

**AN ORDINANCE OF THE TOWNSHIP OF NORTH BRUNSWICK
TO ACQUIRE BY NEGOTIATED AGREEMENT INTERESTS IN REAL PROPERTY
IN THE FORM OF EASEMENTS ALONG COZZENS LANE ON THE OFFICIAL
TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY,
NEW JERSEY, FOR COZZENS LANE SIDEWALK IMPROVEMENT PROJECT**

WHEREAS, pursuant to the Local Land and Building Law, N.J.S.A. 40A:12-1, et seq. the Township has the power to acquire real property; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the Township has the power to acquire any real property for a public purpose through a negotiated agreement process; and

WHEREAS, the Township desires to acquire temporary and permanent easements on certain lands for the purposes of the Cozzens Lane Sidewalk Improvement Project pursuant to negotiated agreements; and

WHEREAS, the Township has previously adopted Resolution 175-5.24 for the expenditure of public funds in support of the 2024 Road Improvement Program; and

WHEREAS, the Chief Financial Officer for the Township has determined that there are sufficient funds toward the acquisition of said property easements; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of North Brunswick, Middlesex County, State of New Jersey, that the voluntary acquisition by negotiated agreement of interests in real property in the form of temporary and permanent easements along Cozzens Lane for the purposes of a capital road and sidewalk improvement program are authorized as follows:

1. A permanent easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.06, for good and valuable consideration in the amount of \$3,500.00.
2. A temporary easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.06, for good and valuable consideration in the amount of \$1.00.
3. A permanent easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.04, for good and valuable consideration in the amount of \$2,250.00.

4. A temporary easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 10.04, for good and valuable consideration in the amount of \$1.00.
5. A permanent easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 11, for good and valuable consideration in the amount of \$2,300.00.
6. A temporary easement on a portion of the Property located in the Township of North Brunswick, County of Middlesex, State of New Jersey, which is legally described on the official Tax Map of the Township of North Brunswick as Block 4.33, Lot 11, for good and valuable consideration in the amount of \$1.00.

BE IT FURTHER ORDAINED, that The Township Attorney and Director of Community Development are hereby authorized to take all actions necessary to acquire the Property through negotiation, and the Mayor and Clerk are hereby authorized to sign and witness, respectively, any contract of sale or other documents necessary to acquire the Property.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

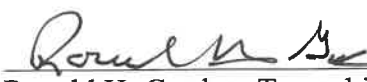
TITLE

This Ordinance shall be known and may be cited as the Ordinance Authorizing the Acquisition of Temporary and Permanent Property Easements Along Cozzens Lane



Michael C. Hritz
Director of Community Development

Justine Progebin
Business Administrator



Ronald H. Gordon, Township Attorney
(Approved as to legal form)

RECORDED VOTE FIRST READING: MARCH 24, 2025

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
CHEDID	A			
HUTCHINSON	✓			
MEHTA 2	✓			
DAVIS	✓			
SOCIO 1	✓			
GUADAGNINO	✓			
MAYOR WOMACK				

RECORDED VOTE SECOND READING: APRIL 21, 2025

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
CHEDID				
HUTCHINSON				
MEHTA				
DAVIS				
SOCIO				
GUADAGNINO				
MAYOR WOMACK				

CERTIFICATION

I hereby certify that the above Ordinance was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on April 21, 2025.

Lisa Russo, Township Clerk

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication in accordance with applicable law.

