

SECTION 8

RIGHT OF WAY

Table of Contents

		<u>Page No</u>
8.1	GENERAL.....	1
8.1.1	PURPOSE.....	1
8.1.2	SEQUENCE OF WORK.....	1
8.1.3	LIAISON.....	1
8.1.4	PRELIMINARY SUBMISSION.....	1
8.1.5	FINAL SUBMISSION.....	2
8.1.6	AUTHORITY'S PROCEDURE AFTER SUBMISSION.....	2
8.2	MAPS.....	4
8.2.1	TYPES.....	4
8.2.2	GENERAL REQUIREMENTS FOR ALL MAPS.....	4
8.2.3	ENTIRE TRACT MAPS (ETM).....	5
8.2.4	GENERAL PROPERTY PARCEL MAPS (GPPM'S).....	6
8.2.5	INDIVIDUAL PROPERTY PARCEL MAPS (IPPM'S).....	9
8.2.6	SPECIAL MAPS.....	10
8.3	RIGHT OF WAY PARCEL DATA SHEETS - DESCRIPTIONS.....	10
8.4	PARCEL INDEX AND OWNERSHIP DATA SHEETS.....	12
8.5	SPECIFIC REQUIREMENTS.....	13
8.5.1	PARCEL NUMBERS.....	13
8.5.2	PARCEL OWNERSHIP.....	16
8.5.3	ESTABLISHING RIGHT OF WAY LINE.....	16
8.5.4	EXISTING MONUMENTS.....	17
8.5.5	PROPOSED MONUMENTS.....	17
8.5.6	PARCEL AREAS.....	18
8.5.7	STREET AND ROAD AREAS.....	18
8.5.8	EASEMENTS.....	18
8.5.9	INSTRUMENT SURVEY.....	19
8.5.10	FIELD INSPECTION.....	19

List of Exhibits

	<u>Page No</u>
Exhibit 8 - 1 Compass Direction.....	11
Exhibit 8 - 2 Property Parcel Map Layout	20
Exhibit 8 - 3 Title Block	21
Exhibit 8 - 4 Standard R.O.W. Legend.....	22
Exhibit 8 - 5 Sample Description.....	23
Exhibit 8 - 6 Individual Property Parcel Map Layout	24
Exhibit 8 - 7 Sample Line Weights and Letter Sizes	25
Exhibit 8 - 8 Typical Clauses for Description	26
Exhibit 8 - 9 Sample Parcel Designations-1.....	31
Exhibit 8 - 10 Sample Parcel Designations-2.....	32
Exhibit 8 - 11 Sample Parcel Designations-3.....	33

SECTION 8

RIGHT OF WAY

8.1 GENERAL

8.1.1 Purpose

All maps, plans and descriptions of parcel properties required by the Authority in connection with the acquisition of all interest in real estate shall be prepared under the supervision and direction of a land surveyor licensed by the State of New Jersey. The purpose and intention of this work is to provide all information and data necessary for the Authority's Law Department to obtain the necessary title search in order to conduct negotiations for a right-of-entry and/or agreement with property owners for the acquisition of all titles whether fee or easement necessary for the project or, if necessary, to facilitate an eminent domain action. All work shall be done in accordance with applicable statutes, laws, regulations of the State of New Jersey and the policy and procedures established by the Authority, as set forth herein and in accordance with good practice and procedure of the profession.

8.1.2 Sequence of Work

The Authority will approve the sequence in which the work will progress so that it will be coordinated with the requirements of design and construction. The Engineer is to submit a list of priority property acquisitions and a preliminary map showing their location.

8.1.3 Liaison

Close liaison will be required between the Engineer and the Authority. Rapid and orderly progress of the work is essential. Duplication and revision of work is to be avoided if possible. To this end, the Engineer shall, as his first work, prepare individual parcel maps and descriptions involving one sample of each phase of his work so that the results may be reviewed in detail by the Authority as a means of clarifying the procedures which these instructions attempt to define. All submissions are to be made to the Authority's Engineering Department.

8.1.4 Preliminary Submission

At the initiation of Preliminary Design, the Consultant Engineer shall supply the Authority's Engineering Department with two sets of prints of each tax map in the project area, showing the proposed baseline and preliminary proposed right of way lines. He shall also supply a list of affected property owners and addresses based upon the current tax rolls. At the same time, the Authority's Engineering Department will provide to the Consultant Engineer, a range of parcel numbers to be used in the development of the ROW plans.

1. Preliminary submission of right of way parcel property maps and descriptions required for a construction contract are due no later than the Phase B submission date of the contract plans. The preliminary

submission date may be established earlier than Phase B depending on project requirements and schedules.

2. Preliminary submission shall consist of six sets of right of way parcel maps (ETM's, GPPM's, 25% of IPM's) and descriptions (including the associated Word files), and shall be submitted to the Authority's Engineering Department, and/or its designee, at least one month in advance of the scheduled final submission date to allow for the reviewers to comment and indicate changes and/or corrections for incorporation into the final documents. All such comments will be addressed on the plans and within a comment resolution summary (CRS), as necessary. For this preliminary review, one copy of all materials used in establishing parcel ownership shall also be submitted (deeds, subdivision maps, etc.).

8.1.5 Final submission

1. Prior to the final submission, the Consultant Designer shall meet with the Authority's Engineering Department, and/or its designee, to go over the plan changes and CRS to ensure that all issues have been properly addressed.
2. Final submission shall consist of:
 - a. Cover letter listing all parcels and owners required for the construction contract, parcels being submitted, parcels missing from submission (obtained from tax records).
 - b. One reproducible of the Entire Tract Map's (ETM's), the General Property Parcel Map's (GPPM's), the Individual Parcel Maps (IPM's), and the Parcel Index and Ownership Data sheet, as defined in Subsections 8.2 and 8.4.
 - c. Ten (10) full sets of ROW plans (ETM's, GPPM's, IPM's) signed and sealed by a licensed New Jersey Land Surveyor, and parcel descriptions (hard copy and CD ROM). All electronic files must be included for future reproduction.
3. When instructed by the Authority's Engineering Department, the Engineer is responsible for all revisions to a parcel map or description previously submitted. The submission procedure will be similar to that outlined in Items 2b and 2c above.
4. The original mylar maps are to be sent to the Authority's Engineering Department upon final notification by the Authority's Engineering Department.
5. In the event that condemnation becomes necessary to acquire a particular parcel, the Consultant Engineer will be required to submit 30 Individual Parcel Maps and descriptions for each such parcel. This is to enable distribution of a map and description, along with the associated court documents, to all parties having an interest in the action.

8.1.6 Authority's Procedure After Submission

In order that the Consultant Engineer may better understand and appreciate the necessity for complying with right of way submission dates, the following

is a brief outline of the Authority's procedure, once final right of way plans and descriptions have been received by them.

A Notice of Entry letter is sent to the property owner in advance of appraisal and negotiations to permit access by the Authority for design purposes.

The Authority's Engineering Department, and/or its designee, checks to verify that all of the parcel maps and descriptions required for a particular contract have been submitted. Engineering then retains one set of the plans and data sheets for its files and forwards the remainder to the Law Department. One set of the documents is retained by the Law Department, while the others are used to obtain appraisals, environmental screenings, title work, and to conduct negotiations for the parcel to be acquired.

When the appraisal is complete, the negotiation process commences in accordance with the appropriate procedure of the Law Department and applicable law. Upon completion of appraisals, negotiations are undertaken in order to arrive at an agreement based on fair market value. In the event there is a failure of agreement between the Authority and the property owner, the Authority may exercise its right to Eminent Domain and commence condemnation.

The Authority then institutes condemnation at which time a hearing date is set. The case is heard by a group (usually three) of condemnation Commissioners appointed by the courts. The Consultant Engineer maybe required to provide a Professional Land Surveyor familiar with the property to testify at condemnation hearings and/or jury trials. The Commissioners will hear the facts and decide upon an Award of Just Compensation. Should either party feel this decision to be unjust, it has the right of appeal, with the case possibly reaching a jury trial.

Whether the matter is a voluntary acquisition or a condemnation case, the owner or tenant must be given a reasonable period of time in which to vacate the property. Where commercial or industrial buildings are involved, this period could be considerable.

The above information is provided to stress to the Consultant Engineer the fact that with the submission of right of way plans and description, the work is only approximately half done. The right of way acquisition process is, by necessity, time consuming and requires as much advance preparation as possible. Due to the number of steps involved, revisions become a complicated problem. The Consultant Engineer should take every precaution to insure that the right of way documents are submitted on time and have been "carefully checked" so as to avoid wasted effort by attorneys, appraisers and negotiators and the consequent loss of time, which in most projects is at a premium.

In accordance with NJSA Title 46, Chapter 23 "Map Filing Law", Final Right of Way Documents are required be submitted to the county for filing. The Consultant Engineer will file the Final Right of Way Plans and pay the

appropriate fees. The Authority's Law Department will file the Deeds and Individual Parcel Property maps and description with the appropriate county.

Upon completion of all negotiations, the Consultant Engineer shall meet with the Authority's project manager and other required staff to assure all terms and conditions of the settlement are compliant with the original understanding of work being performed by NJTA contractors and the work to be performed by owners (for which they were compensated). Contract documents and specifications shall be modified as necessary to assure that all work efforts are accounted for and that right of way availability for the contractor is clearly stated within the specifications.

