

ORD.#4-2024

AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF TWO STREET RIGHT-OF-WAY EASEMENTS IN CONNECTION WITH MINOR SUBDIVISION APPROVALS FOR 8 CHAMBERLAIN LANE AND 14 CHAMBERLAIN LANE (BLOCK 4100, LOTS 71 AND 73) (MFC MOUNTAIN RIDGE ESTATES, LLC)

CLERK:

Delivered to Mayor:

Date: 2/7/2024

Time: 9:00 am

Signed: _____

Township Clerk
Michelle Masser

MAYOR:

Action by Mayor:

Approved: ☒ _____

Date: 2/7/2024

Vetoed: ☐ _____

Date: _____

(Reasons for which Mayor has withheld approval of Ordinance, item or part Thereof.)

Signed: _____

Mayor

CLERK:

Returned:

Date: 2/7/24

Time: 9:05 am

Not returned with in (10) days

Date: _____

Signed: _____

Township Clerk
Michelle Masser

ORD.#4-2024

AN ORDINANCE OF THE TOWNSHIP OF MOUNT OLIVE, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF TWO STREET RIGHT-OF-WAY EASEMENTS IN CONNECTION WITH MINOR SUBDIVISION APPROVALS FOR 8 CHAMBERLAIN LANE AND 14 CHAMBERLAIN LANE (BLOCK 4100, LOTS 71 AND 73)

WHEREAS, MFC Mountain Ridge Estates, LLC (“Grantor”) received Minor Subdivision approvals from the Township of Mount Olive Planning Board for the property located at 8 Chamberlain Lane (Block 4100 Lot 71) and 14 Chamberlain Lane (Block 4100 Lot 73), as memorialized by Resolution Nos. PB-23-03 and 23-04, adopted by the Planning Board on July 7, 2023; and

WHEREAS, as a condition of the approvals, Grantor is required to grant to the Township two street right-of-way easements in accordance with Township Code Section 550-68(G) for the location, installation, repair and maintenance of streets, drainage facilities, utilities and other facilities customarily located on the streets rights-of-way; and

WHEREAS, the deed of easements and metes & bounds descriptions for 8 Chamberlain Lane (new lots 71.01 and 71.02, each new lot being a portion of prior Lot 71) and 14 Chamberlain Lane (new lots 73.01 and 73.02, each new lot being a portion of prior Lot 73) lots are attached hereto as Exhibit A; and

WHEREAS, the easements require formal acceptance from the Township by way of ordinance and recording by the Grantor; and

WHEREAS, the Township is authorized pursuant to law to grant and receive interests in real property, including easements, by ordinance; and

WHEREAS, the Township Engineer and Township Attorney have reviewed the easements and recommend approving same; and

WHEREAS, the Township now wishes to formally authorize and accept the easements, copies of which shall be placed on file with the Township Clerk; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mount Olive, County of Morris, State of New Jersey, as follows:

1. The Township hereby authorizes and accepts the following easements attached hereto as Exhibit A:
 - a. Grant of Street Right-of-Way Easement from MFC Mountain Ridge Estates, LLC as Grantor for new lots 71.01 and 71.02 (8 Chamberlain Lane)
 - b. Grant of Street Right-of-Way Easement from MFC Mountain Ridge Estates, LLC as Grantor for new lots 73.01 and 73.02 (14 Chamberlain Lane).

2. The Mayor and Township Clerk are authorized to execute same.
3. The Township Clerk shall forward this ordinance and the deeds to the Grantor, who shall record them with the Morris County Clerk's Office, at Grantor's sole expense. Grantor shall provide a copy of the recorded documents to the Township Clerk.

BE IT FURTHER ORDAINED that this Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

Introduced: 1/23/2024

Adopted: 2/6/2024

Effective Date: 2/29/2024

TOWNSHIP OF MOUNT OLIVE

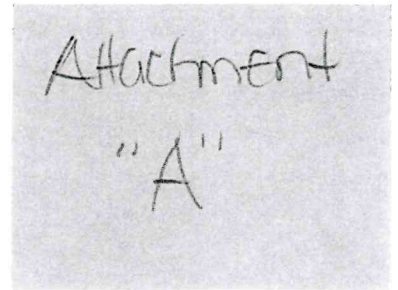


Alex Roman, Township Council President

ATTEST: 2/6/2024



Michelle Masser, Township Clerk



June 21, 2023

Metes and Bounds Description
Lot 71.02, Block 4100
Chamberlain Lane
Township of Mount Olive, County of Morris, New Jersey