- ☐ APPROVED
☐ REJECTED

Francis M. Womack III, Mayor
Township of North Brunswick

Date Signed: _____, 2025

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D

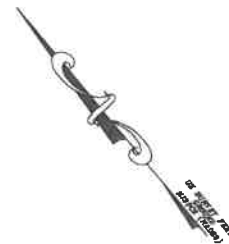
ATTACHMENT E

ATTACHMENT F

Deed Book 18607 Page 1920

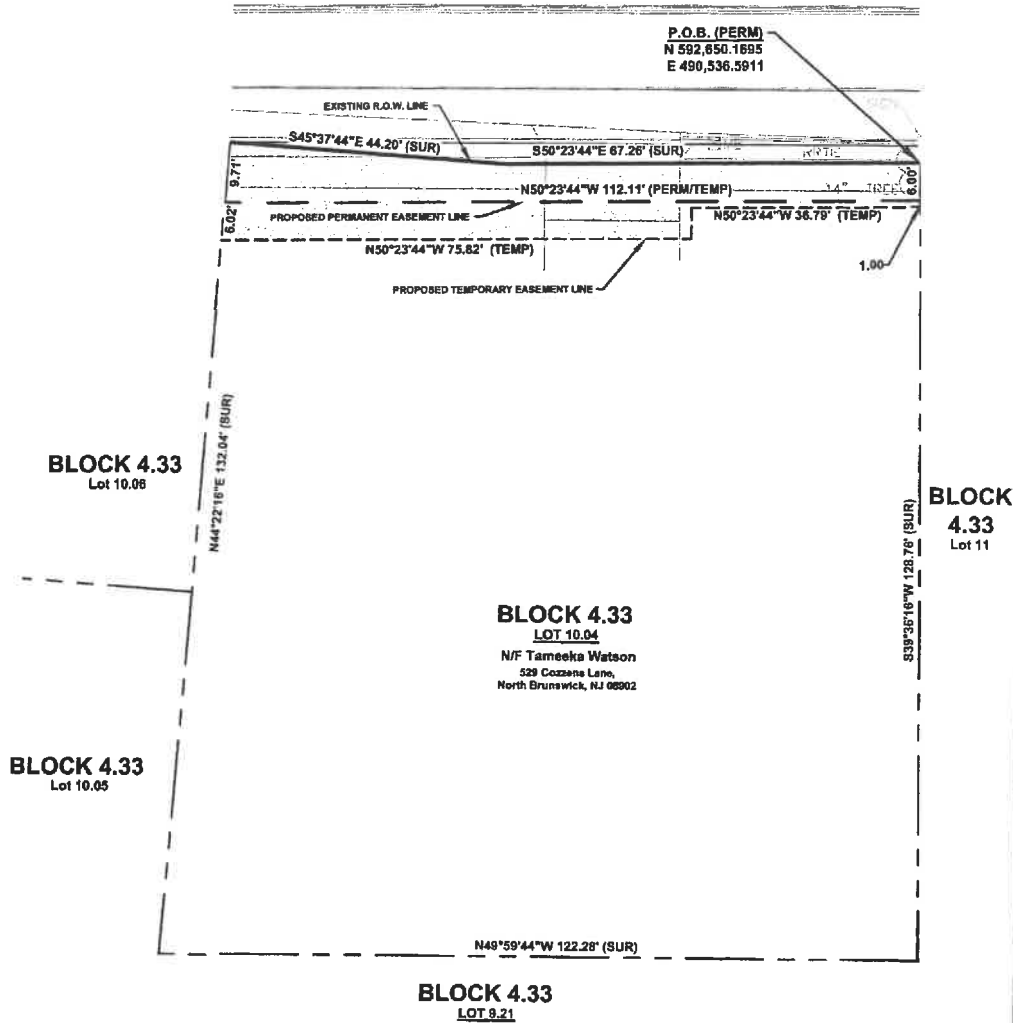
TAX MAP BLOCK No.: 4.33
TAX MAP LOT No.: 10.04

TOWNSHIP OF NORTH BRUNSWICK
PROPERTY OWNER: N/F TAMEEKA WATSON



COZZENS LANE

(VARIABLE WIDTH R.O.W.)



EXISTING AREA OF LOT 10.04 IN BLOCK 4.33 = 15,092 S.F. or 0.346 AC.±
AREA OF PROPOSED PERMANENT EASEMENT = 753 S.F. or 0.017 AC.±
AREA OF PROPOSED TEMPORARY EASEMENT = 490 S.F. or 0.011 AC.±

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED	RELEASED
SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 10.04, BLOCK 4.33 PREPARED FOR NORTH BRUNSWICK TOWNSHIP SITUATED IN NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY					
 CONSULTING AND MUNICIPAL ENGINEERS (732) 727-8000 (732) 462-7400 3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859-1163 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1194					
MICHAEL J. McCURL P.L.S. NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. 38338					
SCALE 1"=20'		DATE NOVEMBER 2024		DRAWING NUMBER 1	
DRAWN BY M.B.		DESIGNED BY		SHEET 1 of 1	
CHECKED BY M.J.M.		DATE 11/06/24			