8.2 MAPS

8.2.1 Types

There are four types of maps (Entire Tract Maps-ETM's, General Property Parcel Maps-GPPM's, Individual Property Parcel Maps-IPPM's and Special Maps) prepared in connection with and used as legal exhibits for the acquisition of property required by the Authority. This sequence of increasingly more detailed maps is intended to depict the property to be acquired by the Authority in as clear a manner as possible with the following requirements and map descriptions being a guide towards that end.

8.2.2 General Requirements for all Maps

1. All final maps plans shall be prepared on mylar material 0.003 inch to 0.004 inch thick. The Authority will not accept any originals with stick-ons attached to it; however, they may be photographically reproduced on a stable material. All maps are to be made in accordance with the current version of the Authorities CADD standards entitled "New Jersey Turnpike Authority, New Jersey Turnpike Roadway & Garden State Parkway Roadway, CADD Standards. The standards may be found on the Authority's website.
2. The title box shall be as shown in Exhibit 8 - 3 and shall appear on all maps.
3. The various maps shall be numbered sequentially according to numbers assigned by the Authority's Engineering Department. Numbers shall appear both in the title box and on the right sheet margin as indicated in Exhibit 8 - 3. The approximate number of sheets required shall be given to the Authority's project manager as early as possible to facilitate the assignment process.
4. Standard Right of Way Legend (Exhibit 8 - 4), is to appear in first GPPM in the Engineer's Right of Way Section.
5. All lettering generally shall be as indicated on Exhibit 8 - 7. Variations in lettering size should be used to emphasize relative importance of items presented.
6. Variations in line weights shall be as indicated in the Standard Right of Way Legend (Exhibit 8 - 4) and other attachments.

7. The New Jersey Plane Coordinate System is to be used and shown on all maps and mentioned in all deed descriptions together with the adjustment date tag to allow for proper corrections to be used NAD1983 (1995).
8. All County, Municipal and other political subdivisions shall be clearly indicated.
9. Map scale and north arrow shall be shown on every map.
10. Reasonable planimetric coverage, as the map size and scale permit, shall be shown outside the right of way line.
11. All revisions to a map shall be numbered, dated and noted as to their nature in the Revision Box provided on each map (Exhibit 8 - 2) The latest alteration number (highest number shown in revision box) shall be marked in pencil indicated on the right-hand border of each sheet (See Exhibit 8 - 3).
12. All metes and bounds descriptions and individual Parcel Property maps shall be signed and sealed.

8.2.3 Entire Tract Maps (ETM)

1. Scale
 - a. 1"=200' unless otherwise approved by the Right of Way Manager.
 - b. If necessary, include an insert at a different scale in order to show owner's complete (contiguous) property, including any improvements on the remainder.
2. Sheet size shall be 22" x 36".
3. Topography
 - a. All buildings to be acquired shall be shaded solid. Other buildings shall be shown unshaded.
 - b. Increased detail shall be shown in areas not to be covered by the GPPM's.
 - c. Important features on parcel remainders such as buildings, roadways, etc. shall be shown.
4. Property Lines - all lines to be shown, plus deed or map information not shown on the GPPM's. Complete tracts must be shown to their street or highway limits, or to their boundaries with other owners (all adjoining owners must be shown).
5. Baselines, stationing, and equations of all major roadways referred to in Descriptions are to be shown.
6. Identify match lines between strip maps, showing adjacent sheet number.
7. Include sheet layout for the GPPM's by tabulation.
8. Existing and proposed right of way lines are to be called out.
9. For parcel delineation and callout, see Subsection 8.5, Specific Requirements.
10. Restrictions (encumbrances) other than municipal must be clearly identified, (see Subsection 8.2.4).

11. Include a tabulation listing all streets being vacated, the controlling agency and the approximate mainline station.

8.2.4 General Property Parcel Maps (GPPM's)

1. Scale shall be 1"=30' or as directed by the Authority's Engineering Department.
2. Sheet size shall be 22" x 36".
3. Planimetry to be clearly shown and labeled.
 - a. Existing Building Type shall be called out (e.g. 2 1/2 Sty. brick) with street address. Hatched if in taking area. Perpendicular offsets to remaining structures less than 5 feet from the proposed right of way line and those within slope areas (outside of right of way) must be measured and so indicated to the nearest 0.01 foot in accordance with proper survey procedures.
 - b. Driveways and other paved areas shall be outlined with pavement type noted.
 - c. Fences, walls, valuable shrubbery, etc.
 - d. Railroads, transmission lines, sewer mains, water mains, gas mains, etc., along with all related easements, etc.
 - e. Wells, underground storage tanks, leaching fields, etc.
 - f. Existing drainage.
 - g. Tree lines.
 - h. Any special features, with appropriate notation.
 - i. Show grid coordinate ticks - minimum three per sheet.
 - j. Wetland delineation.
 - k. Right of way legend shall be included on the first parcel property map.
4. Sources of Property line dimensions shall be identified using the following designations:
 - a. Deed data (D), courses numbered as per deed description.
 - b. Survey data (Stir.)
 - c. Calculated data (C)
 - d. Development map data (DM) also known as Filed Map (FM)
 - e. Tax Map data (TM)
 - f. Scaled (8), (To be used only when no other information is available.)
 - g. Measured (Meas.), (Incomplete survey-only some courses measured.)
 - h. Property corner information shall be noted when available.
5. Ownership Information to be shown shall include the following:
 - a. Owner's name, using et. ux., et. vir., et. al., etc. as appropriate.
 - b. For change of ownership during project, add new owner's name and insert "Formerly" prior to previous owner's name and enclose in parentheses.
 - c. Deed book and page (Book/Page) or Will book and page.
 - d. Deed area when applicable (subsequent deeds may invalidate original deed area).
 - e. Tract number and lines.
 - f. Exceptions outlined and noted.
 - g. Easements and leases outlined and described as follows:

- Width, what used for, deed book and page.
 - h. Names of adjacent owners.
 - i. Existing right of way outlined and described as follows:
 - Width, what used for, deed book and page.
 - j. Plans will include roads and streets with official name, width, and information as to how such roadways were created or established, whether by filed development map, tax map, deed calls, etc. The Engineer should verify that streets were officially adopted by local ordinance. Should the local roads and streets be vacations or abandonments, they must be noted as to date and the location of source of information.
 - k. Lot and block.
 - l. Existing easements or ownership previously acquired by the Authority when pertinent. Reference to route, section, and date of acquisition.
6. Proposed edges of pavement shall be shown by dashed lines, on the GPPM's only.
 7. Proposed baseline data shall include the following:
 - a. All baselines necessary for establishment of right of way lines.
 - b. Continuous and original stationing, equations, P.C.'s, PT's, tangent bearings.
 - c. Baselines of crossroads, tied into coordinate system.
 - d. Curve data and coordinates tabulated and labeled on appropriate sheet.
 - e. Relationship between new and existing baselines shall be accurately shown.
 - f. Existing monuments designating or controlling existing baselines must be shown.
 8. Proposed monuments showing relation to proposed or existing baselines are to be shown. All monuments are to have New Jersey Plane Coordinates shown.
 9. Match lines, showing adjacent sheet numbers, shall be identified.
 10. Parcel delineation shall be as follows:
 - a. Parcels shall be field surveyed in accordance with the NJSA Title 46, Chapter 23 "Map Filing Law".
 - b. Proposed right of way line labeled.
 - c. Set points, stations, offsets, angles and/or bearings shown accurately and clearly. Field establishments of right of way line must be possible from right of way plans. All distances shall be indicated to the 100th of a foot, \pm and scaled distances will not be accepted.
 - d. Proposed drainage and slope lines shown when outside right of way line or when necessary for delineation of parcel.
 - e. Proposed temporary roads, easements, etc. clearly delineated.
 - f. For outlining of parcel, numbering, revisions, etc., see Subsection 8.5.
 11. Restrictions: (Encumbrances - other than municipal) Delineation and or notes shall be made on maps to specifically locate, or denote the absence of, these restrictions. This is important since such restrictions affect both design (permits and impact statements required) and property (taking and remainder) value. Some of the restrictions that must be

investigated are listed below. The explanation of the following terms are generally introductory descriptions rather than precise definitions. Applicable law should be consulted where additional information is necessary or appropriate.

- a. State of New Jersey, Department of Environmental Protection, Division of Marine Services, Bureau of Marine Lands Management.

Riparian Lands (“tideland”) are now or formerly tideflowed lands to which the State holds title to up to the highwater mark (mean or ordinary high tide - if possible, an average based on 18.6 years of records). These tidelands are affected by “Riparian Rights” which may be acquired or may have been acquired from the State by grant or rented by lease, easement or license. Riparian Rights are delineated on State maps entitled “Areas Now or Formerly Below Mean High Water.” At locations where pierhead and bulkhead lines are not defined by the U.S. District Engineer (see Subsection 8.2.4.11c.); such lines should be determined from said maps.

“Wetlands” under S404 of the Federal Water Pollution Control Act, are waters of the United States. No one may add dredged or fill materials into water bodies of the United States, including wetlands without obtaining a permit from the Corps of Engineers. Wetlands have been defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil condition.

Additionally, Freshwater Wetlands, including certain buffer areas, are subject to state regulation as well under the Freshwater Wetlands Protection Act.

