LEGEND :

WETLANDS

—— WB —— 150' WIDE WETLANDS BUFFER LIMIT LINE

CONC. MON. SET

SWALE OR BROOK

x —— x —— x POST & RAIL FENCE (PROPOSED)
SEE SHEET 2 OF 2 FOR LOCATION

NOTES:

1. The tract boundary information is taken from a map entitled "Property Survey of Block 30, Lot 1, Located in Union Township, Hunterdon County, New Jersey", dated September 7, 1990, last revised January 30, 1991, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey.

2. All lots shall be served by individual on-lot wells and septic systems.

3. It shall be the responsibility of the Homeowners' Association to administer and maintain the Open Space easement and vegetation on the median strip along Loyalist Way and the cul-de-sac island.

4. The Open Space easement is subject to drainage and utility easements.

5. Internal subdivision streets are dedicated to the Township of Union.

6. Building restriction easements exclude all permanent structures except fences and septic systems.

7. Farm Lots 1, 11 and 12, Block 30 are restricted from further subdivision.

8. Activities within the wetlands and associated buffer areas are prohibited without the prior approval from the governing authorities.

9. The road right-of-way along Pittstown Road County Route #513 is dedicated to Hunterdon County.

10. The 30'x100' sight easements on Block 30, Lots 14 and 15 are dedicated to Hunterdon County.

11. The right-of-way easement along Cooks Cross Road is dedicated to Union Township.

12. Farm Lot 12, Block 30, is subject to a restriction limiting farm activities within 20' of the stream encroachment line.

13. Refer to the "Declaration of Covenants and Restrictions" in the Wellington West Subdivision documents for detailed information on easements and restrictions pertaining to the residential and farm lots.

14. The drainage easement on Block 30, Lot 30 is subject to access rights for a proposed water service lateral across the easement.

15. All lots subject to a 5' wide street tree easement parallel to the rights-of-way of Loyalist Way, Grove Farm Road, and Shipley Court.

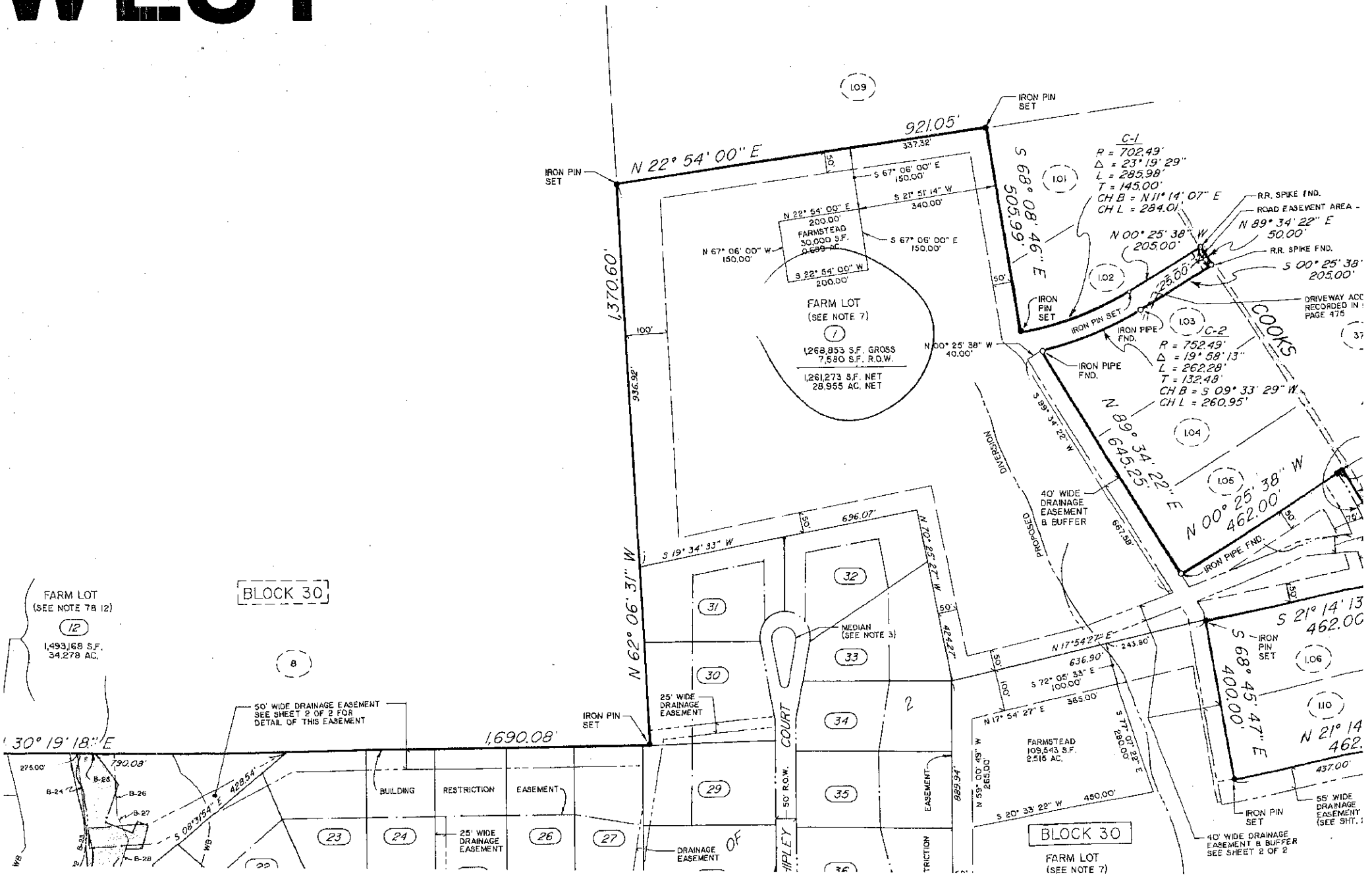
16. Land located in Franklin Township along County Route #513 is dedicated to Hunterdon County subject to the rights of others, if any, that may exist.

