CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	3000.00'	680.40'	339.82'	N 80°36'36" E	678.88'	13°00'00"
C2	500.00'	157.72'	79.41'	N 86°30'06" E	157.18'	18°04'44"
C3	500.00'	280.43'	144.03'	S 89°31'37" E	276.69'	32°08'25"
C4	1500.00'	198.74'	99.41'	N 64°43'11" E	198.60'	7°35'16"
C5	1525.00'	138.40'	69.19'	N 64°34'38" E	138.35'	5°11'46"
C6(T)	525.00'	136.12'	68.37'	N 66°36'26" E	135.73'	14°51'16"
C6(L/T)	3000.00'	664.18'	332.51'	N 66°53'51" E	663.13'	12°41'00"
C7	3000.00'	42.68'	21.34'	N 60°34'43" E	42.68'	0°49'01"
C8	3000.00'	411.06'	206.07'	N 66°36'46" E	411.06'	7°51'38"
C9	25.00'	36.31'	20.00'	N 73°46'31" E	33.14'	83°12'00"
C10	235.00'	177.82'	93.88'	N 51°25'43" E	173.77'	43°21'46"
C11(T)	300.00'	362.11'	206.12'	N 32°31'01" E	341.66'	69°12'00"
C14(T)	300.00'	236.48'	123.88'	N 66°37'36" E	230.46'	45°09'00"
C17(T)	300.00'	217.16'	113.21'	S 66°06'26" E	212.38'	41°28'00"
C18	25.00'	32.65'	18.38'	S 24°31'03" E	30.64'	74°51'11"
C19(T)	55.00'	240.84'	71.68'	S 66°06'26" E	86.66'	250°32'21"
C20(T)	250.00'	271.72'	151.88'	N 66°06'26" W	258.67'	62°14'00"
C21(T)	250.00'	324.68'	186.63'	S 83°31'37" E	302.43'	74°24'00"
C22	200.00'	139.83'	72.71'	S 53°36'26" E	137.00'	41°28'00"
C23	300.00'	61.07'	30.62'	S 36°31'37" E	61.00'	11°39'01"
C24	25.00'	76.11'	49.66'	N 35°31'37" W	70.41'	174°31'01"
C27	250.00'	66.31'	34.91'	S 21°38'06" W	66.15'	15°12'01"
C28	250.00'	302.10'	167.10'	S 65°37'36" W	285.00'	69°13'01"
C29	250.00'	146.32'	75.35'	N 87°38'36" W	144.24'	33°32'01"
C30	250.00'	153.84'	79.46'	N 53°36'36" W	151.43'	35°15'00"
C31	250.00'	24.68'	12.35'	N 33°33'36" W	24.67'	5°39'00"
C32	250.00'	145.58'	74.82'	N 13°07'06" E	143.53'	33°21'01"
C33	250.00'	158.48'	82.13'	N 22°36'26" E	155.79'	36°18'00"
C34	250.00'	181.88'	95.13'	N 59°36'26" E	178.08'	41°41'00"
C35	175.00'	136.25'	73.02'	S 61°36'26" E	132.77'	44°37'00"
C36	25.00'	38.82'	24.63'	S 13°06'26" E	35.11'	89°01'00"
C38	3000.00'	42.30'	21.15'	N 60°06'26" W	42.30'	0°48'38"
C39	3000.00'	606.10'	304.27'	N 72°36'26" W	605.17'	11°34'00"
C40	50.00'	75.98'	46.13'	S 88°36'26" E	68.76'	78°04'00"
C46	50.00'	83.98'	53.67'	N 83°06'26" W	74.73'	96°13'00"
C47	300.00'	88.31'	44.77'	N 83°06'26" W	88.00'	16°51'00"
C48	300.00'	38.16'	38.13'	N 75°36'26" W	38.13'	7°17'00"
C49	525.00'	24.63'	12.44'	N 88°36'26" W	24.62'	2°41'00"
C50	525.00'	60.68'	30.38'	S 73°36'26" W	60.65'	6°38'00"
C51	175.00'	0.98'	0.29'	S 76°06'26" W	0.98'	0°20'00"
C52	175.00'	124.40'	121.11'	N 83°06'26" W	121.71'	40°43'00"
C53	400.00'	6.31'	3.15'	S 72°16'56" E	6.31'	0°54'12"
C54	500.00'	244.22'	124.88'	S 58°36'26" E	241.82'	28°00'00"
C55	3000.00'	304.18'	152.24'	N 69°36'26" W	304.05'	5°48'44"
C56	175.00'	312.19'	202.12'	N 47°13'26" W	271.26'	102°13'00"
C57	175.00'	179.42'	98.88'	N 73°06'26" W	176.17'	58°28'37"
C58	175.00'	234.21'	128.69'	N 36°06'26" W	217.00'	76°39'23"
C59	175.00'	74.53'	37.88'	N 88°23'06" W	74.00'	24°23'47"
C60	325.00'	18.19'	9.10'	N 89°23'06" W	18.18'	3°12'00"
C61	250.00'	450.48'	318.80'	S 28°37'01" E	393.53'	103°12'00"
C62	1725.00'	23.24'	11.72'	S 46°43'11" E	23.24'	0°37'16"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°36'36" E	16.01'
L2	S 88°36'36" W	16.01'
L3	N 88°36'36" E	20.00'
L4	S 87°23'24" E	30.00'
L5	S 87°36'36" E	30.00'
L6	N 87°23'24" E	30.00'
L7	S 87°23'24" E	30.00'