Deed Book 17451 Page 496

TAX MAP BLOCK No.:

4.33

TAX MAP LOT No.:

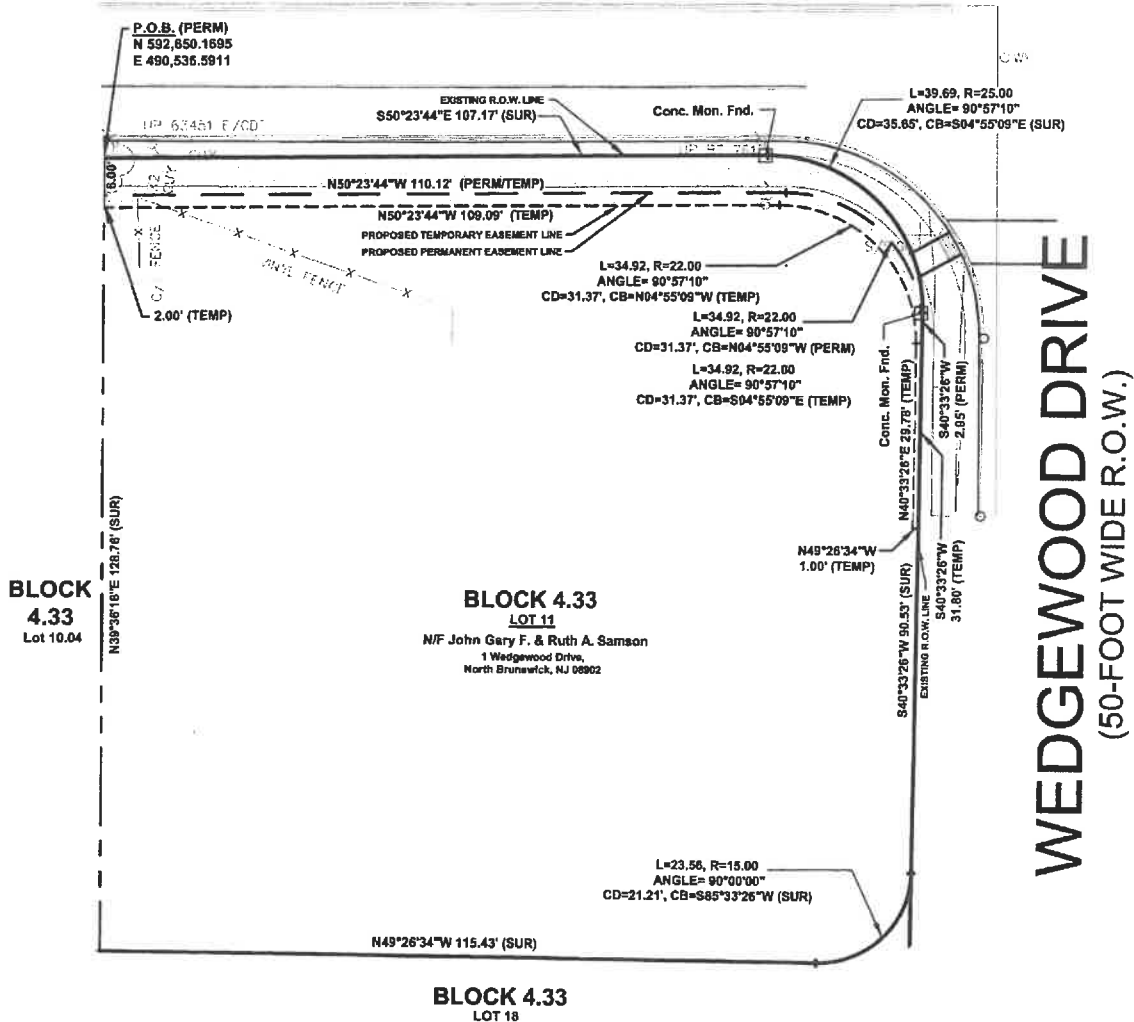
11

TOWNSHIP OF NORTH BRUNSWICK

PROPERTY OWNER: N/F JOHN GARY F. & RUTH A. SAMSON

COZZENS LANE

(VARIABLE WIDTH R.O.W.)



