



**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(mm/dd/yyyy)

01/22/2024

No. of Pages (excluding Summary Sheet)

12

Recording Fee (excluding transfer tax)

\$145.00

Realty Transfer Tax

\$0.00

Total Amount

\$145.00

Document Type

MISCELLANEOUS DEED

Municipal Codes

SOUTH BRUNSWICK

SBR

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

KENSINGTON VANGUARD

39 W 37TH ST FL 3
NEW YORK, NY 10018

760564

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

MISCELLANEOUS 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 UNIVERSITY A NEW JERSEY NON-PROFIT CORPORAT				
	GRANTEE	Name			Address	
		THE TRUSTEES OF PRINCETON UNIVERSITY A NEW JERSEY NON-PROFIT CORPORAT				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		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	

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
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 4th 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.

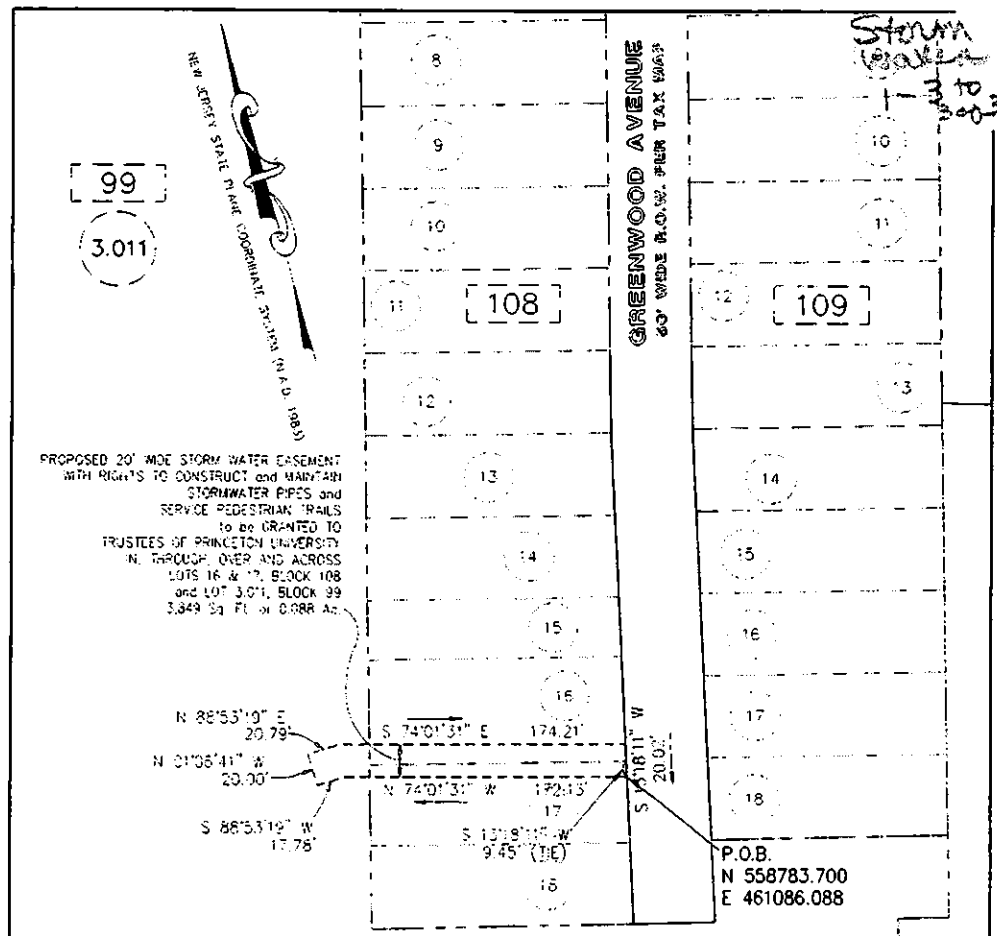
Therefore, WITNESSETH THAT, due to a scrivener's error, the "Easement Area A" and "Easement Area B" exhibits, attached hereto and incorporated by reference were not

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]

Easement Area A

[see attached]



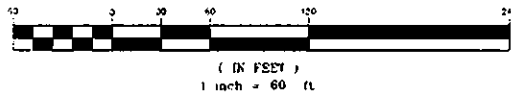
NOTE: THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH A SCOPE OF WORK FOR PROFESSIONAL LAND SURVEYING SERVICES CONTAINED IN A WRITTEN CONTRACT WITH THE PURCHASER AND ULTIMATE USER OF THE PLAN, THE STATE OF NEW JERSEY, AND AS SUCH, A WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-6.1(d).