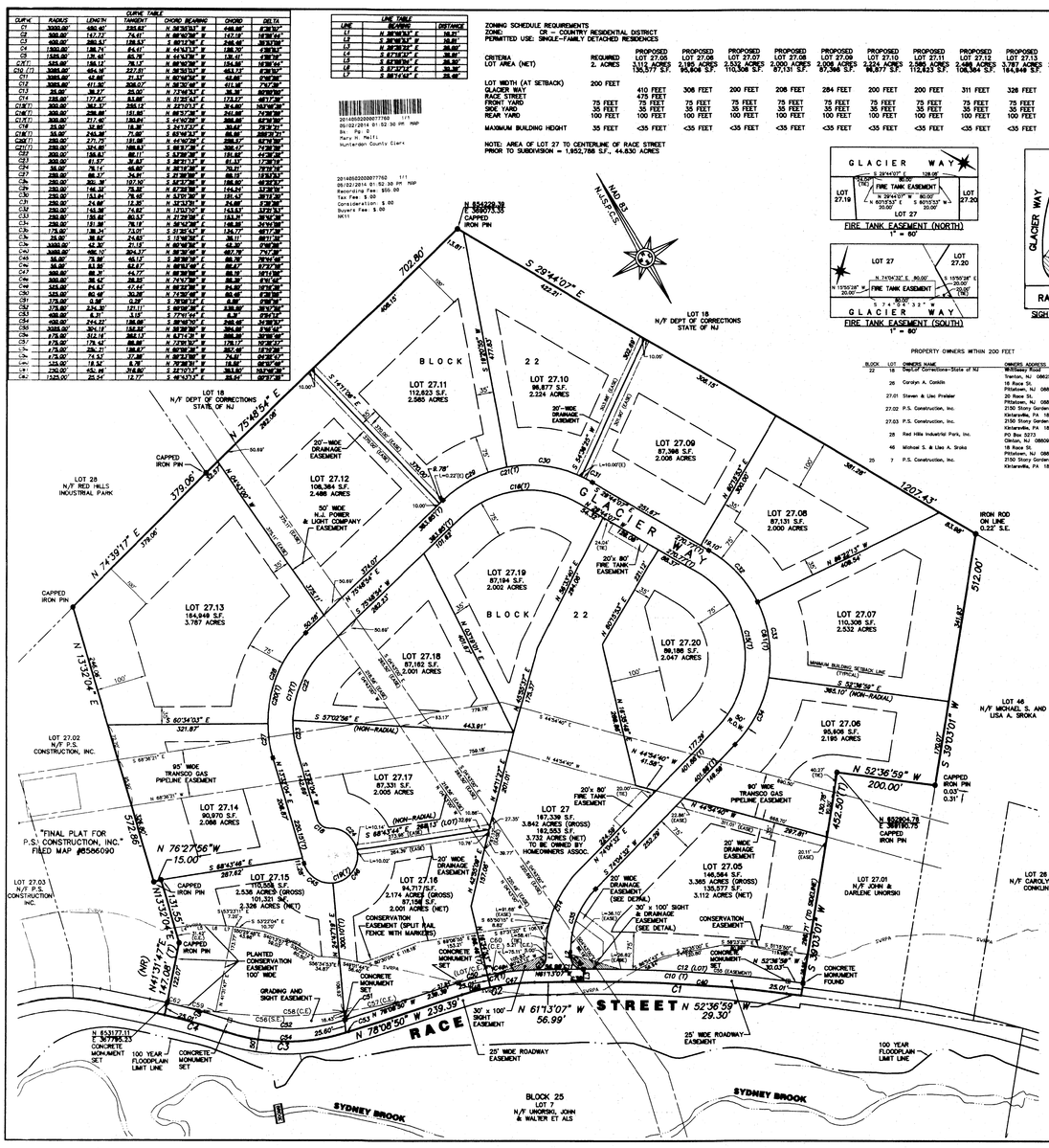
20140520000077160
05/02/2014 01:02:30 PM MRP
Bk: Rp: 0
Mary H. Melfi
Hunterdon County Clerk

