

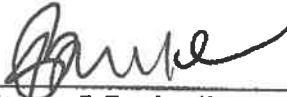
**EASEMENT AGREEMENT FOR USE OF A PORTION OF  
GRANTOR'S LANDS**



Received & Recorded Deed-1  
Union County, NJ Inst# 218957 Pgs-5  
10/14/2010 10:04  
Joanne Rajoppi Consider. .00  
County Clerk RT Fee .00  
Operator  
MCDEVITT



Prepared by:

  
Steven J. Burke, Esq.

This EASEMENT is made on October 7, 2010 between Dorothy C. Keiser (Grantor) and Catherine A. Severs (Grantee).

Grantor is the legal owner of the real estate located at 15 Blake Avenue, Cranford, County of Union, New Jersey, more particularly described as Block 490 Lot 7.

Grantee is the legal owner of the real estate located at 19 Blake Avenue, Cranford, County of Union, New Jersey more particularly described as Block 490, Lot 8.

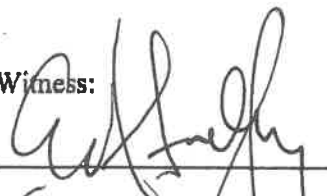
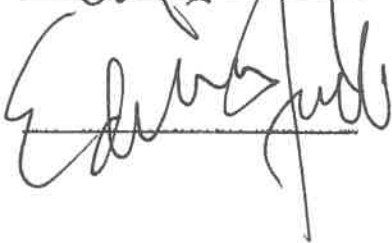
Grantee desires to use and maintain a planted, fenced and improved section of Grantor's property for Grantee's residential purposes.

NOW THEREFORE, in consideration of \$1.00, the receipt of which is hereby acknowledged by the Grantor, Grantor and Grantor's heirs, successors, legal representatives and assigns agree to permit the Grantee to use a portion of the Grantor's lands hereinafter described. This easement shall be for the use and enjoyment of the property described in Exhibit A (Plan of Easement) and Exhibit A-1 (Easement Description) attached hereto and shall inure to the benefit of Grantee and Grantee's heirs, successors, legal representatives and assigns.

The easement area set forth in Exhibit A and Exhibit A-1 shall be maintained at the sole cost of the Grantee.

In Witness whereof, the parties have set their hands and seals.


Witness:

 10/7/10  
Dorothy C. Keiser, Grantor

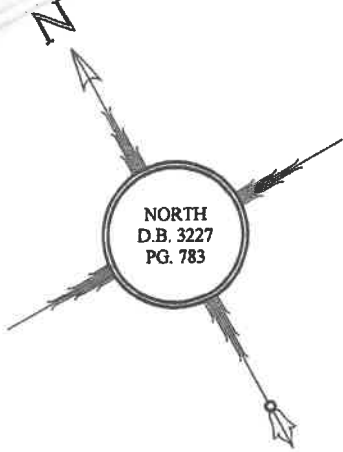
 10/7/10  
Catherine A. Severs, Grantee

RECORD AND RETURN TO:

  
Steven J. Burke, Esq.

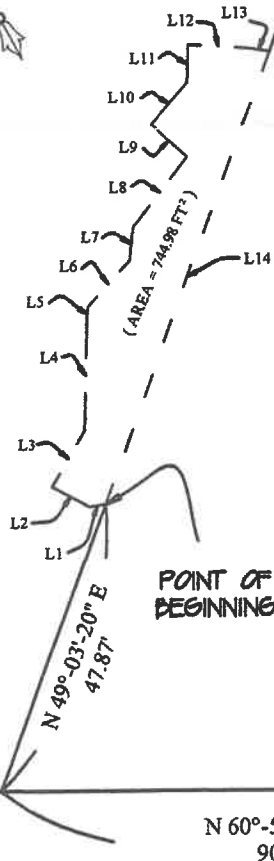
Yorkshire & P. L. P. C.

**EXHIBIT A**  
**DESCRIPTION: BEING KNOWN AS LOT 41 BLOCK 63 ON A MAP ENTITLED;**  
**"MAP OF RIVER DALE " .**  
**MAP FILED AUGUST 26, 1958 AS MAP NO. 485A .**



