

Block: 2018 Lot: 3.02
Township or City of: Somers Point

Prepared By: Atlantic City Electric Company
& Return to: Right of Way Department
5100 Harding Highway
Mays Landing, NJ 08330

UTILITY EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this _____ day of _____, 20____, between James and Leeann Ginn, 9 Magnolia Ct., Ocean View, NJ 08230-1381, "Grantor" and ATLANTIC CITY ELECTRIC COMPANY, a New Jersey Corporation, with an office located at 5100 Harding Highway, Mays Landing, New Jersey 08330, hereinafter referred to as "Grantee,"

WITNESSETH:

WHEREAS, Grantor is the owner of land known as Block 2018 Lot 3.02, located in Somers Point, County of Atlantic, State of New Jersey, known as 104 Broadway.

For and in consideration of the payment by Grantee of the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor grants to Grantee a perpetual easement and right of way and agrees as follows:

1. Grantee shall have the right to install, operate, maintain, add to, extend, relocate and remove its ELECTRIC and COMMUNICATIONS, and other appropriate facilities, and accessories and appurtenances thereto to extend Grantee' systems and to provide services to Grantee' service areas; including any other poles, down guys, anchors, cables, conduits, fiber optic cables and wires on, over, under and across Grantor's land which may become necessary to provide such services as shown on Drawing No. 18385816.
2. The facilities installed pursuant to this agreement shall remain the property of Grantee and all maintenance, repairs and removals of said facilities shall be the responsibility of Grantee.
3. Grantee shall have the right to trim, remove, and/or otherwise maintain all trees and underbrush located 15 feet on each side of the centerline of Grantee' facilities.
4. Grantee shall have the rights of ingress, egress and regress to and over Grantor's land as necessary for the enjoyment of the rights granted herein.
5. Grantor agrees not to place any improvements, including trees or other foliage, within 10 feet of the opening side of any enclosed equipment installed under the terms of this Agreement and shall not construct any structures or improvements over or under the utility facilities permitted by this Agreement.
6. Grantor shall have the right to use the land covered by this Agreement for any lawful purpose not inconsistent with or in contravention of the rights of Grantee.
7. Grantor covenants that it is seized of and has the right to convey the foregoing easement, rights and privileges; agrees that Grantee shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges.

- 8. Grantor agrees that this Utility Easement Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, personal representatives, administrators, successors and assigns.
- 9. Grantor hereby certifies that the actual monetary consideration paid for this Agreement is \$1.00.
- 10. Grantee' utility facilities installed hereunder may, without further consideration, be relocated to conform to new or reestablished highway limits.

As agent on behalf of Grantee, I certify that this document was prepared by Grantee.

Name: Hollie Wilkes
Title: Real Estate Representative

WITNESS our hands and seals the day and year aforesaid.

WITNESS:

GRANTOR:

 James Ginn

(Print Name)

 Leeann Ginn

STATE OR COMMONWEALTH OF

_____)

COUNTY OF

_____) **SS**
 _____)

BE IT REMEMBERED, that on the _____ day of _____, 20____, personally came before me, a notary public, the within named Grantor, _____, party(ies) to this indenture and known to me personally to be such, and acknowledged said Agreement to be his/her act of said individual(s) or the act and deed of the corporation or partnership for which he/she signed.

 Notary Public

Notary
 Seal/Stamp Here

FOR ACE USE ONLY

Secured by: Hollie Wilkes

Address: 104 Broadway

County State: Atlantic/New Jersey

Date of Easement: 02/02/2023

Tax Parcels: Block 2818 Lot 3.02

Grantor: James & Leeann Ginn

Job Order Number: 18385816

Pole Number: 75080/27388

City / Township: Somers Point