CLEAR SIGHT TRIANGLE EASEMENT

Prepared by: _	(Signature of Preparer)	(Date)	
-	(Print Name of Preparer)	•	
DET\\/EE	THIS INDENTURE made this	day of	,20
hereinafter	(indicate marital, corporate, or par	tnership status if applicable, and State of incorporation) , in the	——— е
municipality COUNTY OI offices at 13 Grantee	ofand F ATLANTIC, a municipal corporation 33 Atlantic Avenue, Atlantic City, No.	State of, in the State of, and to some state of New Jersey, with prince we Jersey, 08401, hereinafter known as	the cipal the
		Grantor is the owner of real property lo and being Block(s), Lot(s	s)
County Deve	on the tax map of the municipali It of an application for site plan / sub elopment Review Committee under	ty of which which which which was a submitted to the County File No, in accordance and the control of the control	ch property Atlantic
of Atlantic th triangle easr across said I	at the lands hereinafter described s nent, for the purpose of permitting lands, and to provide a clear view o with County File No a	f the general public and the welfare of the hall at all times remain subject to a cleat the operators of vehicles and pedestriate pedestrians and on-coming vehicles, in the Atlantic County Land Development	ar sight ans to see n
•	· · · · · · · · · · · · · · · · · · ·	ration of the benefits accruing to the gra loes hereby dedicate an easement in the	
described, for street, roads building, stru operators of the Grantors	or the benefit of vehicle operators or highways. There shall not acture, sign or other object that may be vehicles or pedestrians traversing t	nin a clear sight area across the land her and pedestrians traversing the abutting be erected at any time upon the said lar by in any way interfere with the line of sig the abutting streets, roads or highways a eds or other growth or any other debris,	g County nds any ght of and
permitted to more than tw	maintain any ground cover, shrubs vo feet within the land hereinafter de	e preceeding paragraph, the Grantor s , land scaping and other objects at a he escribed, or less than ten feet above the s of the existing intersecting roads or dr	eight of no e elevation

(3)	Thes	e restriction	ns shall no	t apply to	duly author	orized	traffic	control	devices	and	public
utility struc	ctures.	or to other	objects a	uthorized I	oy the Gra	ntor's a	pprove	ed site /	' subdiv	ision	plan.

- (4) Failure to maintain such clear sight areas shall be a violation of the Atlantic County Land Development Standards Ordinance and a violation of this easements. In the event that the Grantor fail to maintain a clear sight triangle area, the County of Atlantic, its agents, representatives or employees may enter upon and re-renter upon said lands hereinafter described for the purpose of clearing any brush, trees, weeds, signs, structures or other obstructions upon said land, for the purpose of establishing a clear sight or view of operators of vehicles or pedestrians traversing the abutting streets, roads or highways and the owner or successor(s) shall reimburse the County for expenses therefore.
- (5) Nothing herein shall be deemed to limit or otherwise prevent a municipality from enforcing a clear sight area, in accordance with any agreement of provision of law.

•	·	•	
and assigns in title to the	e Property, identified as Bl	the Grantor and upon the grantor' ock(s), Lot(s) object to existing easements and r	on the
Exhibit #1 - Metes and E		ore specifically described on the at hibit #2 - Parcel Map prepared by	
		r(s) has/have hereunto set hand a reto affixed and attested its prope , 20 .	
ATTEST:			
(Signature of Witness)	(Date)	(Signature of Grantor)	(Date)
(Print Name of Witness)		(Print Name of Grantor) (corporate title & seal if applicable	

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEW JERSEY

SS	•						
COUNTY OF ATLANTIC							
BE IT REMEMBERED that on	this day of	,20 , before					
me the subscriber		ı					
(name o	f person taking acknowle	dgment)					
appeared							
	(Grantor/Declarant)	Ĵ					
who, I am satisfied, is/are the person/s named in and who executed the within instrument. and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration as defined in P.L. 1968 C.49, Sec. 1(c), is \$1.00.							
Deed acknowledged by:		1880 x gr - 1888 1884 1 x 1844 1884					
•	(Seal of Notary)						

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY
SS
COUNTY OF ATLANTIC

BE IT REMEMBERED that on this	day of	.y.	,20 ,	before
me the subscriber				
(name	e of person ta	king ackn	owledgm	nent)
personally appeared				
	(Gra	antor/Dec	larant)	
who being by me duly sworn on his/he she/he is the	o <u>f</u>			the corporation
named in the within instrument; that shinstrument is sealed with the corporate the Board of Directors of said Corporate that the full and actual consideration a	e seal; that th ition for the us	e instrum ses and p	ent is ma urposes	ade by virtue of authority of therein expressed, and
Deed acknowledged by:				
	(Seal of No	otary)	•	•