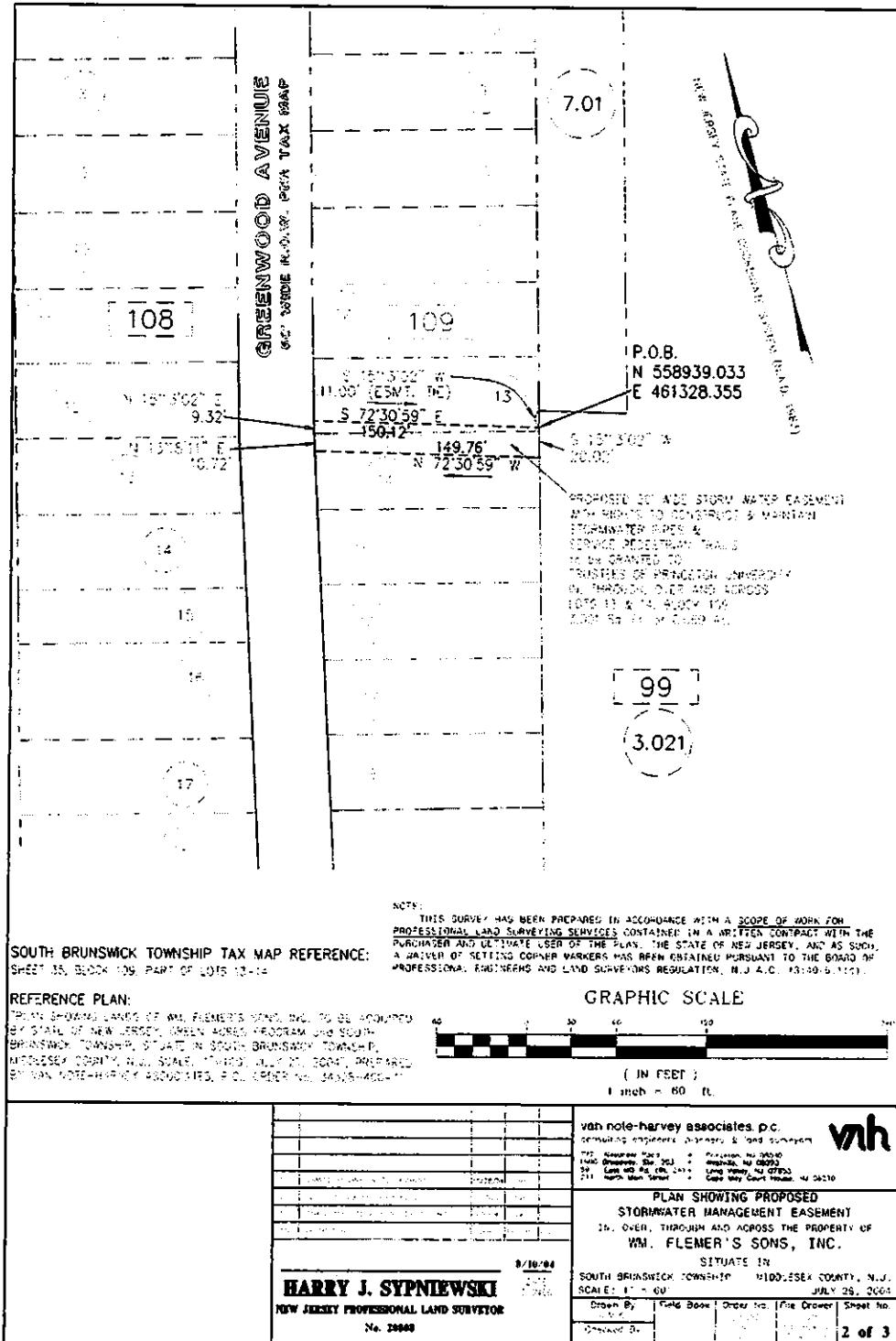
- (1) Through Lot 17, Block 108 and continuing into Lot 3.011, Block 99, N 74 degrees 01 minutes 31 seconds W, 172.13 feet to a point, thence;
- (2) Through said Lot 3.011, Block 99 the following three courses; S 88 degrees 53 minutes 19 seconds W, 17.78 feet to a point, thence;
- (3) N 01 degrees 06 minutes 41 seconds W, 20.00 feet to a point, thence;
- (4) N 88 degrees 53 minutes 19 seconds E, 20.79 feet to a point, thence;
- (5) Continuing through Lot 3.011, Block 99 and continuing through Lot 16, Block 108, S 74 degrees 01 minutes 31 seconds E, 174.21 feet to a point in the aforementioned westerly right-of-way line Greenwood Avenue, thence;
- (6) Along said right-of-way line, S 13 degrees 18 minutes 11 seconds W, 20.02 feet to the **POINT** and **PLACE** of **BEGINNING**.

