

**ORDINANCE No. RO-11-14**

**AN ORDINANCE AUTHORIZING THE EXCHANGE OF CERTAIN MUNICIPAL LANDS IN THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY BEING A PORTION OF BLOCK 34, LOT 46.04 FOR CERTAIN LANDS BEING BLOCK 34, A PORTION OF LOT 49 AND AN ACCESS EASEMENT ACROSS LOT 49**

**WHEREAS**, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., provides that a municipality may, by ordinance, provide for the acquisition of real property or an interest therein by purchase, gift, devise, lease, exchange, or condemnation in the manner provided in the Eminent Domain Act, N.J.S.A. 20:3-1, et seq.; and

**WHEREAS**, the Board of Education of the Township of Washington and the Township have entered into an Land Exchange Agreement providing that the Township would exchange a portion of Block 34, Lot 46.04 totaling approximately 3.39 acres, described on Exhibit A (to be merged with existing Lot 49), for a portion of Lot 49 in Block 34 totaling approximately 3.39 acres, described on Exhibit B (to be merged with existing Lot 46.04); and

**WHEREAS**, the Board of Education has further agreed to convey an easement to the Township to provide access across Block 34, Lot 49 to Block 34, Lot 46.04 for municipal and emergency purposes; and

**WHEREAS**, the Assessor of the Township has determined that the lands, interests and improvements to be conveyed to the Township are of equal value to the lands being conveyed by the Township; and

**WHEREAS**, the Planning Board of the Township of Washington, has approved a minor subdivision for Block 34, Lot 49 to reflect the conveyance of the property (Parcel A) described in Exhibit B to the Township.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Washington, in the County of Morris, and State of New Jersey, as follows:

**SECTION 1.** The Mayor, Township Clerk and Township Attorney are hereby authorized to prepare and execute all such documents as are necessary to convey to the Board of Education of the Township of Washington, the 3.39 acre portion of Block 34, Lot 46.04 as described on Exhibit A currently owned by the Township.

**SECTION 2.** The parcel to be conveyed by the Township shall only be conveyed upon receipt of (i) a deed from the Board of Education of the Township of

Washington conveying a portion of Block 34, Lot 49 as described on Exhibit B to the Township of Washington and (ii) a Deed of Easement for Access Purposes across Block 34, Lot 49.

**SECTION 3.** The exchange of lands herein authorized is subject to compliance by all parties with the terms of the Land Exchange Agreement between the Board of Education of the Township of Washington and the Township of Washington dated May, 2014.

**SECTION 4.** All ordinances of the Township of Washington, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**SECTION 5.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 6.** This Ordinance shall take effect upon final passage, approval, and publication as required by law.

ATTEST:

TOWNSHIP OF WASHINGTON  
COUNTY OF MORRIS  
STATE OF NEW JERSEY

\_\_\_\_\_  
Nina DiGregorio, Township Clerk

By: \_\_\_\_\_  
Kenneth W. Short, Mayor

EXHIBIT A

Metes and Bounds Description of  
Parcel B  
To Be Conveyed From Tax Lot 46.04 in Tax Block 34  
To Tax Lot 49 in Tax Block 34  
Township of Washington, Morris County, New Jersey

BEGINNING at a point on the common line dividing Block 34, Lots 46.04 and 49, said point being 189.97 feet southeasterly from the southeast corner of Block 34, Lot 46.03 and running; thence,

1. Along the common line dividing Block 34, Lots 46.04 and 49, South 21 degrees 10 minutes 00 seconds East a distance of 450.17 feet; thence,
2. Through Block 34, Lot 46.04, North 75 degrees 15 minutes 27 seconds West, a distance of 491.48 feet; thence,
3. Still through Block 34, Lot 46.01, North 49 degrees 36 minutes 42 seconds West, a distance of 174.68 feet; thence,
4. Still through Block 34, Lot 46.01, North 53 degrees 42 minutes 53 seconds East, a distance of 358.55 feet; thence,
5. Still through Block 34, Lot 46.04, South 78 degrees 56 minutes 17 seconds East, a distance of 159.75 feet to the Point of BEGINNING.

Containing 147,967 square feet or 3.39 acres, more or less.

The above described parcel is shown on a map entitled, "Minor Subdivision, Lot 46.04 and Lot 48, Block 34, Long Valley Township and Middle School, Township of Washington, Morris County, New Jersey," that was prepared by GTS Consultants, Inc. on 8/2/2013.

Prepared by:  
GTS Consultants, Inc.  
2 Monmouth Avenue, Unit A1  
Freehold, New Jersey 07728  
25797

Fredrick L. Voss, PE, PLS  
New Jersey License No.

August 2, 2013

EXHIBIT B

Metes and Bounds Description of  
Parcel A  
To be Conveyed  
From Tax Lot 49 in Tax Block 34  
To Tax Lot 46.04 in Tax Block 34  
Township of Washington, Morris County, New Jersey

BEGINNING at an Iron Pipe Found at the common corner of Block 34, Lot 46.04 and Lot 49, and also being on the westerly line of Block 34, Lot 50 and running; thence,

1. Along the common line of Block 34, Lots 46.04 and 49, South 68 degrees 50 minutes 00 seconds West, a distance of 443.08 feet; thence,
2. Still along said common line, North 21 degrees 10 minutes 00 seconds West, a distance of 397.16 feet; thence,
3. Through Block 34, Lot 49, in an easterly direction, following a curve that bears to the left, not tangent to the preceding course, an has a radius of 985.00 feet, and arc distance of 450.43 feet, having a chord distance of 446.52 feet and a chord bearing of North 80 degrees 05 minutes 59 seconds East, to a point in the common line dividing Block 34, Lots 49 and 50; thence,
4. Along said line, South 22 degrees 07 minutes 19 seconds East, a distance of 309.96 feet to the Point of BEGINNING.

Containing 147,967 square feet or 3.39 acres, more or less.

The above described parcel is shown on a map entitled, "Minor Subdivision, Lot 46.04 and Lot 49, Block 34, Long Valley Township and Middle School, Township of Washington, Morris County, New Jersey," that was prepared by GTS Consultants, Inc. on 8/2/2013.

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