DEED OF SIGHT TRIANGLE EASEMENT				
	PREPARED BY:			

THIS DEED OF EASEMENT is made or	n this day of
, 20 t	ру
whose mailing address is	
(hereinafter referred to as "Grantor"), and 'body corporate and politic of the State of New Road, Cape May Court House, New Jersey "Grantee"). The words "Grantor" and "Grantee Grantees listed above.	w Jersey, with offices at 4 Moore 08210 (hereinafter referred to as
THIS EASEMENT is granted by G consideration of One (\$1.00) Dollar, receipt of Grantor also acknowledges that the conveyant is a condition of site plan/subdivision appropriate planning Board (File Number) for the Lot No as delineated on the tax mapropriate for the conveyant planning Board.	of which is hereby acknowledged nce of this sight triangle easement proval by the Cape May County development of Block No.
THE LANDS AFFECTED by this Ease more formally described on Exhibit "A" (at herein by this reference) prepared by Said Affected Plan/Subdivision Plan dated as prepared by attached hereto as Exhibit "B" and incorp (which subdivision map was filed on Cape May County Clerk's Office as Map No	ttached hereto and incorporated, , New Lands is also depicted on a Site (last revised), New Jersey License No) porated herein by this reference

SAID AFFECTED LANDS are a part of the lands and premises conveyed unto Grantor by deed from				
THE TERMS OF THIS DEED OF EASEMENT are as follows:				
1. There shall not be erected at any time on the following described lands any building, structures or signs which may in any way interfere with the view or sight of operators of vehicles of pedestrians traversing the abutting streets, roads or highways. However, such varieties of ground cover or shrubs having an ultimate height of two feet, six inches above the centerline of the adjoining highways and may be easily cared for, may be planted in the Affected Lands.				
2. Grantee, its agents, representatives or employees may (but shall have no duty to) enter upon and re-enter upon said land hereinabove described for the purpose of clearing any brush, trees weeds, or other growth upon said lands for the purpose of establishing a clear sight or view for operators of vehicles of pedestrians traversing the abutting streets, roads and highways.				
THIS DEED OF EASEMENT and the rights and obligations hereunde shall run with the land and be binding upon all the parties hereto, their successors, heirs, transferees and assigns.				
THE GRANTOR signs this Deed to be effective as of the date at the top of the first page.				
WITNESS: GRANTOR:				

(ACKNOWLEDGMENT)

STATE OF		:		
COUNTY OF		: ss. _ :		
I HE	REBY CERTIFY that on		, the Grantor,	
		, appeared before n	ne and established	
to my satis	faction that:			
(a)	he/she signed, sealed and delivered this Easement as his/her act and deed individually and/or on behalf of any corporate entity named herein as Grantor;			
(b)	if executed on behalf of a corporate Grantor, he/she verified that he/she has been authorized to execute this Easement on behalf of the corporation and has affixed the true seal of the corporation hereto; and			
(c)	made this Easement for One Dollar (\$1.00) as the fill and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)			
		NOTARY PUBLIC		
		Seal		

RECORD AND RETURN TO:

OFFICE OF COUNTY COUNSEL

4 Moore Road, DN-104 Cape May Court House, N.J. 08210 Tel. (609) 465-1122 Fax (609) 463-0705