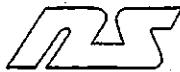
Containing 3,849 square feet or 0.088 acres of land more or less.

The above described premises as being shown on a plan entitled, 'Plan Showing Proposed Stormwater Management Easement, In, Over, Through, and Across the property of William Flemer's Son's, Inc., situate in South Brunswick Township, Middlesex County, New Jersey' Scale 1" = 60', dated July 28, 2004, last revised 10/28/04, prepared by Van Note-Harvey Associates, P.C.

According to a survey by Van Note-Harvey Associates and legal description by Nassau Surveying, a Division of Van Note-Harvey Associates, P.C., Land Surveyors, 777 Alexander Road, Princeton, New Jersey, 08540.

  
NASSAU SURVEYING  
DIVISION OF VAN NOTE-HARVEY ASSOCIATES, P.C.  
KENNETH R. RAKE  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #36753





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**NASSAU SURVEYING**  
Division of Van Note-Harvey Associates, P.C.  
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777 Alexander Road  
P.O. Box 3227  
Princeton, New Jersey 08543-3227

<http://www.vannoteharvey.com>  
E-mail: [vnha@aol.com](mailto:vnha@aol.com)

Order No. 34328-430-11  
South Brunswick Township Tax Map  
Sheet 35  
Block 109  
P.O. Lots 13 & 14

DESCRIPTION OF P.O. LOTS 13 & 14 IN  
BLOCK 109 AS SHOWN ON SHEET 35 OF  
THE SOUTH BRUNSWICK TOWNSHIP  
TAX MAP SITUATE LYING AND BEING  
IN THE TOWNSHIP OF SOUTH  
BRUNSWICK, COUNTY OF MIDDLESEX,  
STATE OF NEW JERSEY

September 23, 2004  
Revised October 15, 2004  
Revised October 28, 2004

Description of a 20' Wide Storm Water Easement With Rights to Construct and Maintain Stormwater Pipes and Service Pedestrian Trails to be Granted To Trustees Of Princeton University In, Through, Over, & Across Lots 13 & 14 Block 109.

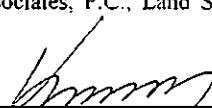
BEGINNING at a POINT having NJ State Plane Coordinate Values of NAD83 N 558939.033, E 461328.355, said point also being in the easterly line of lots fronting on Greenwood Avenue, said point being, S 15 degrees 13 minutes 02 seconds W, 11.00 feet from the southwesterly corner of Lot 7.01, Block 109 and from said BEGINNING POINT running, thence;

- (1) Along the easterly line of Lot 13, and continuing along the easterly line of Lot 14, S 15 degrees 13 minutes 02 seconds W, 20.02 feet to a point, thence;
- (2) Through Lot 14, N 72 degrees 30 minutes 59 seconds W, 149.78 feet to a point in the aforementioned easterly right-of-way line of Greenwood Avenue, a 50 foot right-of-way per tax map, thence;
- (3) Along said right-of-way line, N 13 degrees 18 minutes 11 seconds E, 10.06 feet to a point, thence;
- (4) N 15 degrees 13 minutes 02 seconds E, 9.97 feet to a point, thence;
- (5) Through Lot 13, S 72 degrees 30 minutes 59 seconds E, 150.11 feet to the POINT and PLACE of BEGINNING.

Containing 3,001 square feet or 0.069 acres of land more or less.

The above described premises as being shown on a plan entitled, 'Plans Showing Proposed Stormwater Management Easement, In, Over, Through, and Across the property of William Flermer's Son's, Inc., situate in South Brunswick Township, Middlesex County, New Jersey' Scale 1' = 60', dated July 28, 2004, last revised 10/28/04 prepared by Van Note-Harvey Associates, P.C.