“Coastal Wetlands” are lands over which the State of New Jersey for ecological reasons, has been given regulatory powers covering both use and development. These wetlands include any bank, marsh, swamp, meadow, flat or other low land subject to tidal action in the State of New Jersey, at particular locations stated in the “Wetlands Act” of 1970 N.J.S.A. 13:9A-1 et seq. and whose surface is at or below an elevation of 1 foot above local extreme highwater and upon which may grow or is capable of growing some, but not necessarily all, of certain grasses and plants listed in the act. These “Wetlands” shall not include any land (“meadowland”) or real property subject to the jurisdiction of the Hackensack Meadowlands Development Commission.

- b. State of New Jersey, Department of Environmental Protection, Division of Water Resources.

“Floodway” areas when specifically designated by the Department includes the natural water channel and portions of the immediate adjacent overbank. This area carries the major portion of the flood

flow with correspondingly greater depths and higher velocities and, therefore as such, makes up a higher energy zone.

The major objective of this land use classification is to control those land uses which have a high potential for environmental harm, particularly increased flood damage, such as structures that obstruct or back-up flood waters, pollution sources, dangerous objects which a flood might sweep along, and stream modifications.

- c. U.S. District Engineer, Philadelphia or New York District. In some areas of New Jersey, harbor lines have been established by the Secretary of the Army for the protection and preservation of the harbor. Detailed location information may be obtained from the District Engineer.

“Hackensack Meadowlands” are lands to which the State of New Jersey has assumed a certain control and which are shown on filed maps entitled the “Hackensack Meadowland Reclamation and Development Act”.

“Coastal Area” is any area described in the Coastal Area Facility Review Act in which certain facilities cannot be constructed without first obtaining a permit. Generally, this Act does not apply to those portions of the coastal areas regulated pursuant to enforceable orders under the Coastal Wetlands Act.

“Pierhead Line” is the outward limit line by the Secretary of the Army and sometimes adopted by the State of New Jersey, to which an open structure may be built through which, however, a tide can ebb and flood.

“Bulkhead Line” is also the outward limit line established by the Secretary of the Army and sometimes adopted by the State of New Jersey, on which a structure may be built and to which solid fill may be deposited.

“Pierhead-Bulkhead Line” is a combined line and the solid fill may be extended thereto.

8.2.5 Individual Property Parcel Maps (IPPM's)

1. Scale - variable - appropriate to show complete parcel on 8 1/2" x 11" sheets with match lines. If necessary, 8 1/2" x 14" 11" x 17" or 22" x 36" sheets may be used. If one sheet, it is noted "Exhibit A". If more than one sheet, they are noted "Exhibit A-1, A-2, etc", (see Exhibit 8 - 6).
2. Information shown is the same as for the GPPM's for the specific parcel including adjacent owner's names; and specifically noting the current owner/owners name/names.

3. IPPM's must include an inset of the entire property on which the parcel is located, if needed to show the entire property. The parcel to be acquired should be the focus and remain at the normal scale.
4. IPPM's are to be color-coded as follows:
 - a. Outline proposed fee taking parcels and fee taking parcel number balloons in red.
 - b. Outline proposed slope easement parcels and slope easement parcel number balloons in yellow.
 - c. Outline proposed drainage easement parcels and drainage easement parcel number balloons in green.
 - d. Outline proposed utility easement parcels and utility easement parcel number balloons in blue.
 - e. Outline proposed construction easement parcels and construction easement parcel number balloons in orange.
 - f. Outline temporary and/or detour roads or other features outside the right of way, not mentioned above, in brown.

8.2.6 Special Maps

Special maps and/or descriptions required by the Authority's Engineering Department, (e.g. advance purchase or lease by Authority).

RIGHT-OF-ENTRY EXHIBITS

For all property to be acquired whether in fee or in easement, the Consultant Engineer on an as needed basis shall submit to the Authority's Engineering Department Right-of-Entry Exhibits of an adequate scale, which have been color coded, to assist in the procurement of a Right-of-Entry for the Project.

These Exhibits shall show the owner's property in its entirety along with the Parcels being acquired by the Authority on 8-1/2" x 11", 8-1/2" x 14", 11" x 17" or 22" x 36" sheets.

Larger sizes are acceptable provided they may be folded "accordion style" to comply with the previously stated sizes.

Specific requirements are as follows:

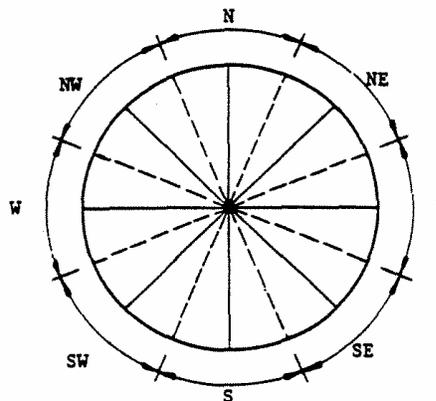
1. Three copies will be submitted with each right of way submission.
2. Exhibit shall include the Section Number, Parcel Number, Parcel Area, Roadway Names and/or Numbers, Remainder Areas, Scale and North Arrow.
3. The color-coding shall be in accordance with 8.2.5, 4a through 4f.

8.3 RIGHT OF WAY PARCEL DATA SHEETS - DESCRIPTIONS

1. For all property to be acquired whether in fee or easement, a Right of Way Parcel Data Sheet shall be prepared by the Consultant Engineer that will be used by the Authority, in conjunction with the maps previously described, during the acquisition process.

2. The Right of Way Parcel Data Sheet is to be incorporated into a form as shown in Exhibit 8 - 5. The date of the preliminary submission should be in the upper left corner of each Data Sheet. Subsequent revisions shall be duly noted. This applies to property taken in fee as well as easements. In the event that negotiations indicate the need for separate descriptions, or the attachment of additional specific forms supplied by others, they shall be prepared in accordance with instructions from the Authority's Engineering Department.
3. During negotiations with Property Owners, the Authority's Law Department may make accommodations in regard to partial takings, including but not limited to, interference with access to the property. In such cases, it may be necessary to revise maps and descriptions to delineate adequately the nature of the commitments, and the provision of information for engineering design in conformity with the accommodations. The Consultant Engineer is to assure that any and all of these "commitment driven" modifications are properly shown within the final contract documents (plans and specifications) so that all of these issues are clear to the contractor prior to bidding on the project.
4. Descriptions shall include referencing each parcel by project baseline stationing so that the location of each parcel will be defined with respect to the baseline. The Station selected shall identify the extremities of the parcel (See Exhibit 8-5). When deemed necessary, the Consultant Engineer may reference parcels fronting on local, county or State roads to stationing other than New Jersey Turnpike or Garden State Parkway baselines, with prior approval from the Authority's Engineering Department.
5. Types of Descriptions
 - a. Standard format. Each description shall contain metes and bounds beginning at an easily identifiable proposed or existing right of way line, side street, road, etc., and continuing clockwise around the parcel to the point of beginning. The directions in the description used shall be as indicated on Exhibit 8 - 1.

**EXHIBIT 8 - 1
COMPASS DIRECTION**



When referring in the descriptions to side lines of roads or to any lines other than those Authority owned, call these lines "northerly line", southwesterly

line”, etc., instead of “right of way” so as to eliminate confusion. Standard clauses are indicated in Exhibit 8 - 8.

- b. Easements - note these additions on the Parcel Description. See Standard Clauses (Exhibit 8 - 8).
- c. Utility Easement - See Exhibit 8 - 8.
- d. Entire taking - the lot and block clause should be included in the description on the right of way Parcel Data Sheet.
- e. Partial taking – “Being a portion of Lot... in Block...” should be noted.
- f. Remainder Parcel (RA-Parcel) - a right of way Parcel Data Sheet and parcel description is to be prepared when the Consultant Engineer is advised that the remainder will be purchased by the Authority, The associated GPPM and IPPM shall be amended at the same time to reflect the RA parcel number.

8.4 PARCEL INDEX AND OWNERSHIP DATA SHEETS

1. The Engineer shall prepare a tabulation of property parcels for the project. This listing will serve as a composite reference for all pertinent information given on the ETM's and GPPM's.
2. Due to contract phasing, additional parcel takings having a common owner, may be designated by a different suffix letter, even if they are adjacent or continuous tracts of land from a previous contract.
3. General Requirements
 - a. CADD Standards are the same as for ETM's and GPPM's.
 - b. Sheet numbers will be assigned by the Authority's Engineering Department.
 - c. Title box similar to ETM's and GPPM's, (see Exhibit 8 - 3).
4. All reference maps used in the preparation of the right of way plans shall be listed at the bottom of the sheet.
5. Sheet shall be of tabular format, listing the required information beneath the following column headings. Ditto marks are to be used for identical repeating entries. All presently owned Authority “RA-Parcels” should be noted as such in the remarks column.
 - a. Baseline or centerline used for station reference
 - b. Parcel number
 - c. Map reference number - the GPPM's
 - d. Parcel area
 - e. Parcel location (Station to Station - Left or Right)
 - f. Easement, type and ownership
 - g. Name and mailing address of owner
 - h. County of recording
 - i. Deed book and page number
 - j. Tax map, block and lot
 - k. Filed map, block and lot
 - l. Remarks

8.5 SPECIFIC REQUIREMENTS

8.5.1 Parcel Numbers

Parcels will be designated using a series of basic parcel numbers which will be assigned by the Authority's Engineering Department. These numbers will be part of an overall Authority numbering sequence. The Consultant Engineer shall furnish to the Authority's project manager the approximate number of parcels involved, as early as possible, so that the numbers to be assigned can be established.