20140520000077162 1/1
05/02/2014 01:02:30 PM MRP
Recording Fee $50.00
Tax Fee $.00
Consideration $.00
Buyers Fee $.00
MKM

ZONING SCHEDULE REQUIREMENTS
ZONE: CR - COUNTRY RESIDENTIAL DISTRICT
PERMITTED USE: SINGLE-FAMILY DETACHED RESIDENCES

CRITERIA	REQUIRED	PROPOSED LOT 27.05	PROPOSED LOT 27.06	PROPOSED LOT 27.07	PROPOSED LOT 27.08	PROPOSED LOT 27.09	PROPOSED LOT 27.10	PROPOSED LOT 27.11	PROPOSED LOT 27.12	PROPOSED LOT 27.13	PROPOSED LOT 27.14	PROPOSED LOT 27.15	PROPOSED LOT 27.16	PROPOSED LOT 27.17	PROPOSED LOT 27.18	PROPOSED LOT 27.19	PROPOSED LOT 27.20	PROPOSED LOT 27
LOT AREA (NET)	2. ACRES	3.113 ACRES 135,577 S.F.	2.100 ACRES 91,608 S.F.	2.532 ACRES 110,308 S.F.	2.000 ACRES 87,131 S.F.	2.008 ACRES 87,366 S.F.	2.224 ACRES 96,877 S.F.	2.586 ACRES 112,623 S.F.	2.498 ACRES 108,364 S.F.	3.787 ACRES 164,949 S.F.	2.068 ACRES 90,070 S.F.	2.328 ACRES 101,327 S.F.	2.001 ACRES 87,159 S.F.	2.000 ACRES 87,331 S.F.	2.001 ACRES 87,162 S.F.	2.002 ACRES 87,194 S.F.	2.047 ACRES 89,188 S.F.	3.729 ACRES 162,553 S.F.
LOT WIDTH (AT SETBACK)	200 FEET																	
GLACIER WAY		410 FEET	308 FEET	200 FEET	208 FEET	284 FEET	200 FEET	200 FEET	311 FEET	326 FEET	289 FEET	200 FEET	216 FEET	291 FEET	356 FEET	347 FEET	488 FEET	N/A
RACE STREET		475 FEET										344 FEET	289 FEET					
FRONT YARD	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	75 FEET	N/A
SIDE YARD	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	N/A
REAR YARD	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET	N/A

NOTE: AREA OF LOT 27 TO CENTERLINE OF RACE STREET
PRIOR TO SUBDIVISION = 1,952,788 S.F., 44.830 ACRES



FIRE TANK EASEMENT (NORTH)
1" = 60'

FIRE TANK EASEMENT (SOUTH)
1" = 60'

SIGHT & DRAINAGE EASEMENT DETAIL
1" = 50'

- LEGEND -

- DENOTES EXISTING OR SET CONCRETE MONUMENT
- DENOTES MONUMENT TO BE BONDED
- DENOTES EXISTING IRON PIN/PIPE
- DENOTES CAPPED IRON PIPE SET
- SVRPA — DENOTES SPECIAL WATER RESOURCE PROTECTION AREA LINE ASSOCIATED WITH SYDNEY BROOK

0' 50' 100' 200' 300'
GRAPHIC SCALE
1" = 100'