EXISTING AREA OF LOT 11 IN BLOCK 4.33 = 16,888 S.F. or 0.388 AC.±
AREA OF PROPOSED PERMANENT EASEMENT = 764 S.F. or 0.018 AC.±
AREA OF PROPOSED TEMPORARY EASEMENT = 317 S.F. or 0.007 AC.±

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NO.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED	RELEASED
SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 11, BLOCK 4.33 PREPARED FOR NORTH BRUNSWICK TOWNSHIP SITUATED IN NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY					
 CONSULTING AND MUNICIPAL ENGINEERS (732) 727-8000 3141 NORTHERNDOWN BLVD., PARLIN, NEW JERSEY 08859-3152 (732) 462-7400 1460 ROUTE 2 SOUTH, HOWELL, NEW JERSEY 07731-1194					
MICHAEL J. MCGURL P.L.S. NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. 38338					
SCALE 1"=20'		DATE NOVEMBER 2024		DRAWING NUMBER 1	
DRAWN BY M.B.		DESIGNED BY		SHEET 1 of 1	
CHECKED BY M.J.M.		DATE 11/06/24			



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 06, 2024
File No. P-NO-00659-02
Lot 10.04, Block 4.33
Township of North Brunswick
N/F Watson

LEGAL DESCRIPTION
Permanent Easement
Through a portion of Lot 10.04, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Permanent Easement

Being an irregular strip of land upon, through and across premises known and designated as Lot 10.04 in Block 4.33 on the current Township of North Brunswick Tax Map and the Individual Property Sketch entitled "SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 10.04, BLOCK 4.33, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", Sheet 1 of 1, dated November 06, 2024, being more particularly described as follows:

Beginning at a point, said point being the intersection of the southwesterly Right-of-Way line of Cozzens Lane, variable width Right-of-Way, with the common line with Lot 11, Block 4.33, said beginning point having New Jersey State Plane Coordinates (NAD 1983) of N. 592,650.1695 feet, E. 490,536.5911 feet, and from said beginning point running: thence,

- 1) Along the aforementioned common line with Lot 11, South 39° 36' 16" West, a distance of 6.00 feet to a point, thence
- 2) Through Lot 10.04, Block 4.33, North 50° 23' 44" West, a distance of 112.11 feet to the common line with Lot 10.06, thence
- 3) Along said common line with Lot 10.06, North 44° 22' 16" East, a distance of 9.71 feet to the aforementioned southwesterly Right-of-Way line of Cozzens Lane, thence
- 4) Along said southwesterly Right-of-Way line of Cozzens Lane, South 45° 37' 44" East, a distance of 44.20 feet to a point, thence
- 5) Continuing along said southwesterly Right-of-Way line of Cozzens Lane, South 50° 23' 44" East, a distance of 67.26 feet to the point and place of beginning.

Said description of the proposed "Permanent Easement" through Lot 10.04 in Block 4.33 containing 753 Square Feet of land or 0.017 Acre, more or less.




November 06, 2024
File No. P-NO-00659-02
Lot 10.04, Block 4.33
Township of North Brunswick
N/F Watson

Intended to be a permanent easement adjacent to and contiguous with the existing public Right-of-Way of Cozzens Lane.

Said described lands being known as a portion of Lot 10.04, Block 4.33, as shown on the official Tax Map of the Township of North Brunswick

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoining.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.06, Block 4.33
P-NO-00659.02 Township of North Brunswick



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 06, 2024
File No. P-NO-00659-02
Lot 10.04, Block 4.33
Township of North Brunswick
N/F Watson

LEGAL DESCRIPTION
Temporary Easement
Through a portion of Lot 10.04, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Temporary Easement

Temporary Construction Easement containing 490 Square Feet or 0.011 Acre of land, more or less, being a temporary right to enter upon, through and across premises known and designated as Lot 10.04 in Block 4.33 on the current Township of North Brunswick Tax Map. Said Temporary Easement being the temporary right to enter upon the lands of the owner or its assigns with personnel, equipment and materials for the purpose of constructing or reconstructing, proposed or existing road, drainage and grading improvements and appurtenances as far as the line marked "Temporary Easement", as shown on the "Sketch of Proposed Easement" dated November 2024.