1. Parcel designations shall be placed on the maps in locations that promote clarity, and shall be situated adjacent to the owner's name, using leader extensions if necessary. The parcel designation shall be enclosed in a circle of 5/8-inch diameter as noted in Attachments, (Larger only if necessary for clarity.)
2. Different parcels having a common owner shall be identified by the same basic numeral and these individual parcels shall be further designated by adding a suffix letter. These letters shall be assigned in sequence from "A" to "Z", then "Ak" to "Az", except that the letters I, O, U, X, and Y shall not be used.
3. The prefix letter RA shall be used to designate any remaining area adjacent to an area of taking. When there is only one such remainder, it shall be designated RA. When there are more than one such remainders for a given parcel, they are designated, RA-1, RA-2, RA-3, etc. When a remainder is clearly associated with a specific parcel of a common owner, the common ownership suffix letter is included in the RA-Parcel designation. Remaining areas (RA prefix) do not have a Parcel Bubble placed around them unless being acquired as uneconomic. The Engineer will be instructed by the Authority as to the treatment of such remainders on Project Plans, (see Exhibits 8 - 9 through 8 - 11).
4. Prefix Letters
 - a. Prefix Intended Use or Encumbrance

A	permanent access or marginal (frontage) road
AE	Aerial easement
C	Construction easements (a temporary easement) are to be given a parcel number only when there is no fee taking or other easement required from a given owner. Where other transactions are involved, construction easements should be shown as an additional clause in the Agreement, preceded by the words "AND ALSO the right to Construction Easements are necessary for reconstruction / relocation of private driveways.
D	Drainage easement (limits or width defined)
DA	Denial of access

- E Easement (slope)
- F “Floodway” is a specific designation by D.E.P., Division of Water Resources which aims to control activities harmful to the environment by this land-use classification.
- PA Private access
- PE Protective easement
- RA Remaining Area adjacent to an area of taking.
- SD Sight Distance
- T Parcel involves tidal land for which the riparian rights are owned or claimed by the State. A “T” parcel is that land owned or claimed up to the mean high water line.
- TE Easement on parcel having riparian “T” prefix.
- Q Parcel involves tidal land for which the riparian rights are owned or claimed to some extent (more questionable ownership or land which is subject to State regulations and lies between mean high water line and some other line, such as a line at an elevation of 1 foot above local extreme high water forming an area subject to State regulatory powers, (see Subsection 8.2.4 “Wetlands”). This Q prefix shall also be used to designate State owned interests, other than those represented by the riparian “T” prefix, labeled “portions of these areas were formerly below mean high water” as shown on maps entitled “Hackensack Meadowlands”. Proof as to the State’s ownership is to be provided with the parcel submission.
- QE Easement on parcel having riparian “Q” prefix.
- UE Utility easement
- b. The meaning of these letters is dependent upon the meaning of the suffix letters described above. That is, parcel UE2OF is adjacent to Parcel 20F. Two UE parcels would be noted UE2OF and 2UE2OF.
- c. To indicate that a revision to the description or map for a given parcel has been made, R, 2R, 3R, RUE, 2RUE, etc. will be used for successive revisions. Revision shall be made only after a Phase C parcel submission has been made to the Authority’s Engineering Department, unless otherwise directed due to project scheduling.
- d. If the same prefix is required for a given owner more than once, the prefix letters are preceded by the appropriate numbers (e.g. E, 2E, 3E, or UE, 2UE, 3UE, etc.).
- e. All temporary easement descriptions shall include the duration of time necessary for the proposed work to be completed. This duration is to be based only on the time necessary to complete the work on the subject property, and not the project in general. The description shall indicate the easement as beginning upon the owner’s receipt of

written notification from the Authority's Construction Engineer. Should the duration need to be extended for cause, the description should also state that the owner shall be compensated at the same rate of payment indicated within the Authority's approved appraisal, (see Exhibit 8 - 8).

5. Different Uses

In those cases where various parts of a property are to be used for different purposes, each such different-use part shall be given a separate parcel designation even though the different uses may overlap. The only difference between the separate designations shall be in the prefix letter described elsewhere in this Section.

6. In some cases multiple use of all or part of a taking will be contemplated. For example, it may be necessary to obtain a drainage easement for all of a parcel and an easement for relocation of a utility on part of it. In such cases the same basic numeral shall be used in the parcel number but each easement shall be identified by a separate parcel designation (the designations differing only in the appropriate prefix letter in each case) and shall be treated in all respects as a separate and distinct unit in itself. The easement areas shown are for the particular easement involved, even though the areas may overlap, (see Exhibits 8 - 9 through 8 - 11).

7. Previously Acquired Parcels

a. Property outside of the existing Authority right of way line that is presently owned by the Authority shall be treated as a normal parcel in that it is assigned a parcel number. All such tracts within a Section shall be indicated by one basic Parcel number and suffix letters accordingly.

b. Property previously acquired by an agency other than the Authority, which is outside of the right of way established by that agency (e.g. a slope easement outside a State route), shall be clearly noted on the Property Map with reference to the route, section, date of acquisition, etc.

8. Parcels that have been identified and later eliminated from the contract are to be noted "Parcel Eliminated" and a cross is to be drawn through the parcel number on both the ETM's and GPPM's. A line should also be drawn through the entire parcel entry on the Parcel Index and Ownership Data sheet and the parcel noted as "Eliminated". The parcel number is not to be reassigned to another property, (see Exhibits 8 - 9 through 8 - 11).

9. For parcels that are identified and later subdivided, a note is to be made next to the original parcel designation clearly identifying the parcels into which it was subdivided on the ETM's and GPPM's (e.g. Parcel 25 subdivided into Parcels R25 and RA-25, or 25A and 25B, Parcel 25A subdivided into Parcels 25A-I and 25A-2). The original parcel designation is to remain on the maps, (see Exhibits 8 - 9 through 8 - 11).

8.5.2 Parcel Ownership

Full names of parcel owners shall be shown on the maps and in descriptions when identifying the owners of bounding properties if possible. Abbreviated names, if used, are to be as shown below:

- “Richard Roe, et. ux.” - a man and wife
- “Mary Roe, et. vir.” - a woman and husband
- “Richard Roe, et. al.” - two owners
- “Richard Roe, et. als.” - several owners
- “Richard Roe Estate” - the estate of a deceased owner
- “Roe Realty Co.” - a company

On the Description form and Parcel Index and Ownership Data Sheet, the full names of all owners shall be completely shown.

8.5.3 Establishing Right of Way Line

In the following situations, the criteria to be used for the establishment of a proposed right of way taking line shall be the one which results in the designated maximum right of way width as determined by the Authority's Engineering Department. However, where special conditions or controls are present, reduced or enlarged limits of taking may be necessary. In these latter cases, approval shall be obtained from the Authority's Engineering Department for such revised widths.

Earthwork Sections

1. The right of way line, where practical, shall be a minimum of 70 feet from the outside edge of through-travel pavement.
2. The right of way line shall be a minimum of 25 feet from toe of slope, where no drainage ditch at the toe of slope is present.
3. The right of way line shall be a minimum of 10 feet from the top of ditch back slope where a drainage ditch at the toe of slope is required.
4. The right of way line shall be a minimum of 10 feet outside the top of slope where no top of cut ditch is required.
5. The right of way line shall be a minimum of 10 feet from the top of ditch backslope where a top of cut ditch is required.

Structures

1. At short overpass type structures, the right of way line is to be determined by the approach embankment.
2. Along long bridges and viaducts, the right of way lines are to be established at minimum of 50 feet outside the fascia lines of structure. Easements will be acceptable for those cases where fee acquisition is not feasible, i.e. as at railroads, certain utilities, etc.

The above noted criteria also apply to design sections. In addition, for those areas on a new alignment a minimum right-of-way width will be determined by the Right of Way Manager.

It is recognized that special situations, based on other than the above criteria may dictate right of way acquisition. In these cases the recommended right of way should be reviewed with the Authority's Engineering Department and approval secured before final right of way maps are prepared. Right of way lines shall be defined by "set" stations and offsets from a proposed baseline. These set dimensions should be established at maximum intervals of approximately 500 feet along the baseline. A series of chords is preferable for the right of way line; however, curves may be used if necessary for a concentric right of way line. At least two set dimensions are required to define each right of way line. Existing property lines may be used as the right of way lines, provided these are located by actual field survey. It is intended to define the right of way line primarily from the roadway baseline with sufficient data being shown so that a land surveyor may establish the right of way line from the Parcel Property Map and field surveys of the existing properties. The intersections of the right of way lines so established and existing property lines shall not be designated on the drawings by station and offset from the baselines, but shall be shown merely as the drawn intersections without geometrical value. Examples of various methods of setting the right of way line are indicated in Exhibits 8 - 9, 8 - 10 and 8 - 11.