OWNER & APPLICANT
P.S. CONSTRUCTION, INC.
2150 STONY GARDEN ROAD
KINTNERSVILLE, PA 18930

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNERS NAME	OWNERS ADDRESS
22	18	Dept.of Corrections-State of NJ	Whittlesey Road Trenton, NJ 08625
	26	Carolyn A. Conklin	18 Race St. Pittstown, NJ 08867
	27.01	Steven & Lisa Preisler	20 Race St. Pittstown, NJ 08867
	27.02	P.S. Construction, Inc.	2150 Stony Garden Rd. Kintersville, PA 18930
	27.03	P.S. Construction, Inc.	2150 Stony Garden Rd. Kintersville, PA 18930
	28	Red Hills Industrial Park, Inc.	PO Box 3273 Clinton, NJ 08809
	46	Michael S. & Lisa A. Sroka	16 Race St. Pittstown, NJ 08867
25	7	P.S. Construction, Inc.	2150 Stony Garden Rd. Kintersville, PA 18930

RIGHT TO FARM

THE TOWNSHIP OF UNION ACKNOWLEDGES THAT A SUBSTANTIAL QUANTITY OF LAND IS DEVOTED TO AGRICULTURAL USES AND THE RIGHT OF THAT LAND OWNER TO CONTINUE TO FARM. THEREFORE, BY GRANTING OF THE SUBDIVIDED LOTS, THE GRANTEE, HIS HEIRS AND ASSIGNS ARE HEREBY ON NOTICE THAT THE ADJOINING LAND OR LANDS IN THE VICINITY ARE ACTIVELY BEING FARMED AND, THE OTHER OWNER HAS THE CONTINUED RIGHT TO FARM UNDER PROVISIONS OF THE TOWNSHIP OF UNION ORDINANCE.

FARM RESTRICTIONS

THE PROPERTY CONVEYED TO THE GRANTEE MAY BE USED FOR FARMING AND AGRICULTURAL PURPOSES WHICH ARE NOT INCONSISTENT WITH THE FOLLOWING COVENANTS AND RESTRICTIONS:

1. GRANTEE SHALL NOT OPERATE A PIG AND/OR SWINE FARM ON THE PREMISES.
2. ALL THE TILLABLE LAND SHALL BE PLANTED WITH GROUND COVER AND MAINTAINED IN SUCH A STATE SO AS NOT TO CAUSE A WASTE OF THE PROPERTY.
3. ANY AND ALL FARMING OR AGRICULTURE USE OF THE PROPERTY SHALL BE IN CONFORMANCE WITH GENERALLY ACCEPTED PRACTICES FOR THE MAINTENANCE OF THE PROPERTY.
4. ALL ACTIVITIES ON THE PROPERTY SHALL BE IN CONFORMANCE WITH THE LAWS OF THE MUNICIPAL COUNTY, AND STATE GOVERNMENTS AS THEY PERTAIN TO THE PROPERTY IN QUESTION.
5. THESE COVENANTS SHALL RUN WITH THE LAND AND BIND ALL SUCCESSORS, HEIRS, AND DEVISEES OF THE GRANTEE.
6. THESE COVENANTS AND RESTRICTIONS SHALL RUN FOR THE BENEFIT OF THE TOWNSHIP OF UNION AND/OR ITS DESIGNEE WHICH IS HEREBY GIVEN THE RIGHT TO ENFORCE THESE COVENANTS AND RESTRICTIONS AS THE LAW ALLOWS.
7. ALL FORESTED AREAS ON THE PROPERTY SHALL BE MAINTAINED IN CONFORMANCE WITH AN APPROVED WOODLAND MANAGEMENT PLAN, IF FARMLAND ASSESSMENT IS APPLIED FOR BY THE GRANTEE INVOLVING WOODLAND.

THE ABOVE NOTICE SHALL BE CONTAINED IN EACH AND EVERY DEED CONVEYING ALL OR ANY PORTION OF THE LANDS BEING HEREBY SUBDIVIDED.

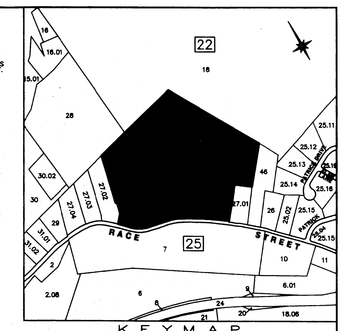
EASEMENT RESTRICTIONS

SIGHT EASEMENT RESTRICTIONS:

1. AT A HEIGHT OF 2' TO 10' ABOVE THE SURFACE OF THE EDGE OF THE ADJOINING ROAD, THE AREA WITHIN THE EASEMENT SHALL BE KEPT CLEAR OF ALL OBJECTS, WHETHER NATURAL OR MANMADE, EXCEPT FOR REGULATORY TRAFFIC SIGNS INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES® (MUTCD).
2. THE PROPERTY OWNER SHALL HAVE A CONTINUING OBLIGATION TO COMPLY WITH THE PROVISIONS OF THE SIGHT EASEMENT.
3. THE MUNICIPALITY SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS SUBJECT TO THE EASEMENT FOR THE PURPOSE OF CORRECTING ANY VIOLATION OF PARAGRAPHS 1 AND 2 ABOVE.