LOT 7  
LANDS N.F.  
DOROTHY C.  
KEISER

LOT 8  
LANDS N.F.  
CATHERINE A.  
SEVERS



LINE TABLE		
LINE	LENGTH	BEARING
L1	2.66'	N 68°-09'-40" W
L2	6.53'	N 31°-56'-49" W
L3	10.10'	N 58°-56'-33" E
L4	17.11'	N 30°-32'-55" E
L5	1.99'	N 31°-08'-52" E
L6	9.77'	N 71°-57'-28" E
L7	5.33'	N 33°-39'-45" E
L8	13.82'	N 67°-08'-37" E
L9	7.63'	N 18°-55'-14" W
L10	8.69'	N 69°-46'-15" E
L11	5.97'	N 30°-55'-24" E
L12	9.45'	S 57°-48'-08" E
L13	3.33'	S 52°-26'-23" E
L14	75.22'	S 49°-03'-20" W

N 49°-03'-20" E  
47.87'

POINT OF BEGINNING

N 60°-55'-00" W  
90.00'

BLAKE AVENUE ( 60.00' )

286.04 DEED  
291.04 SURVEY

BALDWIN COURT ( 50.00' )

**NOTE :** SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF PUBLIC RECORD AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO THE RIGHTS OF THE TOWNSHIP OF CRANFORD , THE STATE OF N.J. AND THE FEDERAL GOVERNMENT TO EFFECT RIPRIAN RIGHTS OR GRANTS ON THE PREMISES.

**NOTE :** EXACT LOCATION OF SEWER(S) CAN NOT BE DETERMINED.  
 EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2009, C.14 (45B-26.3) & NJAC 17:27 - 5.1 (d)  
 THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.

**CAUTION:** IF THIS DOCUMENT DOES NOT HAVE A RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.  
 THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSFERABLE.

OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

085837-0256

**William Held Associates, Inc.**

Licensed Land Surveyors

Certificate of Authorization 24GA 28054200

215 Elmer Street

Westfield, NJ 07090

Phone: (908) 232-3535 Fax: (908) 232-5380

September 23, 2010

Younghans & Burke, PC  
Steven J. Burke, Esq.  
141 Elmer Street  
Westfield, New Jersey 07090

DESCRIPTION OF EASEMENT  
15-19 Blake Avenue  
Cranford, New Jersey

BEGINNING at a point on the division line of lands now or formerly Catherine A. Severs and lands now or formerly Dorothy C. Keiser distant the following courses from the point formed by the intersection of the Northeasterly line of Blake Avenue (60 foot right-of-way) with the Northwesterly line of Baldwin Court (50 foot right-of-way), both streets extended and running; thence

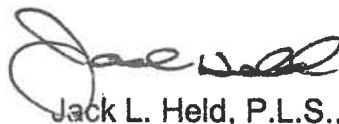
- A. Along said Northeasterly line of Blake Avenue a distance of 381.04 feet to the division line of said lands now or formerly Severs and Keiser; thence
- B. Along said division line of lands now or formerly Severs and Keiser, North 49 degrees 03 minutes 20 seconds East a distance of 47.87 feet to the point and place of BEGINNING and running; thence
  - 1. North 68 degrees 09 minutes 40 seconds West a distance of 2.66 feet to a point; thence
  - 2. North 31 degrees 56 minutes 49 seconds West a distance of 6.53 feet to a point; thence
  - 3. North 58 degrees 56 minutes 33 seconds East a distance of 10.10 feet to a point; thence
  - 4. North 30 degrees 32 minutes 55 seconds East a distance of 17.11 feet to a point; thence
  - 5. North 31 degrees 08 degrees 52 minutes East a distance of 1.99 feet to a point; thence

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RE: DESCRIPTION OF PROPOSED EASEMENT  
15-19 Blake Avenue  
Cranford, New Jersey

6. North 71 degrees 57 minutes 28 seconds East a distance of 9.77 feet to a point; thence
7. North 33 degrees 39 minutes 45 seconds East a distance of 5.33 feet to a point; thence
8. North 67 degrees 08 minutes 37 seconds East a distance of 13.82 feet to a point; thence
9. North 18 degrees 55 minutes 14 seconds West a distance of 7.63 feet to a point; thence
10. North 69 degrees 46 minutes 15 seconds East distance of 8.69 feet to a point; thence
11. North 30 degrees 55 minutes 24 seconds East a distance of 5.97 feet to a point; thence
12. South 57 degrees 48 minutes 08 seconds East a distance of 9.45 feet to a point; thence
13. South 52 degrees 26 minutes 23 seconds East a distance of 3.33 feet to a point; thence
14. South 49 degrees 03 minutes 22 seconds West a distance of 75.22 feet to said Northeasterly line of Blake Avenue and the point and place of BEGINNING.

Area 745 Square feet



Jack L. Held, P.L.S., P.P.  
N.J. License #33104, 3859  
For the Firm

JLH:bt

085837-0258