SOUTH BRUNSWICK TOWNSHIP TAX MAP REFERENCE:
SHEET 34, BLOCK 99, PART OF LOT 3.011
SHEET 35, BLOCK 108, PART OF LOTS 16-17

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, N.J., SCALE: 1"=100', JULY 27, 2004", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, P.C., ORDER No. 34328-400-11

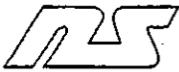
GRAPHIC SCALE



HARRY J. SYPNIEWSKI NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 24888		van note-harvey associates, p.c. consulting engineers, planners & land surveyors 1772 Woodmont Road • Princeton, NJ 08540 1500 Broadway, Ste. 203 • Princeton, NJ 08540 200 East 10th Ave., 2nd Fl. • Long Valley, NJ 07643 311 North Main Street • Cape May Court House, NJ 08210	
PLAN SHOWING PROPOSED STORMWATER MANAGEMENT EASEMENT IN, OVER, THROUGH AND ACROSS THE PROPERTY OF WM. FLEMER'S SONS, INC. SITUATE IN SOUTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, N.J. SCALE: 1" = 60' JULY 28, 2004		Drawn By: [Signature] Checked By: [Signature] Field Book: [Blank] Order No.: 34328-400-11 File Drawer: [Blank] Sheet No.: 1 of 3	

N:\P\34328\dwg\34328SUR.dwg 11/01/2004 03:17:20 PM EST

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**.

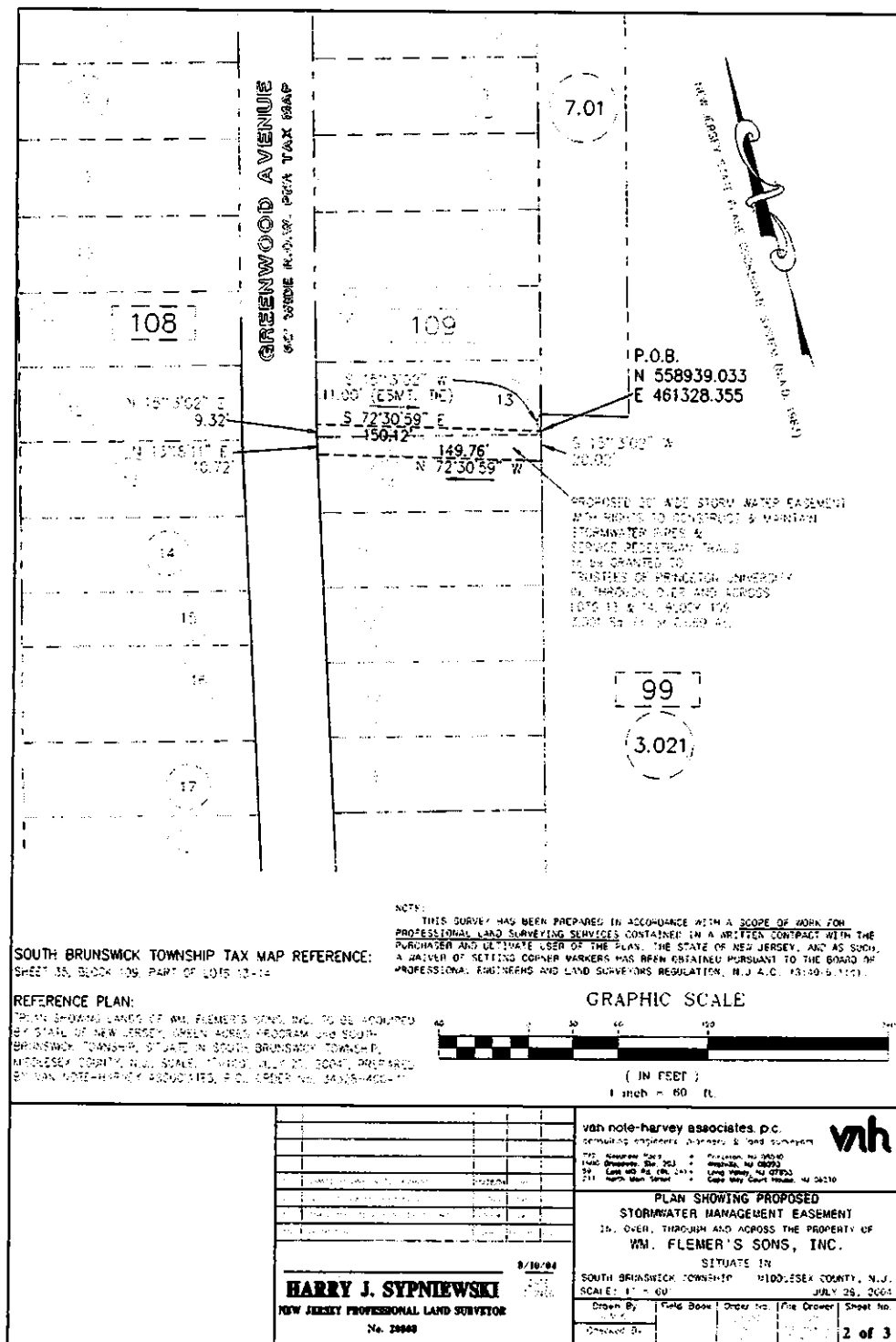
Containing 3,849 square feet or 0.088 acres of land more or less.

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

Y:\NHA\DATA\PROJECTS\34328-LEGAL DESCRIPTIONS\REVISED\PROPOSED 20' STORMWATER RESERVATION - LOTS 16 & 17 BLOCK 108, LOT 3.011 BLOCK 99.DOC



\\NP\04128\dwg\4328SUR.dwg 11/04/2004 03:10:00 PM EST

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 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.