All that certain parcel of land, with improvements thereon erected, situated, lying and being in the Township of Mount Olive, County of Morris, State of New Jersey, and described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at a point distant 292.65 feet measured southeasterly by various courses along said sideline from its intersection with the southeast sideline of U.S Route 46 (a variable width right of way), said beginning point also being at the distance of 150.27 feet measured southeasterly along said sideline from the at the end of the fifth or last line of Lot 71 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC and recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474, thence running and referring all bearings of the present description to the grid meridian of the New Jersey State Plane Coordinate System (NAD83), to wit:

- 1) **South 26 degrees 41 minutes 36 seconds East**, running in said southwest sideline of Chamberlain Lane and running reversely in a part of said abovementioned last line to the beginning thereof, for a distance of **80.00 feet** to a point; thence
- 2) **South 63 degrees 18 minutes 24 seconds West**, running at a right angle from Chamberlain Lane, running reversely in the fourth line of Lot 71 in said last mentioned deed and running in the boundary between Lot 71.02 and Lot 72, for a distance of **208.09 feet** to a point, thence
- 3) **North 34 degrees 56 minutes 36 seconds West**, running reversely in a part of the third line of Lot 71 in said deed and running in the boundary between Lot 71.02 and Lot 69, for a distance of **80.84 feet** to a point; thence
- 4) **North 63 degrees 18 minutes 24 seconds East**, running at a right angle to Chamberlain Lane and running for a new line through Lot 71 to establish a boundary between Lot 71.01 and Lot 71.02, Block 4100, for a distance of **219.69 feet** to the point and place of beginning.

CONTAINING 17,111 square feet or 0.3928 of an acre more or less.

BEING a part of Lot 71 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC, recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474.

SUBJECT TO a Highway Right of Way Easement described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at the beginning of the first line of the above described Lot 71.02, thence running, to wit:

- 1) **South 26 degrees 41 minutes 36 seconds East**, running in said southwest sideline of Chamberlain Lane, for a distance of **80.00 feet** to a point; thence
- 2) **South 63 degrees 18 minutes 24 seconds West**, running at a right angle from Chamberlain Lane and running in the second line of the above-described Lot 71.02, for a distance of **8.50 feet** to a point; thence
- 3) **North 26 degrees 41 minutes 36 seconds West**, running parallel with and distant 25 feet in a southwesterly direction from the centerline of the 33 foot wide right of way of said Chamberlain Lane, for a distance of **80.00 feet** to a point; thence
- 4) **North 63 degrees 18 minutes 24 seconds East**, running in a part of the last line of the above described Lot 71.02, for a distance of **8.50 feet** to the point and place of beginning.

CONTAINING 680 square feet or 0.0156 of an acre more or less.

The herein description was prepared in accordance with a plan prepared by Harbor Consultants, Inc., entitled "BOUNDARY SURVEY MINOR SUBDIVISION PLAN No. 8 CHAMBERLAIN LANE LOT 71, BLOCK 4100 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY NEW JERSEY," last dated June 21, 2023.



Victor E. Vinegra
Professional Engineer and Land Surveyor
New Jersey License No. 34460

320 North Avenue East, Cranford, NJ 07016 • (908) 276-2715 Voice • (908) 709-1738 Fax



June 21, 2023

**Metes and Bounds Description
Lot 73.01, Block 4100
Chamberlain Lane
Township of Mount Olive, County of Morris, New Jersey**

All that certain parcel of land, with improvements thereon erected, situated, lying and being in the Township of Mount Olive, County of Morris, State of New Jersey, and described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at a point distant 472.65 feet measured southeasterly by various courses along said sideline from its intersection with the southeast sideline of U.S Route 46 (a variable width right of way), said beginning point also being at the beginning of the first line of Lot 73 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC and recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474, thence running and referring all bearings of the present description to the grid meridian of the New Jersey State Plane Coordinate System (NAD83), to wit:

- 1) ***South 26 degrees 41 minutes 36 seconds East***, running in said southwest sideline of Chamberlain Lane and running in a part of said abovementioned first line, for a distance of ***100.00 feet*** to a point; thence
- 2) ***South 63 degrees 18 minutes 24 seconds West***, running at a right angle from Chamberlain Lane and running for a new line now made to establish a boundary between Lot 73.01 and 73.02, Block 4100, for a distance of ***179.09 feet*** to a point; thence
- 3) ***North 34 degrees 56 minutes 36 seconds West***, running in a part of the third line of said Lot 73 in said above mentioned deed recorded in Deed Book 23246 Page 474 and running in the boundary between Lot 73.01 and Lot 69, for a distance of ***101.045 feet*** to a point; thence
- 4) ***North 63 degrees 18 minutes 24 seconds East***, running at a right angle to Chamberlain Lane and running in the last line of said Lot 73, for a distance of ***193.59 feet*** to the point and place of beginning.

