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E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1211595 02:23:25 PM

01/29/2025
DB 7124 295

Fee:\$ 60.00

DOCUMENT DATE: 01/15/2025

PARTIES:

FIRST PARTY-ROBERTSON DEVELOPERS LLC
SECOND PARTY-ATLANTIC CITY ELECTRIC COMPANY

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

Block: 605 Lot: 3.01
Township or City of: East Greenwich TWP

Prepared By: Shawn Gray
On behalf of 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 15th day of JANUARY, 2025, between Robertson Developers LLC, 48 Fox Haven Ln, Mullica Hill, NJ 08062, "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 605 Lot 3.01, located in East Greenwich TWP County of Gloucester, State of New Jersey, which land abuts, Whiskey Mill Rd.

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's systems and to provide services to Grantee's 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.
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's 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.

Please complete in black ink.

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's 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: Shawn Gray

Title: Sr. Real Estate Representative

WITNESS our hands and seals the day and year aforesaid.

WITNESS:

ROBERTSON DEVELOPERS LLC



Print Name: Jenna Robertson

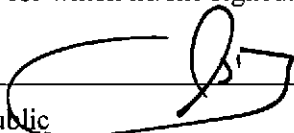
By:  (SEAL)

Print Name: David Robertson

Print Title: Sole Member

STATE OR COMMONWEALTH OF NEW JERSEY)
) SS
COUNTY OF SALEM)

BE IT REMEMBERED, that on the 13th day of December, 2024, personally came before me, a notary public, the within named Grantor, David Robertson as Sole Member of Robertson Developers LLC, 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

MICHAEL D. BURKE
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #2425868
MY COMMISSION EXPIRES OCT 4, 2027

Please complete in black ink.

FOR ACE USE ONLY

Secured by: Shawn Gray	Grantor: Robertson Developers LLC
Address: 37 Whiskey Mill Rd, Clarks Boro, NJ	Job Order Number: 19658391
County State: Gloucester County	Pole Number:
Date of Easement:	City / Township: East Greenwich TWP
Development:	
Tax Parcels: Block 605 Lot 3.01	

Please complete in black ink.