8.5.4 Existing Monuments

All existing monuments encountered shall be located and referenced by project baseline station and offset right or left and, where possible, tied to physical features, which will not be disturbed by construction. Such references shall be noted in field notebooks. Monuments reset in the field shall be referenced and tied in their new locations. Monuments shall be shown and described on the GPPM's. Before construction begins, the pertinent agencies will be contacted by the Authority's Engineering Department, and requested to remove and relocate promptly all Federal, State, County, and Municipal Government Monuments, which lie within the proposed right of way or within easements taken for project construction. It is therefore imperative that all such existing monuments be shown and referenced accurately, thus enabling accurate subsequent relocations.

8.5.5 Proposed Monuments

Monuments shall be proposed at each set point defining the right of way line and at all angle points in the right of way line except where the right of way line is defined by a property line not located by a property survey. The intervals between monuments shall not be greater than 1,000 feet (500 feet in built-up areas). In general, monuments shall be placed by the Engineer supervising the construction under the direct supervision of a New Jersey licensed Land Surveyor. These monuments shall be set on the right of way line unless otherwise directed. Consideration shall be given in locating these

monuments so that they will not be covered, disturbed or removed by subsequent construction.

All proposed monuments shall be shown on the GPPM's, shall be referenced to the proposed baseline and to the New Jersey Plane Coordinate System. Any monument reset in the field shall be referenced and shown in its new location. Applicable requirements of "Instructions Covering the Inspection of Construction" shall be strictly adhered to.

8.5.6 Parcel Areas

Parcel areas are to be calculated using dimensions obtained from the best available data from one of the following sources: deeds, surveys (in cases where surveys have been accomplished), and calculations. Areas shall be as accurate as the basic data permits, but every effort is to be made to attain a high degree of accuracy. Areas shall be computed to the nearest square foot and 0.001 acre. When areas are shown on maps and stated in descriptions, the numbers on maps will be followed by the symbol "plus or minus" and the phrase "about" will precede the area quantity in the descriptions. Units of measure shall be shown in all instances. When more than one parcel has been designed under the same owner's name, each such parcel shall have its area expressed in the same units of measurement where feasible. Areas shall be shown on all the GPPM's in the manner indicated in Exhibits 8 - 9, 8 - 10 and 8 - 11.

All acquisition areas and remaining areas for a given owner shall be shown separately. The total of all acquisition areas and remaining areas shall represent that owner's complete property.

8.5.7 Street and Road Areas

Street and road areas, except where privately owned, shall not be included in an area designated by a parcel number, even though the present deeds run to the middle of the street, or even if the street or road is to be vacated. Boundaries of parcels shall be the right of way line of the contiguous street or road. Areas shall be computed, descriptions written, and referencing made accordingly. Vacated streets, proposed streets and streets which may or may not be vacated will be noted on maps when their final status is determined. An appropriate clause will be added to the description of any property which may have a right, title, and interest to the street area, or to any other areas such as those carrying reversionary clauses, etc.

8.5.8 Easements

An easement is required and must be secured for any and all work that is done on, or associated with disturbance to, property outside of the right of way for which the Authority will acquire rights. All easements shall have a parcel designation and area in the GPPM's.

1. As stated in this Section with respect to parcel designations, easements for different types of work or disturbances are separate and distinct. Easement areas may overlap and should also be shown on Authority owned land outside the right of way. Within the right of way, utilities are

not located within easements but are there by permit as explained in Section 7 (Utility Installations, Relocations and Adjustments) of this Manual.

2. Slope easements and drainage rights shall be of a size adequate to include an allowance for “wash and spread” consistent with the type of material in the embankment and the height and steepness of slope, and also an allowance for drainage rights along the toe of slope.
3. The descriptions of drainage easements shall provide for all requirements necessary in connection with cross-drains, culverts, ditches, headwalls and related appurtenances. The right and/or the responsibility for maintenance and the need for the privilege to enter upon lands of the owner for the purpose of deepening, widening, or straightening an existing water course shall be considered, and the appropriate clauses included in the Description.
4. Maps will be the same for permanent and for temporary easements. The description and prefix letter shall indicate the permanent or temporary nature. In the description, a suitable statement should denote the conditions governing terminations.
5. The limits of easement lines shall be referenced by project baseline stationing and offset right or left on the Parcel Index and Ownership Data Sheet and in the easement description.
6. An explanation of each easement shall be entered in the “Remarks” column of the Parcel Index and Ownership Data sheet; all easements shall be clearly indicated and labeled on the maps, and descriptions shall be prepared just as completely as for parcels for which fee title is to be acquired.
7. Treatment of public utility easements is often subject to the requirements of that utility. The Authority often must purchase an easement across public utility property rather than a purchase in fee. Specific agreement terms between the Authority and the public utility must be determined by the Consultant Engineer in conjunction with the utility owner.

8.5.9 Instrument Survey

Instrument surveys are necessary to develop data not already available or if required to describe adequately any property or easement. For surveying procedures, see Section 4 (Design Surveys) of this Manual.

8.5.10 Field Inspection

A field inspection and check of each parcel shall be made to insure that the GPPM's, IPPM's and the Special Maps accurately define and show in proper location and extent all physical features which in any way affect the value of the property, such as; driveways, sidewalks, size and type of all buildings which shall be shown to scale, trees, drainage features, underground utility connections, and other appurtenances typified by oil tanks, wells, septic systems, etc.

EXHIBIT 8 - 2 PROPERTY PARCEL MAP LAYOUT

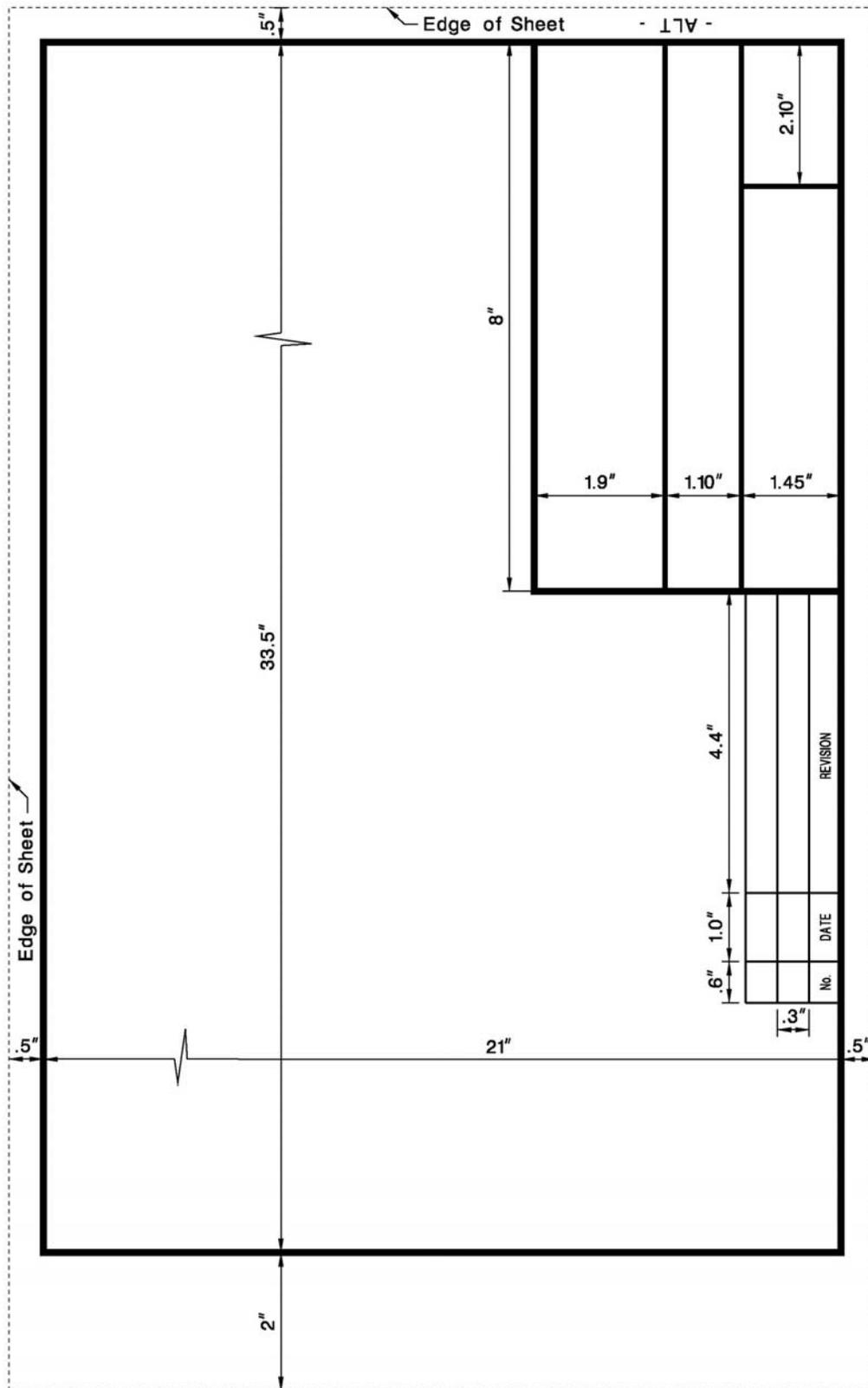


EXHIBIT 8 - 3
TITLE BLOCK



SCALE: 1"=30'

**NEW JERSEY TURNPIKE AUTHORITY
 NEW JERSEY TURNPIKE
 SECAUCUS INTERCHANGE
 NEW COUNTY ROAD GRADE SEPARATION**

**TOWN OF SECAUCUS & CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY**

SCALE: 1"=30'

DATE:

SHEET No.