17. The Municipal boundary line is taken from the Union Township and Franklin Township Tax Maps and is not based on a current survey.

CERTIFICATIONS

I have carefully examined this map and find it conforms [illegible] provisions of "the map filing law" and the [illegible] applicable

WEST


N 22° 54' 00" E
921.05'
IRON PIN SET
1,370.60'
N 62° 06' 31" W
1,690.08'
S 30° 19' 18" E
FARM LOT
(SEE NOTE 7)
1,268,853 S.F. GROSS
7,580 S.F. R.O.W.
1,261,273 S.F. NET
28.955 AC. NET
FARMSTEAD
30,000 S.F.
0.689 AC.
S 68° 08' 46" E
505.99'
C-1
R = 702.49'
Δ = 23° 19' 29"
L = 285.98'
T = 145.00'
CH B = N 11° 14' 07" E
CH L = 284.01'
C-2
R = 752.49'
Δ = 19° 58' 13"
L = 262.28'
T = 132.48'
CH B = S 09° 33' 29" W
CH L = 260.95'
N 89° 34' 22" E
645.25'
N 00° 25' 38" W
462.00'
S 68° 45' 47" E
400.00'
S 21° 14' 13"
462.00
N 21° 14'
462.
COOKS
R.R. SPIKE FND.
ROAD EASEMENT AREA
N 89° 34' 22" E
50.00'
N 00° 25' 38" W
205.00'
S 00° 25' 38"
205.00'
IRON PIPE FND.
DRIVEWAY ACC
RECORDED IN
PAGE 475
40' WIDE DRAINAGE EASEMENT & BUFFER
PROPOSED DIVERSION
696.07'
S 19° 34' 33" W
N 70° 25' 27" W
424.27'
MEDIAN
(SEE NOTE 3)
25' WIDE DRAINAGE EASEMENT
50' R.O.W.
COURT
HIPLEY
BLOCK 30
FARM LOT
(SEE NOTE 7 & 12)
1,493,168 S.F.
34.278 AC.
50' WIDE DRAINAGE EASEMENT
SEE SHEET 2 OF 2 FOR
DETAIL OF THIS EASEMENT
BUILDING
RESTRICTION
EASEMENT
25' WIDE DRAINAGE EASEMENT
DRAINAGE EASEMENT
FARMSTEAD
109,543 S.F.
2.515 AC.
N 17° 54' 27" E
636.90'
S 72° 05' 33" E
100.00'
365.00'
S 20° 33' 22" W
450.00'
889.94'
N 59° 00' 49" W
265.00'
S 77° 07' 22" E
280.00'
40' WIDE DRAINAGE EASEMENT & BUFFER
SEE SHEET 2 OF 2
55' WIDE DRAINAGE EASEMENT
(SEE SHT.
IRON PIN SET
IRON PIPE FND.
B-23
B-24
B-25
B-26
B-27
B-28
B-33
S 08° 31' 54" E
428.54'
790.08'
275.00'
437.00'
243.80'
667.58'
936.92'
1.01
1.02
1.03
1.04
1.05
1.06
1.09
1.10
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