CONTAINING 18,634 square feet or 0.4278 of an acre more or less.

BEING a part of Lot 73 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC, recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474.

SUBJECT TO a Highway Right of Way Easement described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at the beginning of the first line of the above described Lot 73.01, thence running, to wit:

- 1) ***South 26 degrees 41 minutes 36 seconds East***, running in said southwest sideline of Chamberlain Lane, for a distance of ***100.00 feet*** to a point; thence
- 2) ***South 63 degrees 18 minutes 24 seconds West***, running at a right angle from Chamberlain Lane and running in a part of the second line of the above-described Lot 73.01, for a distance of ***8.50 feet*** to a point; thence
- 3) ***North 26 degrees 41 minutes 36 seconds West***, running parallel with and distant 25 feet in a southwesterly direction from the centerline of the 33-foot wide right of way of said Chamberlain Lane, for a distance of ***100.00 feet*** to a point; thence
- 4) ***North 63 degrees 18 minutes 24 seconds East***, running in a part of the last line of the above-described Lot 73.01, for a distance of ***8.50 feet*** to the point and place of beginning.

CONTAINING 850 square feet or 0.0195 of an acre more or less.

The herein description was prepared in accordance with a plan prepared by Harbor Consultants, Inc., entitled "BOUNDARY SURVEY MINOR SUBDIVISION PLAN No. 14 CHAMBERLAIN LANE LOT 71, BLOCK 4100 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY NEW JERSEY," last dated June 21, 2023.



Victor E. Vinegra
Professional Engineer and Land Surveyor
New Jersey License No. 34460

320 North Avenue East, Cranford, NJ 07016 • (908) 276-2715 Voice • (908) 709-1738 Fax



June 21, 2023

**Metes and Bounds Description
Lot 73.02, Block 4100
Chamberlain Lane
Township of Mount Olive, County of Morris, New Jersey**

All that certain parcel of land, with improvements thereon erected, situated, lying and being in the Township of Mount Olive, County of Morris, State of New Jersey, and described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at a point distant 572.65 feet measured southeasterly by various courses along said sideline from its intersection with the southeast sideline of U.S Route 46 (a variable width right of way), said beginning point also being distant on a course of South 26 degrees 41 minutes 36 seconds East 100.00 from the beginning of the first line of Lot 73 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC, and recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474, thence running and referring all bearings of the present description to the grid meridian of the New Jersey State Plane Coordinate System (NAD83), to wit:

- 1) ***South 26 degrees 41 minutes 36 seconds East***, running in said southwest sideline of Chamberlain Lane and running in a part of said abovementioned first line, for a distance of ***100.00 feet*** to a point; thence
- 2) ***South 63 degrees 18 minutes 24 seconds West***, running at a right angle from Chamberlain Lane, running in the second line of said Lot 73 and running in the boundary between Lot 73.02 and Lot 74, Block 4100, for a distance of ***164.59 feet*** to a point; thence
- 3) ***North 34 degrees 56 minutes 36 seconds West***, running in a part of the third line of said Lot 73 in said above mentioned deed recorded in Deed Book 23246 Page 474 and running in the boundary between Lot 73.02 and Lot 69, for a distance of ***101.045 feet*** to a point; thence
- 4) ***North 63 degrees 18 minutes 24 seconds East***, running at a right angle to Chamberlain Lane and running for a new line to establish a boundary between Lots 73.01 and 73.02, for a distance of ***179.09 feet*** to the point and place of beginning.

CONTAINING 17,184 square feet or 0.3945 of an acre more or less.

BEING a part of Lot 73 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC, recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474.

SUBJECT TO a Highway Right of Way Easement described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at the beginning of the first line of the above described Lot 73.02, thence running, to wit:

- 1) **South 26 degrees 41 minutes 36 seconds East**, running in said southwest sideline of Chamberlain Lane, for a distance of **100.00 feet** to a point; thence
- 2) **South 63 degrees 18 minutes 24 seconds West**, running at a right angle from Chamberlain Lane and running in a part of the second line of the above-described Lot 73.02, for a distance of **8.50 feet** to a point; thence
- 3) **North 26 degrees 41 minutes 36 seconds West**, running parallel with and distant 25 feet in a southwesterly direction from the centerline of the 33-foot wide right of way of said Chamberlain Lane, for a distance of **100.00 feet** to a point; thence
- 4) **North 63 degrees 18 minutes 24 seconds East**, running in a part of the last line of the above-described Lot 73.02, for a distance of **8.50 feet** to the point and place of beginning.