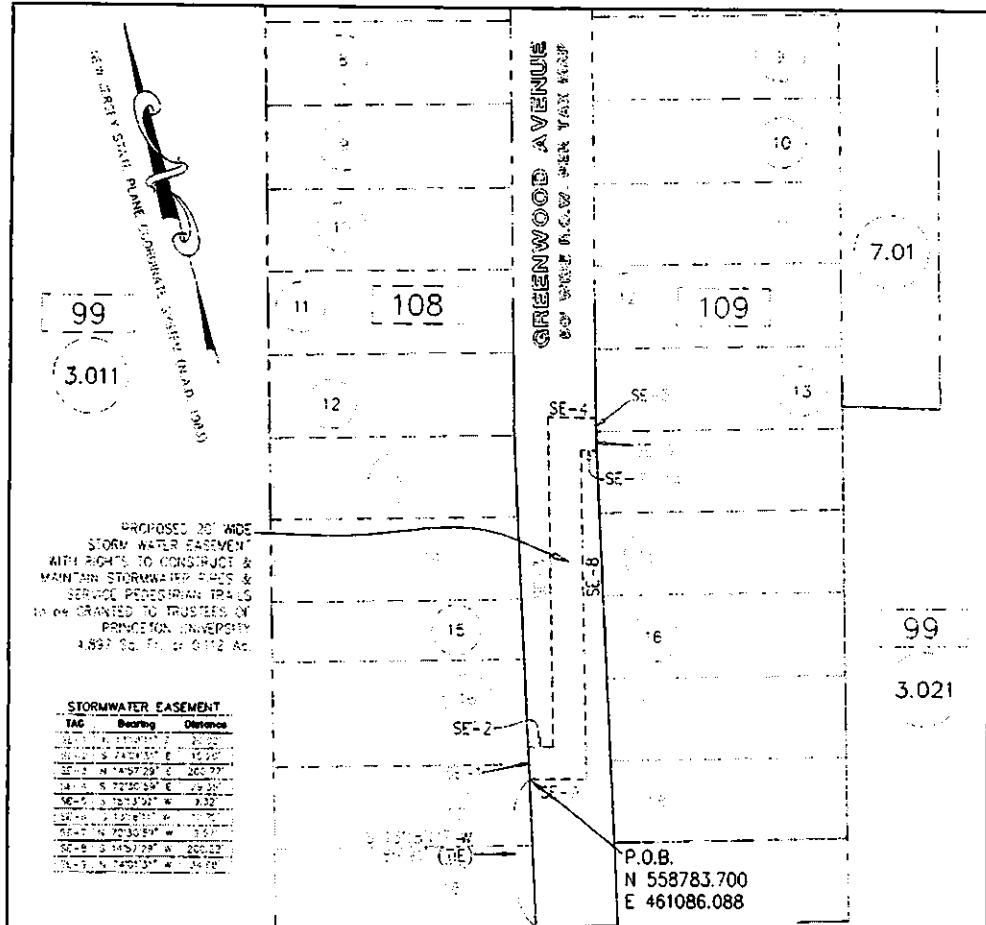
According to a survey by Van Note-Harvey Associates and legal description by Nassau Surveying, a Division of Van Note-Harvey Associates, P.C., Land Surveyors, 777 Alexander Road, Princeton, New Jersey, 08540.

  
NASSAU SURVEYING  
DIVISION OF VAN NOTE-HARVEY ASSOCIATES, P.C.  
KENNETH R. RAIKE  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #36753

YANNADATA-PROJECTS\403\N\LEGAL DESCRIPTIONS\REVISED\LOTS 13&14 - PROPOSED STORMWATER RESERVATION.REV.DOC

**Easement Area B**

[see attached]



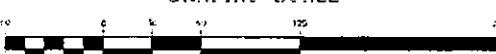
SOUTH BRUNSWICK TOWNSHIP TAX MAP REFERENCE:  
SHEET 35, PORTION OF GREENWOOD AVENUE

### REFERENCE PLAN:

"PLAN SHOWING LANDS OF WM. FLEMER'S SONS, INC. TO BE ACQUIRED BY STATE OF NEW JERSEY, GREEN ACRES PROGRAM AND SOUTH BRUNSWICK TOWNSHIP, SITUATE IN SOUTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, DATED JULY 27, 1957, PREPARED BY THE NEW JERSEY ASSOCIATES, P. O. BOX 100, NEWARK, NEW JERSEY.

