

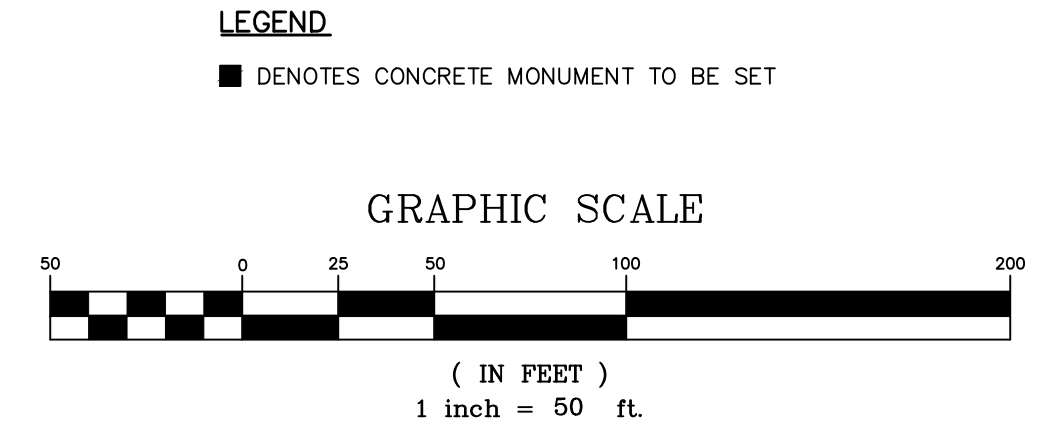
LOT AREA TABLE

EXISTING BLOCK 22.02, LOT 3 LESS AREA TO BE DEDICATED FOR PRIVATE ROADWAY	256,094 S.F./5.879 AC. 7,068 S.F./0.162 AC.
BLOCK 335, LOT 3 REMAINING LANDS	249,026 S.F./5.717 AC.
EXISTING BLOCK 22.02, LOT 4 LESS PLUSHANSKI COURT PRIVATE R.O.W.	720,787 S.F./16.547 AC. 48,922 S.F./1.123 AC.
LESS BLOCK 22.02, LOT 4.01 BLOCK 335, LOT 4 REMAINING LANDS	341,048 S.F./7.829 AC. 330,817 S.F./7.595 AC.

ZONING SUMMARY

VILLAGE COMMERCIAL (VC) ZONE

ITEM	REQUIRED	REMAINDER LOT 3	PROPOSED LOT 4.01	REMAINDER LOT 4
MIN. LOT AREA	2 AC.	5.717 AC.	7.829 AC.	7.595 AC.
MIN. LOT WIDTH	150 FT.	625.43 FT.	467.64 FT.	265.15 FT.
MIN. YARDS - FRONT	50 FT.	-	-	-
MIN. YARDS - SIDE (EACH)	25 FT.	-	-	-
MIN. YARDS - REAR	50 FT.	-	-	-



APPROVED BY THE COUNTY PLANNING BOARD
COUNTY OF HUNTERDON, NEW JERSEY

ATTESTED TO BY _____ DATE _____

- REFERENCES:**
- UNION TOWNSHIP TAX MAP SHEET 6.
 - DEED FOR LOTS 3 & 4 RECORDED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON JUNE 26, 2017 IN DEED BOOK 2424, PAGE 318.
 - BOUNDARY SURVEY PREPARED BY SCHOR DEPALMA ENGINEERS AND CONSULTANTS DATED AUGUST, 2007.

- NOTES:**
- HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD 1983.
 - VERTICAL DATUM IS BASED ON NAVD 1988.
 - LIMITED PLANIMETRIC AND UTILITY INFORMATION SHOWN HEREON WAS FIELD VERIFIED BY PAULUS, SOKOLOWSKI AND SARTOR, L.L.C. DURING OCTOBER, 2019.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN VERIFIED DURING OCTOBER, 2019.
 - SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - THIS SURVEY IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS AFFIXED.

I CERTIFY THAT BRIAN PLUSHANSKI CONSTRUCTION, LLC IS THE OWNER OF THE FOLLOWING PROPERTIES AND I, THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY LISTED HEREBY CONSENT TO THE FILING OF THIS MAP IN THE HUNTERDON COUNTY CLERK'S OFFICE.

BLOCK 22, LOTS 3 & 4

OWNER & APPLICANT:
BRIAN PLUSHANSKI CONSTRUCTION, LLC
78 ROUTE 173, SUITE 1
HAMPTON, NEW JERSEY, 08827

BRIAN PLUSHANSKI

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A _____ PERSONALLY APPEARED THE OWNERS WHOM I AM SATISFIED ARE THE PERSONS MENTIONED IN THE WITHIN INSTRUMENT TO WHOM I FIRST MADE KNOWN THE CONTENTS THEREOF AND THEREUPON THEY ACKNOWLEDGED THAT SIGNED SEALED AND DELIVERED THE SAME, AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPLAINED.

SWORN TO AND SUBSCRIBED TO ME ON THE DAY AND YEAR AFORESAID

SIGNED _____

TITLE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____

I CERTIFY THAT UNION TOWNSHIP HAS APPROVED THE STREETS AS SHOWN ON THIS MAP.

THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 (C. 29) (C. 45-55) - THAT IS TO SAY, I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK _____

APPROVED BY THE PLANNING BOARD OF UNION TOWNSHIP

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF UNION TOWNSHIP HELD ON _____ TH DAY OF _____, 20____, AND SAID MAP SHALL BE FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON OR BEFORE _____ IN ACCORDANCE WITH CHAPTER 358, P.L. 1953 AND AS AMENDED BY CHAPTER 141, P.L. 1960, AND CHAPTER 211, P.L. 1997.

SECRETARY _____

CHAIRMAN _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED NOVEMBER 4, 2019, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

JAROSLAVA VONDER
PROFESSIONAL LAND SURVEYOR LIC. NO. 34023

REV / ISSUE	DATE	DESCRIPTION

TAX MAP
UNION TOWNSHIP TAX MAP SHEET 6
SCALE: 1"=500'

3 MOUNTAINVIEW ROAD
P.O. BOX 4039
WARREN, NJ 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

PS S

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI AND SARTOR, L.L.C. IF ANY DIMENSIONS DO NOT SCALE, THE DIMENSIONS TO DETERMINE DIMENSIONS.

THESE DRAWINGS ARE SPECIFICALLY DESIGNED AS "CONSTRUCTION READY". THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI AND SARTOR, L.L.C. IF ANY DIMENSIONS DO NOT SCALE, THE DIMENSIONS TO DETERMINE DIMENSIONS.

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JAROSLAVA VONDER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 34023

SIGNATURE _____ DATE _____

PROJECT
39 FRONTAGE ROAD
BLOCK 22.02
LOTS 3 & 4

UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

SHEET TITLE
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

PROJECT NO.: 06548-0001
SCALE: 1"=50'
DATE: 1/28/21

DRAWN BY: BJF
CHECKED BY: JV
SHEET 1 OF 1

1 OF 1