CONTAINING 850 square feet or 0.0195 of an acre more or less.

The herein description was prepared in accordance with a plan prepared by Harbor Consultants, Inc., entitled "BOUNDARY SURVEY MINOR SUBDIVISION PLAN No. 14 CHAMBERLAIN LANE LOT 71, BLOCK 4100 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY NEW JERSEY," last dated June 21, 2023.



Victor E. Vinegra
Professional Engineer and Land Surveyor
New Jersey License No. 34460

320 North Avenue East, Cranford, NJ 07016 • (908) 276-2715 Voice • (908) 709-1738 Fax



June 21, 2023

Metes and Bounds Description
Lot 71.01, Block 4100
Chamberlain Lane
Township of Mount Olive, County of Morris, New Jersey

All that certain parcel of land, with improvements thereon erected, situated, lying and being in the Township of Mount Olive, County of Morris, State of New Jersey, and described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33 foot wide right of way) at a point distant 142.38 feet measure southeasterly along said sideline from its intersection with the southeast sideline of U.S Route 46 (a variable width right of way), said beginning point also being at the end of the last line of Lot 71 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC and recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474, thence running and referring all bearings of the present description to the grid meridian of the New Jersey State Plane Coordinate System (NAD83), to wit:

- 1) ***South 26 degrees 41 minutes 36 seconds East***, running in said southwest sideline of Chamberlain Lane and running reversely in a part of said abovementioned last line, for a distance of ***150.27 feet*** to a point; thence
- 2) ***South 63 degrees 18 minutes 24 seconds West***, running at a right angle from Chamberlain Lane and running through Lot 71, for a new line to establish a boundary between Lot 71.01 and 71.02, Block 4100. for a distance of ***219.69 feet*** to a point in the third or South 35 degrees 28 minutes 54 seconds East 123.18 foot line of Lot 71 in said abovementioned deed; thence
- 3) ***North 34 degrees 56 minutes 36 seconds West***, running reversely in said third line to the beginning thereof and running in the boundary between Lot 71.01 and Lot 69, for a distance of ***38.85 feet*** to a point; thence
- 4) ***North 37 degrees 39 minutes 17 seconds East***, running reversely in the second line of Lot 71 in said deed and running in the boundary between Lot 71.01 and Lots 69 and 70, passing over a pipe found at a common corner between Lot 69 and Lot 70 at the distance of 74.38 feet for an overall distance of ***201.83 feet*** to a point; thence
- 5) ***North 33 degrees 52 minutes 42 seconds East***, running reversely in the first line of Lot 71 in said deed and running in the boundary between Lot 71.01 and Lot 70, for a distance of ***49.75 feet*** to the point and place of beginning.

CONTAINING 20,818 square feet or 0.4779 of an acre more or less.

BEING a part of Lot 71 described in a deed dated October 20, 2017, between Mt. Olive Center Associates, L.L.C. and MFC Mountain Ridge Estates, LLC, recorded among the Land Records of Morris County, New Jersey in Deed Book 23246, Page 474

SUBJECT TO a Highway Right of Way Easement described as follows:

BEGINNING in the southwest sideline of Chamberlain Lane (a 33-foot wide right of way) at the beginning of the first line of the above-described Lot 71.01, thence running to wit:

- 1) **South 26 degrees 41 minutes 36 seconds East**, running in said southwest sideline of Chamberlain Lane, for a distance of **150.27 feet** to a point; thence
- 2) **South 63 degrees 18 minutes 24 seconds West**, running at a right angle from Chamberlain Lane and running in a part of the second line of the above-described Lot 71.01, for a distance of **8.50 feet** to a point; thence
- 3) **North 26 degrees 41 minutes 36 seconds West**, running parallel with and distant 25 feet in a southwesterly direction from the centerline of the 33 foot wide right of way of said Chamberlain Lane, for a distance of **145.47 feet** to a point; thence
- 4) **North 33 degrees 52 minutes 42 seconds East**, running reversely in a part of the first line of Lot 71 in said above mentioned deed recorded in Deed Book 23246, Page 474 and running in the boundary between Lot 71.01 and Lot 70, for a distance of **9.75 feet** to the point and place of beginning.

CONTAINING 1,257 square feet or 0.0289 of an acre more or less.

The herein description was prepared in accordance with a plan prepared by Harbor Consultants, Inc., entitled "BOUNDARY SURVEY MINOR SUBDIVISION PLAN No. 8 CHAMBERLAIN LANE LOT 71, BLOCK 4100 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY NEW JERSEY," last dated June 21, 2023.



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