NOTE: THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH A SCOPE OF WORK FOR PROFESSIONAL LAND SURVEYING SERVICES CONTAINED IN A WRITTEN CONTRACT WITH THE PURCHASER AND ULTIMATE USER OF THE PLAN, THE STATE OF NEW JERSEY, AND AS SUCH, A WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED PURSUANT TO THE SCOPE OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 12:10-5.1(d).

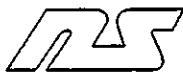
#### GRAPHIC SCALE



( IN FEET )

van noort-harvey associates, p.c.

wh



Phone: (609) 243-0428  
Fax: (609) 987-0005

**NASSAU SURVEYING**  
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E-mail: vnha@aol.com

Order No. 34328-430-11  
South Brunswick Township Tax Map  
Sheet 35  
Portion of Greenwood Avenue

**DESCRIPTION OF A PORTION OF  
GREENWOOD AVENUE AS SHOWN ON  
SHEET 35 OF THE SOUTH BRUNSWICK  
TOWNSHIP TAX MAP TO BE  
COMMONLY KNOWN AS A 20-FOOT  
WIDE STORM WATER EASEMENT WITH  
RIGHTS TO CONSTRUCT AND  
MAINTAIN STORM WATER PIPES AND  
SERVICE PEDESTRIAN TRAILS TO BE  
GRANTED TO TRUSTEES OF  
PRINCETON UNIVERSITY SITUATE  
LYING AND BEING IN THE TOWNSHIP  
OF SOUTH BRUNSWICK, COUNTY OF  
MIDDLESEX, STATE OF NEW JERSEY.**

October 15, 2004  
Revised October 27, 2004  
Revised November 2, 2004

All that certain tract or parcel of land located in the Township of South Brunswick, County of Middlesex, State of New Jersey, bounded and described as follows:

**BEGINNING** at a **POINT** in the westerly right-of-way line of Greenwood Avenue, a 50-foot wide right of way per Tax Map, said point having New Jersey State Plane Coordinate Values of NAD83, N 558783.700, E 461086.088, said point also being N 13 degrees 18 minutes 11 seconds E, 89.91 feet as measured along the said westerly right-of-way line of Greenwood Avenue from the southeasterly corner of Lot 18 in Block 108 and from said **BEGINNING POINT** running, thence;

- (1) Along the said westerly right-of-way line of Greenwood Avenue, N 13 degrees 18 minutes 11 seconds E, 20.02 feet to a point, thence;
- (2) Through Greenwood Avenue the following 3 courses: S 74 degrees 01 minutes 31 seconds E, 15.26 feet to a point, thence;
- (3) N 14 degrees 57 minutes 29 seconds E, 200.77 feet to a point, thence;
- (4) S 72 degrees 30 minutes 59 seconds E, 29.35 feet to a point in the easterly right-of-way line of Greenwood Avenue, thence;
- (5) Along said right-of-way line the following 2 courses: S 15 degrees 13 minutes 02 seconds W, 9.32 feet to a point, thence;
- (6) S 13 degrees 18 minutes 11 seconds W, 10.72 feet to a point, thence;
- (7) Through Greenwood Avenue the following 3 courses: N 72 degrees 30 minutes 59 seconds W, 9.57 feet to a point, thence;
- (8) S 14 degrees 57 minutes 29 seconds W, 200.22 feet to a point, thence;
- (9) N 74 degrees 01 minutes 31 seconds W, 34.68 feet to the **POINT** and **PLACE** of **BEGINNING**.

Containing 4,897 square feet or 0.112 acres of land more or less.

The above described Storm Water Easement as being shown on a plan entitled, "Plan Showing Proposed Stormwater Management Easement In, Over, Through and Across a Portion of Greenwood Avenue, Situate in South Brunswick Township, Middlesex County, New Jersey, Scale 1" = 60' dated July 28, 2004, Last Revised 10/28/04, prepared by Van Note-Harvey Associates P.C., Land Surveyors, 777 Alexander Road, Princeton, New Jersey, 08540.

According to a legal description by Nassau Surveying, a Division of Van Note-Harvey Associates, P.C., Land Surveyors, 777 Alexander Road, Princeton, New Jersey, 08540.



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NASSAU SURVEYING  
DIVISION OF VAN NOTE-HARVEY ASSOCIATES, P.C.  
KENNETH R. RAIKE  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #36753

Y:\VNT\1ADATA\PROJECTS\34328\LEGAL DESCRIPTIONS\REVISED\PORTION OF GREENWOOD AVENUE REV 11-2-04.DOC