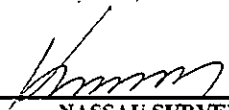
BEGINNING at a **POINT** having NJ State Plane Coordinate Values of NAD83 N 558939.033, E 461328.355, said point also being in the easterly line of lots fronting on Greenwood Avenue, said point being, S 15 degrees 13 minutes 02 seconds W, 11.00 feet from the southwesterly corner of Lot 7.01, Block 109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

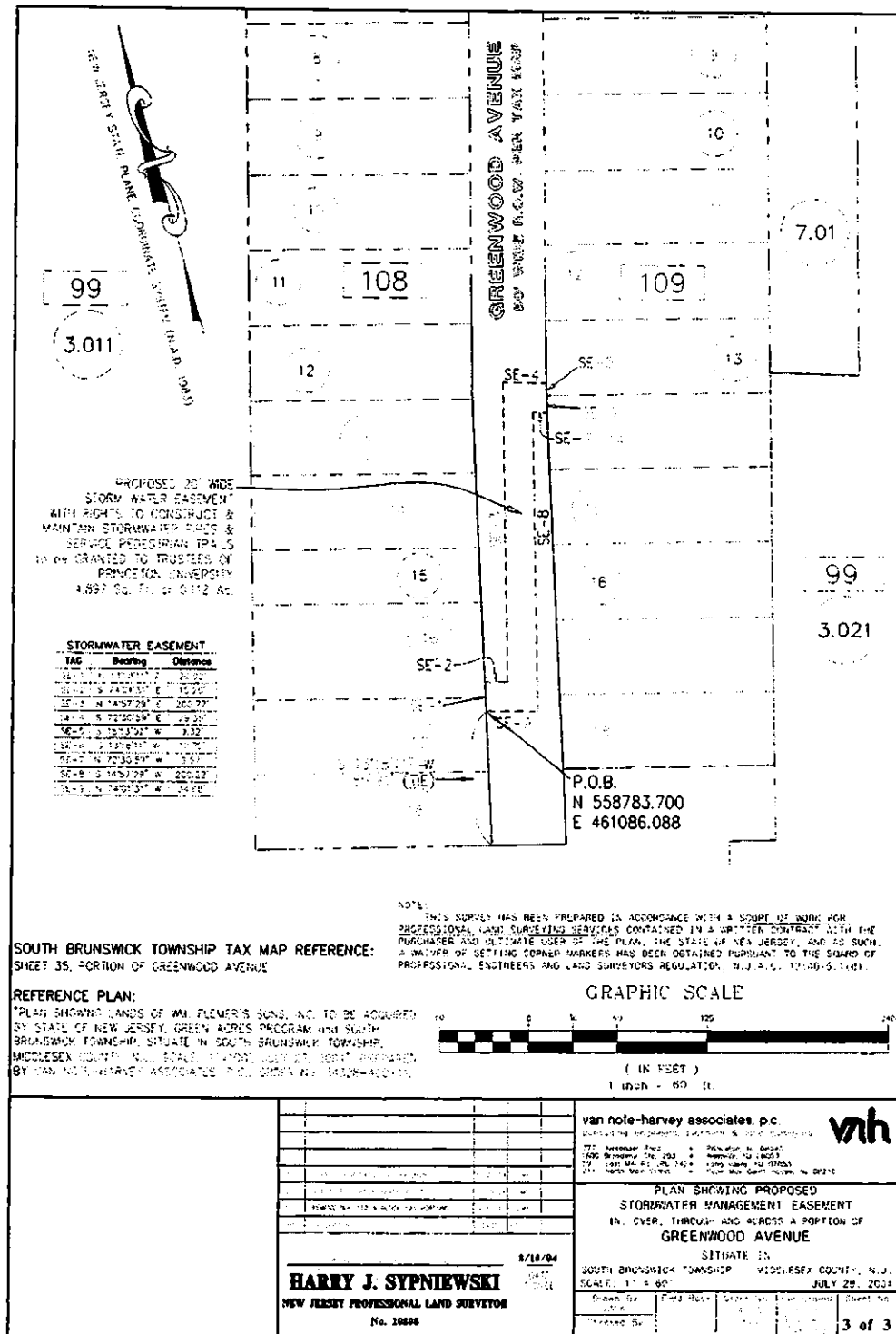
According to a survey by Van Note-Harvey Associates and legal description by Nassau Surveying, a Division of Van Note-Harvey Associates, P.C., Land Surveyors, 777 Alexander Road, Princeton, New Jersey, 08540.

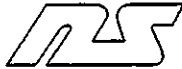

NASSAU SURVEYING
DIVISION OF VAN NOTE-HARVEY ASSOCIATES, P.C.
KENNETH R. RAIKE
NEW JERSEY PROFESSIONAL LAND SURVEYOR #36753

Y:\DATA\PROJECTS\LEGAL DESCRIPTIONS\REVISED\LOTS 13&14\109 - PROPOSED 20' STORMWATER RESERVATION_REV.DOC

Easement Area B

[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 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.



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

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