

LAND USE

115 Attachment 4

Township of Alexandria

**Appendix A
Dedication of Natural Area Conservation Easement
[Added 3-8-2006 by Amendment 29]**

THIS INDENTURE made this _____ day of _____, 200__ ,

BETWEEN _____ whose address is (hereinafter referred to as “the Grantor”),

AND **THE TOWNSHIP OF ALEXANDRIA**, A MUNICIPAL CORPORATION OF THE State of New Jersey having its principal office located at 21 Hog Hollow Road, Pittstown, NJ 08867, the Grantee (hereinafter referred to as “the Township”).

WITNESSETH THAT: The Grantor is the owner of property located _____ in the Township of Alexandria, County of Hunterdon and State of New Jersey, and identified on the Tax Map of the Township of Alexandria as Lot _____ in Block _____.

DEDICATION: The Grantor hereby grants, conveys and dedicates to the Township, its successors and assigns, a perpetual conservation easement upon the portions of the lot as more particularly described in Schedule CE attached hereto and made a part hereof. The Grantor may convey, mortgage, lease or otherwise transfer title or interest in the underlying lands that are subject to this conservation easement provided, however, that the covenants and conditions herein remain superior to such conveyance, mortgage, lease, or transfer, it being the intention of the parties that this easement conveyance and its terms and conditions shall become a part of the chain of title and shall run with the land. The Grantor covenants to and agrees with the Township that it will preserve the land located within the conservation easement in an undisturbed **natural state** and will comply with the following restrictions within the area of the conservation easement:

1. No topsoil, soil, sand, gravel, loam, rock or other material shall be excavated, dredged or removed from the easement area and the natural topography and contours of the land shall not be changed by excavation, grading or other physical alteration of the land surface except with written approval of the Township acting through the governing body or such other body or official as the governing body may designate, it being intended that the natural elevation and function of the terrain within the easement area be preserved.
2. No buildings, structures, fences or other improvements shall be erected or placed within the easement area and no roads, drives or trails for motorized vehicles shall be constructed or maintained within the easement area except with written approval of the Township acting through the governing body or such other body or official as the governing body may designate. Motorized vehicles shall include (but not be limited to)

ALEXANDRIA CODE

automobiles, trucks, snowmobiles, motorcycles, motorbikes, mopeds, go carts, dune buggies and all-terrain vehicles.

3. No solid or liquid materials of any kind shall be kept or stored within the easement area except with written approval of this Township acting through the governing body or such other body or official as the governing body may designate.
4. No dumping or placing of soil or other substances or materials as land fill, and no dumping or placing of trash, waste or unsightly or offensive material, for disposal or otherwise, shall be permitted within the easement area except with written approval of this Township acting through the governing body or such other body or official as the governing body may designate.
5. No grazing or pasturing of livestock, and no tilling or plowing of the soil, or cultivation of crops shall be permitted within the easement area except with written approval of this Township acting through the governing body or such other body or official as the governing body may designate.
6. No mowing of native grasses nor cutting or removal of live trees or shrubs now or hereafter existing within the easement area shall be permitted except with written approval of the Township acting through the governing body or such other body or official as the governing body may designate.
7. No activities shall be permitted within the easement area which might be detrimental to drainage, flood control, springs, water conservation, water quantity or quality protection, erosion control, soil conservation or vegetation or scenic protection and no other act or uses detrimental to the preservation of the easement area shall be permitted except with written approval of the Township acting through the governing body or such other body or official as the governing body may designate.

If any area within the conservation easement is a wetland or transition area as defined by the Fresh Water Wetlands Protection Act, its use shall be governed by the provisions of such Act. It is not the intent of the conservation easement to permit activities that are prohibited by the Act or to prohibit activities that are permitted by the Act.

It is understood and agreed that this conservation easement confers upon the Township no rights of title or use of the land located within the conservation easement and nothing shall be construed to permit public access to or use of the land located within the conservation easement.

This conservation easement and its restrictions shall be binding upon all subsequent owners of the lot affected by the conservation easement.

The Township shall have the right to enforce the restrictions imposed upon the Grantor by the terms of the conservation easement.

IN WITNESS WHEREOF, the Grantor has caused this Dedication of Conservation Easement to be executed the day and year above written.

LAND USE

ATTEST:

(Note: Insert the proper legal signature(s) and notarizations here.)

**APPROVAL OF THE TOWNSHIP OF ALEXANDRIA MUST BE NOTED
BELOW PRIOR TO RECORDING**

The Township of Alexandria approves the foregoing conservation easement.

_____)

(Note: Attach Schedule CE, metes and bounds description of the conservation easement area, to the end of this document.)