 Cert. Of Authorization
 No.

SHEET No.

EXHIBIT 8 - 4
STANDARD R.O.W. LEGEND

STANDARD R.O.W. LEGEND

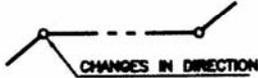
BOUNDARY LINES

COUNTY LINE 

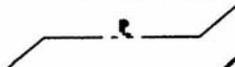
CORPORATION LINE 

DISTRICT LINE 

RIGHT-OF-WAY LINE

TO BE ACQUIRED 

PROPERTY LINES

EXISTING 

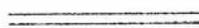
TO BE ACQUIRED 

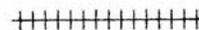
EASEMENTS

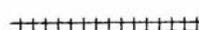
EXISTING 

TO BE ACQUIRED 

ROAD & RAILROADS

EXISTING ROAD 

SINGLE TRACK* 

DOUBLE TRACK* 

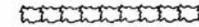
*SHOWN ON SERIES I MAPS. ON SERIES II, III & IV SHOW EACH RAIL

FENCES & WALLS

ALL FENCES 

CONCRETE WALL 

STONE WALL 

HEDGE 

PARCEL NUMBERING

PROPERTY & EASEMENTS 

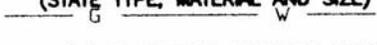
BOOK NO. 1564
PAGE NO. 125

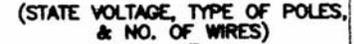
BLOCK NO. 94

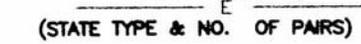
LOT NO. 22

TRACT NO. Tr.#1

UTILITIES

UNDERGROUND INSTALLATION  (STATE TYPE, MATERIAL AND SIZE)

POWER LINE  (STATE VOLTAGE, TYPE OF POLES, & NO. OF WIRES)

TELEGRAPH OR TELEPHONE LINE  (STATE TYPE & NO. OF PAIRS)

STRUCTURES

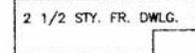
BRIDGE 

CULVERT 

DROP INLET 

TRANSMISSION TOWERS 

BUILDINGS

 2 1/2 STY. FR. DWLG.

MISCELLANEOUS

STREAMS 

MARSH 

WELL  SHOW DIAMETER AND DEPTH

TREE  SHOW DIAMETER

WETLANDS 

CONTINUOUS OWNERSHIP  Z

BASE LINE  B

CENTER LINE  C

PROP. E.O.P. 

PROP. FRONT OF WALL 

MONUMENTS

EXISTING  PROPOSED 

DENIAL OF ACCESS

 NO ACCESS

CURVE TABLE				
CURVE	LENGTH	Δ	RADIUS	TANGENT
ET-TE1	502.20	7°59'33.70"	3600	251.51

**EXHIBIT 8 - 5
SAMPLE DESCRIPTION**

Preliminary Submission Date / Init of Eng in charge / Steno's Init's
Rev. 1/ Date / Init of Eng in charge / Steno's Init's
Rev. 1/ Date / Init of Eng in charge / Steno's Init's etc.

RIGHT OF WAY DESCRIPTION

PARCEL NO:

BLOCK & LOT NO:

PROPERTY ADDRESS:

CURRENT RECORD OWNER:

Owner's name(s) as they appear on deed

Owner's mailing address if different from above property address

BOUNDED DESCRIPTION:

Parcels XXX, XXX and XXX as designated on a map filed or about to be filed in the Office of the Clerk of XXX Count, entitled "NEW JERSEY TURNPIKE AUTHORITY, [ROADWAY NAME], ENTIRE TRACT MAP, SECTION XXX, MILE xx.x TO MILE XXX, Engineering Firm's Name Engineering Firm's Address, City, State, SCALE: 1" = 200'" and "NEW JERSEY TURNPIKE AUTHORITY, [ROADWAY NAME], GENERAL PROPERTY PARCEL MAP, SECTION XXX, MILE xxx, TO MILE xx.x, Engineering Firm's Name Engineering Firm's Address, City, State, SCALE: 1" = 30'" and as shown on the Exhibit A entitled "..."

Said Parcel XXX including specifically.

BEING PART OF/THE SAME premises conveyed to the seller herein by

TOGETHER WITH any and all rights of direct access to...

TOGETHER WITH any and all right title and interest.

SUBJECT, HOWEVER, to a XXX easement for XXX affecting the herein dc premises dated XXX, as filed with the County Clerk of XXX County in deed book XXX on page XXX. List all easements (Authority and third party), restrictions, encumbrances, etc. in separate paragraphs

Said parcel XXX including specifically . . .

EXHIBIT 8 - 6 INDIVIDUAL PROPERTY PARCEL MAP LAYOUT

<p>REVISIONS</p> <p>MADE BY _____</p> <p>CHK'D. BY _____</p> <p>FLD. CK. BY _____</p>	<p>PREPARED BY <i>Signature</i></p> <p>(NAME)</p> <p>REGISTERED LAND SURVEYOR OF THE STATE OF NEW JERSEY</p> <p>LICENSE NO. _____</p> <p>(SEAL)</p>
<p>(Name Seal & License No. to be included if directed by the Authority.)</p>	
<p>NOTE: THIS DRAWING NOT TO SCALE.</p>	
<p>SCALE: 1"=60'</p> <p>EXHIBIT 'A'</p> <p>NEW JERSEY TURNPIKE AUTHORITY SECAUCUS INTERCHANGE NEW COUNTY ROAD GRADE SEPARATION</p> <p>PARCEL No. 611H-2 TOWN OF SECAUCUS HUDSON COUNTY</p>	
<p>GENERAL ENGINEERING CONSULTING ENGINEERS ANYTOWN NEW JERSEY</p> <p>SCALE 1"=60' DATE: JANUARY 2005</p>	

**EXHIBIT 8 - 7
SAMPLE LINE WEIGHTS AND LETTER SIZES**

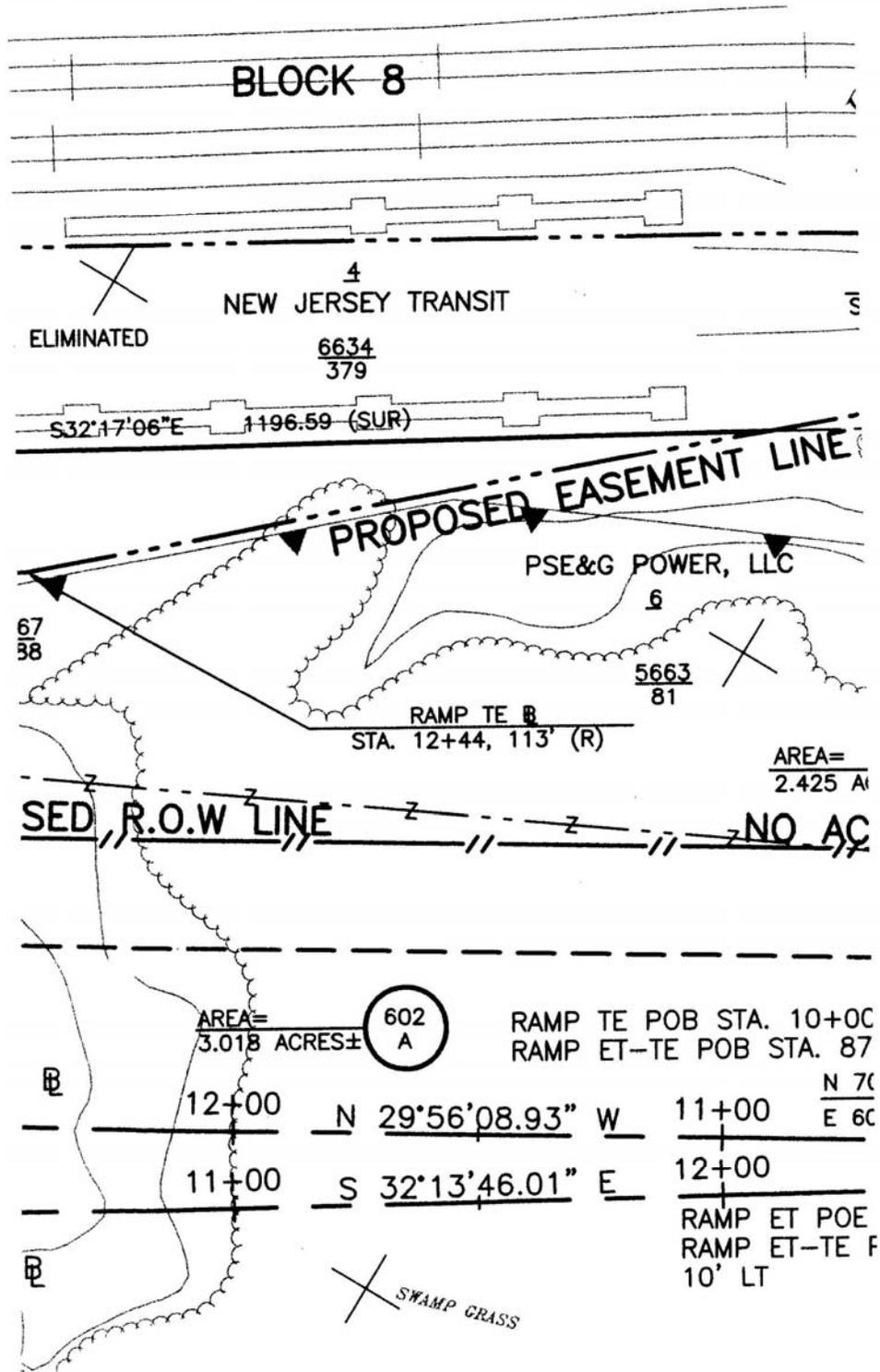


EXHIBIT 8 - 8 TYPICAL CLAUSES FOR DESCRIPTION

GENERAL

Parcels 825A, 825B, 825C, A825, RCB25A, 2C825, UE825, E825, R2E825, 3E825, as designated on a map filed or about to be filed in the Office of (fill in) of (fill in) County, entitled: ("GPPM Title excluding date, municipal - county and sheet numbers"). The description shall also contain an identical reference for the ETM's.