Said description of the proposed "Temporary Easement" having been drawn in accordance with a certain map entitled "Sketch of Proposed ROW Easement through a portion of Lot 10.04, Block 4.33, North Brunswick Township, Middlesex County, New Jersey", dated November 2024, prepared by Michael J. McGurl, P.L.S., for the firm of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey.

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoining.


Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.04, Block 4.33 – Temporary Easement
P-NO-00659.02 Township of North Brunswick



JOHN H. ALLGAIR, PE, PP, LS (1989-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 06, 2024
File No. P-NO-00659-02
Lot 10.06, Block 4.33
Township of North Brunswick
N/F Torres Jr. & Hamm

LEGAL DESCRIPTION
Permanent Easement
Through a portion of Lot 10.06, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Permanent Easement

Being an irregular strip of land upon, through and across premises known and designated as Lot 10.06 in Block 4.33 on the current Township of North Brunswick Tax Map and the Individual Property Sketch entitled "SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 10.06, BLOCK 4.33, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", Sheet 1 of 1, dated November 06, 2024, being more particularly described as follows:

Beginning at a point, said point being at the intersection of the southwesterly Right-of-Way line of Cozzens Lane, variable width Right-of-Way, with the common line with Lot 10.04, Block 4.33, said beginning point having New Jersey State Plane Coordinates (NAD 1983) of N. 592,723.9539 feet, E. 490,453.1765 feet, and from said beginning point running: thence,

- 1) Along the aforementioned common line with Lot 10.04, South 44° 22' 16" West, a distance of 9.71 feet to a point, thence

Through Lot 10.06, Block 4.33, the following two (2) courses:

- 2) North 50° 23' 44" West, a distance of 80.80 feet to a point of curvature, thence
- 3) In a general westerly direction on the arc of a curve to the left having a radius of 10.00 feet and an arc length of 14.89 feet, chord bearing and distance of South 86° 57' 25" West 13.55 feet, to a point of tangency in the southeasterly Right-of-Way line of Delta Court, 50-foot Right-of-Way, thence
- 4) Along said southeasterly Right-of-Way line of Delta Court, North 44° 18' 34" East, a distance of 16.70 feet to a point, thence
- 5) Along the southerly Right-of-Way line of Delta Court, North 89° 22' 16" East, a distance of 13.72 feet to a point in the aforementioned southwesterly Right-of-Way line of Cozzens Lane, thence
- 6) Along said southwesterly Right-of-Way line of Cozzens Lane, South 45° 37' 44" East, a distance of 80.01 feet to the point and place of beginning.



November 06, 2024
File No. P-NO-00659-02
Lot 10.06, Block 4.33
Township of North Brunswick
N/F Torres Jr. & Hamm

Said description of the proposed "Permanent Easement" through Lot 10.06 in Block 4.33 containing 1,177 Square Feet of land or 0.027 Acre, more or less.

Intended to be a permanent easement adjacent to and contiguous with the existing public Right-of-Way of Cozzens Lane and Delta Court.

Said described lands being known as a portion of Lot 10.06, Block 4.33, as shown on the official Tax Map of the Township of North Brunswick

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.06, Block 4.33
P-NO-00659.02 Township of North Brunswick



JOHN H. ALLGAIR, PE, PP, LS (1883-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 06, 2024
File No. P-NO-00659-02
Lot 10.06, Block 4.33
Township of North Brunswick
N/F Hamm

LEGAL DESCRIPTION
Temporary Easement
Through a portion of Lot 10.06, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Temporary Easement

Temporary Construction Easement containing 434 Square Feet or 0.010 Acre of land, more or less, being a temporary right to enter upon, through and across premises known and designated as Lot 10.06 in Block 4.33 on the current Township of North Brunswick Tax Map. Said Temporary Easement being the temporary right to enter upon the lands of the owner or its assigns with personnel, equipment and materials for the purpose of constructing or reconstructing, proposed or existing road, drainage and grading improvements and appurtenances as far as the line marked "Temporary Easement", as shown on the "Sketch of Proposed Easement" dated November 2024.

Said description of the proposed "Temporary Easement" having been drawn in accordance with a certain map entitled "Sketch of Proposed ROW Easement through a portion of Lot 10.06, Block 4.33, North Brunswick Township, Middlesex County, New Jersey", dated November 2024, prepared by Michael J. McGurl, P.L.S., for the firm of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey.