DRAINAGE EASEMENT RESTRICTIONS:

1. CONSISTS OF THE RIGHT, BUT NOT THE OBLIGATION, OF THEM MUNICIPALITY TO ERECT, CONSTRUCT, INSTALL, USE, INSPECT, REPAIR, REPLACE, REMOVE, MAINTAIN, AND PRESERVE A DRAINAGE FACILITY OF ANY TYPE UPON AND OVER SUCH AREA TOGETHER WITH THE RIGHT OF ENTRY UPON SAID LANDS FOR THE PURPOSE OF MAINTAINING, INSPECTING, REMOVING, REPAIRING, CLEANING, RECONSTRUCTING AND REBUILDING SAID DRAINAGE FACILITIES AND APPURTENANCES.
2. LAWN AND VEGETATION MAINTENANCE WITHIN THE LIMITS OF THE EASEMENT SHALL BE BY THE LOT OWNER. MAJOR MAINTENANCE OF THE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE MUNICIPALITY.
3. NO STRUCTURE OF ANY DESCRIPTION, OTHER THAN DRAINAGE FACILITIES APPROVED BY THE MUNICIPALITY, SHALL BE ERECTED.
4. NO TOPSOIL, SAND, GRAVEL, OR MATERIALS SHALL BE EXCAVATED OR REMOVED, UNLESS APPROVED BY THE MUNICIPALITY.
5. NO FILL OF ANY KIND SHALL BE PERMITTED, UNLESS APPROVED BY THE MUNICIPALITY, IT BEING THE INTENT TO PRESERVE THE FUNCTION OF EXISTING AND/OR CONSTRUCTED DRAINAGEWAYS.
6. NO DISPOSAL OF REFUSE OR WASTE MATERIALS OF ANY TYPE SHALL BE PERMITTED WITHIN THE LIMITS OF THE EASEMENT.
7. NO STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN THE LIMITS OF THE EASEMENT.

DRAINAGE AND CONSERVATION EASEMENT RESTRICTIONS:

1. CONSISTS OF THE RIGHT, BUT NOT THE OBLIGATION, OF THE MUNICIPALITY TO ERECT, CONSTRUCT, INSTALL, USE, INSPECT, REPAIR, REPLACE, REMOVE, MAINTAIN, AND PRESERVE A DRAINAGE FACILITY OF ANY TYPE UPON AND OVER SUCH AREA TOGETHER WITH THE RIGHT OF ENTRY UPON SAID LANDS FOR THE PURPOSE OF MAINTAINING, INSPECTING, REMOVING, REPAIRING, CLEANING, RECONSTRUCTING AND REBUILDING SAID DRAINAGE FACILITIES AND APPURTENANCES.
2. NO TREES OR SHRUBS SHALL BE REMOVED OR DESTROYED ON THE LANDS IN THE EASEMENT, EXCEPT IN ACCORDANCE WITH APPROVED FOREST MANAGEMENT PRACTICES.
3. NO STRUCTURE OF ANY DESCRIPTION, OTHER THAN DRAINAGE FACILITIES APPROVED BY THE MUNICIPALITY, SHALL BE ERECTED.
4. NO TOPSOIL, SAND, GRAVEL, OR MATERIALS SHALL BE EXCAVATED OR REMOVED, UNLESS APPROVED BY THE MUNICIPALITY, IT BEING THE INTENT TO PRESERVE THE NATURAL FUNCTION OF THE EXISTING DRAINAGEWAYS.
5. NO FILL OF ANY KIND SHALL BE PERMITTED, UNLESS APPROVED BY THE MUNICIPALITY, IT BEING THE INTENT TO PRESERVE THE NATURAL FUNCTION OF THE EXISTING DRAINAGEWAYS.
6. NO DISPOSAL OF REFUSE OR WASTE MATERIALS OF ANY TYPE SHALL BE PERMITTED WITHIN THE LIMITS OF THE EASEMENT.
7. NO STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN THE LIMITS OF THE EASEMENT.