NOTE: Parcel designations may include a prefix assigned to identify the particular project for which the right of way is required (e.g. DE9-825A, DE9-825B, etc.)

FEE ACQUISITION

Said Parcel 825A including specifically all the land and premises bounded on the north and west by the Proposed *[Roadway Name]* right of way line, as defined by proposed right of way monuments as shown on parcel property map, on the east by the westerly line of Walton Avenue, and on the south by lands now or formerly of Frank L. Dudley; extending from about Proposed *[Roadway Name]* Baseline Station 462+20 on the southwest to about Station 462+55 on the north, as shown on said map; containing about 2120 square feet.

FEE ACQUISITION - ENTIRE PROPERTY WITHIN RIGHT OF WAY

Said Parcels 825B and 825C including specifically all the land and premises lying within the Proposed *[Roadway Name]* right of way lines as laid down on said map, bounded on the north by lands now or formerly of Andrew Wood; on the east by lands now or formerly of John Smith; on the south by lands now or formerly of Sam Jones; and on the west by the easterly line of Tulip Street; extending from about Proposed *[Roadway Name]* Baseline Station 562+50 on the southeast to about Station 563+05 on the northwest, as shown on said map; containing about 1570 square feet.

Said Parcel 825B and 825C being also designated as Lot 57 in Block 432 on the tax map of (fill in Municipality), and also known as 476 Tulip Street of said municipality.

NOTE: Metes and Bounds descriptions are to be provided.

AERIAL EASEMENT

Said Parcel AE39 as designated for an aerial easement to carry the *[Roadway Name]* across the parcel of land described as follows: Bounded on the

The grantor shall enjoy full utilization of his property provided the grantor agrees not to erect any structure within the aerial easement area or use said area for the storage or use of flammable or explosive material, etc. when in the opinion of the Chief Engineer of the New Jersey Turnpike Authority, said structure or use may have an adverse effect or a potential hazard on the *[Roadway Name]* structure, roadway, appurtenances or the safety of the traveling public. These restrictions shall not apply to railroad trains and their contents in transit or to their normal operations.

Further, the grantor shall permit the Authority and its designees the right to enter upon the property for the purpose of constructing, reconstructing, maintaining, repairing, inspecting or

replacing the structure located thereon and the appurtenances thereto which includes but is not restricted to the drainage, footings and other facilities located within the aforementioned aerial easement.

CONSTRUCTION EASEMENT (Temporary)

Said Parcel C825 consisting of the right to (describe temporary work) for use during the construction of (designation of proposed permanent construction). Said right shall commence upon the owner's receipt of written notification from the Authority's Construction Engineer, and shall remain in effect for (state duration in number of months), or until such use is no longer required, at which time the land shall be restored to substantially the same condition that prevailed before said temporary use began. Should the duration need to be extended for cause, the description should also state that the owner shall be compensated at the same rate of payment indicated within the Authority's approved appraisal.

REVISED DETOUR ROAD EASEMENT

Said Parcel R0825A consisting of the right to construct and maintain a temporary road and appurtenances on lands now or formerly of (owner), as shown on said map, for use during the construction of the [Roadway Name] Bridge and the grading of State Highway Route 26. Said right to exist for the duration of construction of the permanent roadway at which time said temporary road and appurtenances will be removed and the land restored to substantially the same condition that prevailed before the work was started

DRAINAGE EASEMENT

Said Parcel D825 consisting of the right to construct and maintain a drainage ditch on lands now or formerly of (owner), as shown on said map, and also the right to maintain the flow of surface drainage from the cross drain at about Station 12+90, and discharge said water on lands of the owner on the southeasterly side of the [Roadway Name].

SLOPE EASEMENT

Said Parcel E825 consisting of the right to form and maintain slopes on lands now or formerly of (owner), as shown on said map, for grading and draining Ford Road; provided, however, that the above recited slope easement.

PRIVATE ACCESS

Some PA parcels may be situated that they must be shown on a Property Strip Map in order to show their boundaries and their relationship to the Authority's roadways. When negotiation dictates no purchase of the RA-Parcel (description not included in an agreement) as access will be provided thru an PA (private access) parcel then an agreement shall be made that includes the following:

Subject, however, that the New Jersey Turnpike Authority would grant unto the Seller herein a Private Access parcel designated as _____, also known as lot _____ in block _____ on the _____ map of _____ of _____, and which lands are now or formerly of _____. Said

Parcel _____, including specifically all the land and premises bounded _____; located about and opposite of Proposed ____ Baseline _____ Station Office of _____ entitled _____ Property Strip Map _____ 1" = 200', containing about ____ acres.

PROTECTIVE EASEMENT

Said Parcel PE39 as designated for a protective easement, contiguous to the Authority right of way or aerial easement, being described as follows: Bounded on the

Structures of fireproof construction shall be permitted within this protective easement area below the elevation of the profile grade line of the nearest Authority roadway without the prior approval from the Authority's Engineering Department as long as no structure is erected within 5 feet of an Authority roadway; provided, however, that no lights, signs or advertising media will be permitted whether upon, attached to or protruding from any structure or appurtenances and which may be above the elevation of the profile grade line of the nearest Authority roadway when, in the opinion of the Authority's Engineering Department, said lights, signs, or advertising media reflect or cause to be reflected or produce a distracting effect upon patrons traveling on the Authority's roadways.

Now or in the future, where physically accessible, the grantor shall permit the Authority and its designees the right of ingress and egress across the easement for the purpose of access to the adjacent Authority structure and appurtenances thereto after proper notification by the Authority's Engineering Department.

Nothing herein shall be construed as preventing the grantors from enjoying the maximum utilization of his land in accordance with the permitted uses as enumerated by local, State and Federal ordinances, statutes and regulations, provided the above provisions are adhered to by the grantor.

SIGHT DISTANCE

Said Parcel SD1A, including specifically all the land bounded on the north by the proposed line of Relocated Jackson Mills - Lakewood Road (County Route 9), as shown on parcel property map; on the east by the existing westerly line of Cooks Bridge Road and on the south by the proposed line distance easement, as shown on parcel property map; extending from about Proposed Relocated Jackson Mills - Lakewood Road Baseline Station 24+90 on the west to about Station 26+55 on the east as shown on said map: containing about 1,010 square feet.

UTILITY EASEMENT

Said Parcel UES25A consisting of the right to install and maintain Colonial Pipeline; located along the Proposed Authority right of way line, adjacent to Parcel 825A, as shown in the area marked containing about 1500 square feet.

Utility Easement (Easements for Jersey Central Power and Light Co. - only).

Said Parcel UE82SA consisting of the right to construct, maintain and operate thereon one or, from time to time, more lines for the transmission and distribution of electric energy consisting of overhead and underground conductors and lighting protective and communication wires, supporting structures, guys, push braces, ducts and conduits and

other accessory apparatus and equipment deemed by Jersey Central Power and Light Company to be necessary therefore, upon, over, across and under the lands of _____

_____ including within the side lines of said easement and prolongations thereof any roads, rivers, streams, streets or highways bounding or crossing the same, subject, however, to the rights of the public or others therein.

Together with the right from time to time to patrol, inspect, redesign, rebuild or alter said lines and to install such additional lines, apparatus and equipment as Jersey Central Power and Light Company may at any time deem necessary and the right to remove any line or any part thereof.

And also with the right from time to time to remove or clear and keep clear any or all trees, underbrush, structures and other obstructions upon said easement, and such trees beyond the same as in the judgment of Jersey Central Power and Light Company may interfere with or endanger said lines or appurtenances when erected. Together also with the right to enter without notice upon Grantors said lands for all of the purposes aforesaid.

Except as provided by law and subject to Jersey Central Power and Light Company's exercise of their rights granted hereby, Grantors may farm, cultivate, or use the ground within the limits of said easement without substantial change of grade, provided that in Jersey Central Power and Light Company's opinion such use shall not endanger Jersey Central Power and Light Company's facilities nor interfere with, limit or obstruct any subsequent exercise of the rights hereby granted, and provide further that no building or other structures shall be erected within said easement.

FOR ALL PROPERTIES WHICH HAVE FRONTAGE ON A STREET

TOGETHER WITH all right title and interest that owner may have in and to existing Tulip Street contiguous to the above described premises. (For fee taking only where access to the existing street is being acquired). This clause should not be used where an existing road is simply being widened. It can be interpreted as to deny future access to the widened roadway.