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.


Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.06, Block 4.33 – Temporary Easement
P-NO-00659.02 Township of North Brunswick



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 06, 2024
File No. P-NO-00659-02
Lot 11, Block 4.33
Township of North Brunswick
N/F Samson

LEGAL DESCRIPTION
Permanent Easement
Through a portion of Lot 11, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Permanent Easement

Being an irregular strip of land upon, through and across premises known and designated as Lot 11 in Block 4.33 on the current Township of North Brunswick Tax Map and the Individual Property Sketch entitled "SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 11, BLOCK 4.33 TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", Sheet 1 of 1, dated November 06, 2024, being more particularly described as follows:

Beginning at a point, said point being at the intersection of the southwesterly Right-of-Way line of Cozzens Lane, variable width Right-of-Way, with the common line with Lot 10.04, Block 4.33, said beginning point having New Jersey State Plane Coordinates (NAD 1983) of N. 592,650.1695 feet, E. 490,536.5911 feet, and from said beginning point running: thence,

- 1) Along the aforementioned southwesterly Right-of-Way line of Cozzens Lane, South 50° 23' 44" East, a distance of 107.17 feet to a point of curvature, thence
- 2) In a general southerly direction on the arc of a curve to the right having a radius of 25.00 feet and an arc length of 39.69 feet, chord bearing and distance of South 04° 55' 09" East 35.65 feet, to a point of tangency in the northwesterly Right-of-Way line of Wedgewood Drive, 50-foot Right-of-Way, thence
- 3) Along said northwesterly Right-of-Way line of Wedgewood Drive, South 40° 33' 26" West, a distance of 2.95 feet to a point of tangency, thence

Through Lot 11, Block 4.33 the following two (2) courses:

- 4) In a general northerly direction on the arc of a curve to the left having a radius of 22.00 feet and an arc length of 34.92 feet, chord bearing and distance of North 04° 55' 09" West 31.37 feet, to a point of tangency, thence
- 5) North 50° 23' 44" West, a distance of 110.12 feet to the aforementioned common line with Lot 10.04, thence
- 6) Along said common line with Lot 10.04, North 39° 36' 16" East 6.00 feet, to the point and place of beginning.



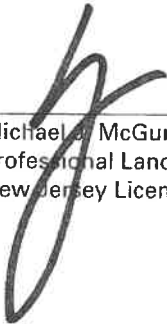
November 06, 2024
File No. P-NO-00659-02
Lot 11, Block 4.33
Township of North Brunswick
N/F Samson

Said description of the proposed "Permanent Easement" through Lot 11 in Block 4.33 containing 764 Square Feet of land or 0.018 Acre, more or less.

Intended to be a permanent easement adjacent to and contiguous with the existing public Right-of-Way of Cozzens Lane.

Said described lands being known as a portion of Lot 11, Block 4.33, as shown on the official Tax Map of the Township of North Brunswick

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 11, Block 4.33 – Permanent Easement
P-NO-00659.02 Township of North Brunswick



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
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ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 06, 2024
File No. P-NO-00659-02
Lot 11, Block 4.33
Township of North Brunswick
N/F Samson


LEGAL DESCRIPTION
Temporary Easement
Through a portion of Lot 11, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Temporary Easement

Temporary Construction Easement containing 317 Square Feet or 0.007 Acre of land, more or less, being a temporary right to enter upon, through and across premises known and designated as Lot 11 in Block 4.33 on the current Township of North Brunswick Tax Map. Said Temporary Easement being the temporary right to enter upon the lands of the owner or its assigns with personnel, equipment and materials for the purpose of constructing or reconstructing, proposed or existing road, drainage and grading improvements and appurtenances as far as the line marked "Temporary Easement", as shown on the "Sketch of Proposed Easement" dated November 2024.

Said description of the proposed "Temporary Easement" having been drawn in accordance with a certain map entitled "Sketch of Proposed ROW Easement through a portion of Lot 11, Block 4.33, North Brunswick Township, Middlesex County, New Jersey", dated November 2024, prepared by Michael J. McGurl, P.L.S., for the firm of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey.

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.


Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 11, Block 4.33 – Temporary Easement
P-NO-00659.02 Township of North Brunswick