DENIAL OF ACCESS

(Clause to be used in conjunction with a partial fee taking.)

TOGETHER WITH any and all rights of direct access to and from the (Designation of Roadway) constructed or to be constructed on land herein above described. This clause should clearly designate the roadway, i.e. New Jersey Turnpike or Garden State Parkway.

DENIAL OF ACCESS (Only Taking Involved)

Said Parcel DA20 consisting of the right to deny any and all right of direct access to and from (Designation of Roadway) ± as shown on said map, from about Station 12+30 to Station 15+30 extending about 300 feet in length.

SUBJECT, HOWEVER, to the colonial Pipeline Easement affecting the herein described premises. (Specific easements must be noted based on recorded documents and or facilities identified in the field)

RIPARIAN RIGHTS

SUBJECT, HOWEVER, to the rights of the State of New Jersey to the riparian lands (or meadowlands).

STRUCTURES

AND ALSO, the right to construct, reconstruct, maintain and use an overhead bridge, together with its piers, subsurface footings and appurtenances to carry the Authority roadway across the above described parcel(s) of land.

ENVIRONMENTAL IMPACT

SUBJECT, HOWEVER, to all environmental impacts created during route location, construction, and highway use. These impacts may involve health, safety and welfare and may be evidenced by the highways effects upon water and air quality, ambient noise and aesthetic characteristics of the area. (To be used in Agreements Conveying surplus Property \ to New Owners).

EXHIBIT 8 - 9
SAMPLE PARCEL DESIGNATIONS-1

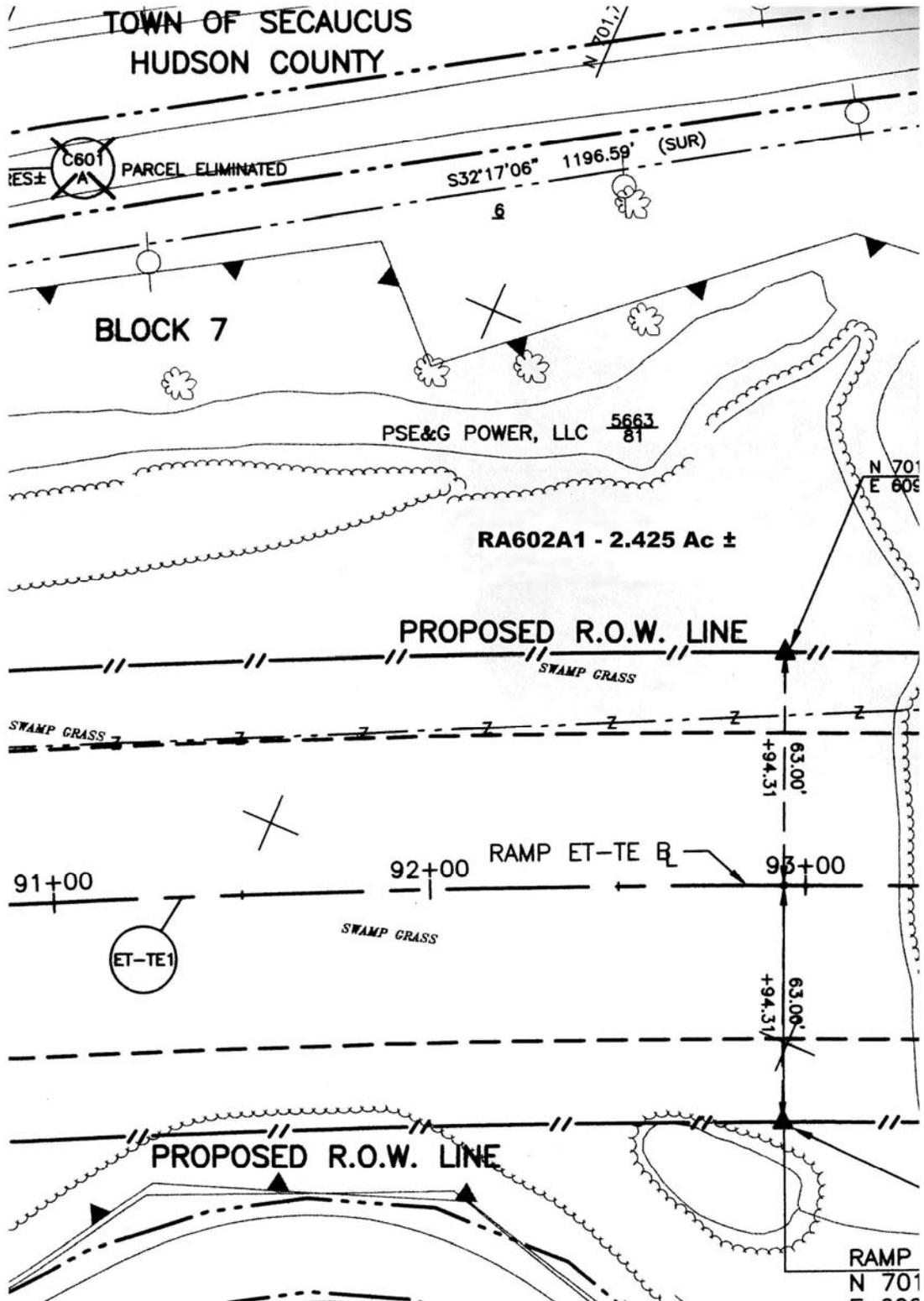


EXHIBIT 8 - 10 SAMPLE PARCEL DESIGNATIONS-2

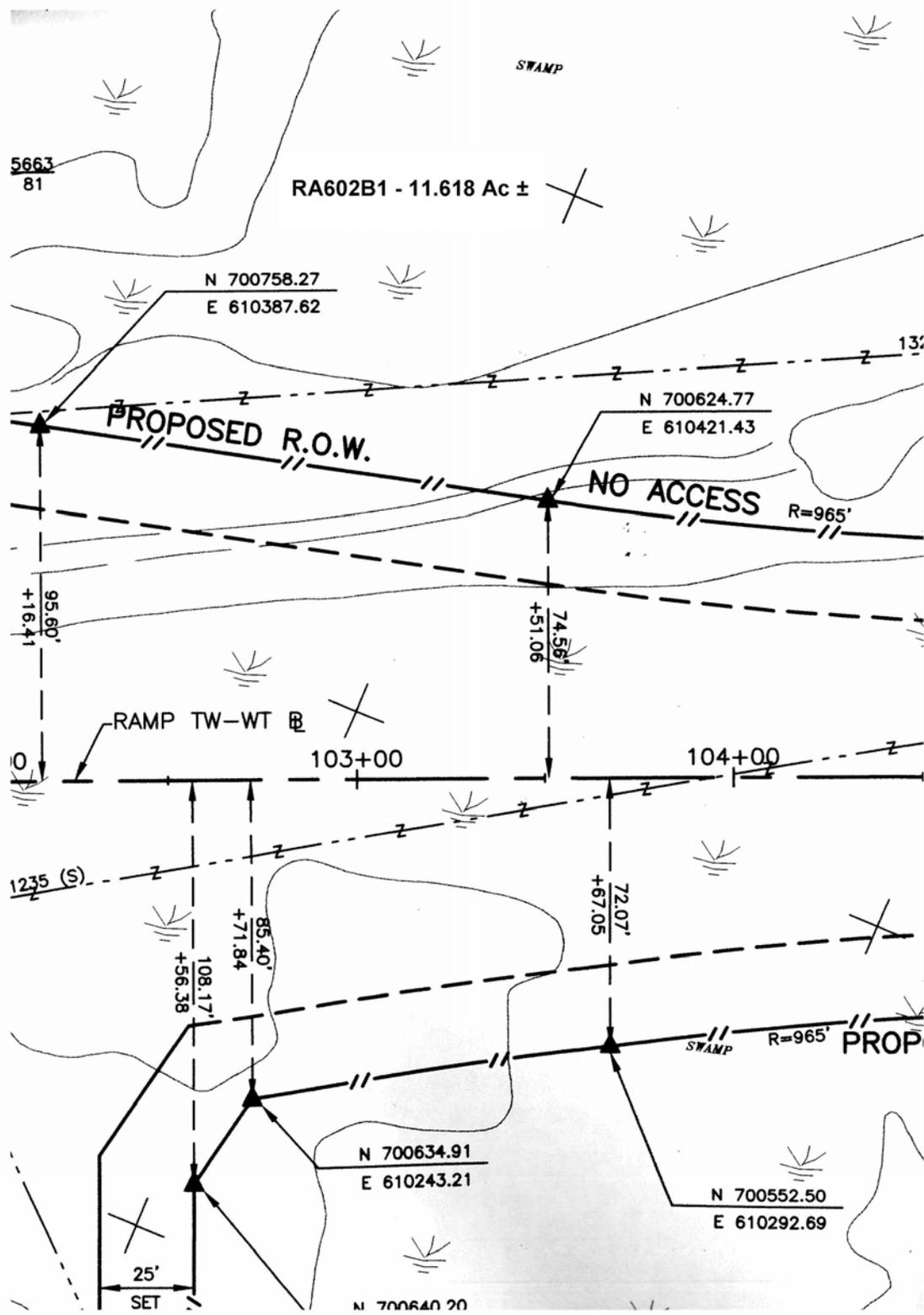


EXHIBIT 8 - 11
SAMPLE PARCEL DESIGNATIONS-3

