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.

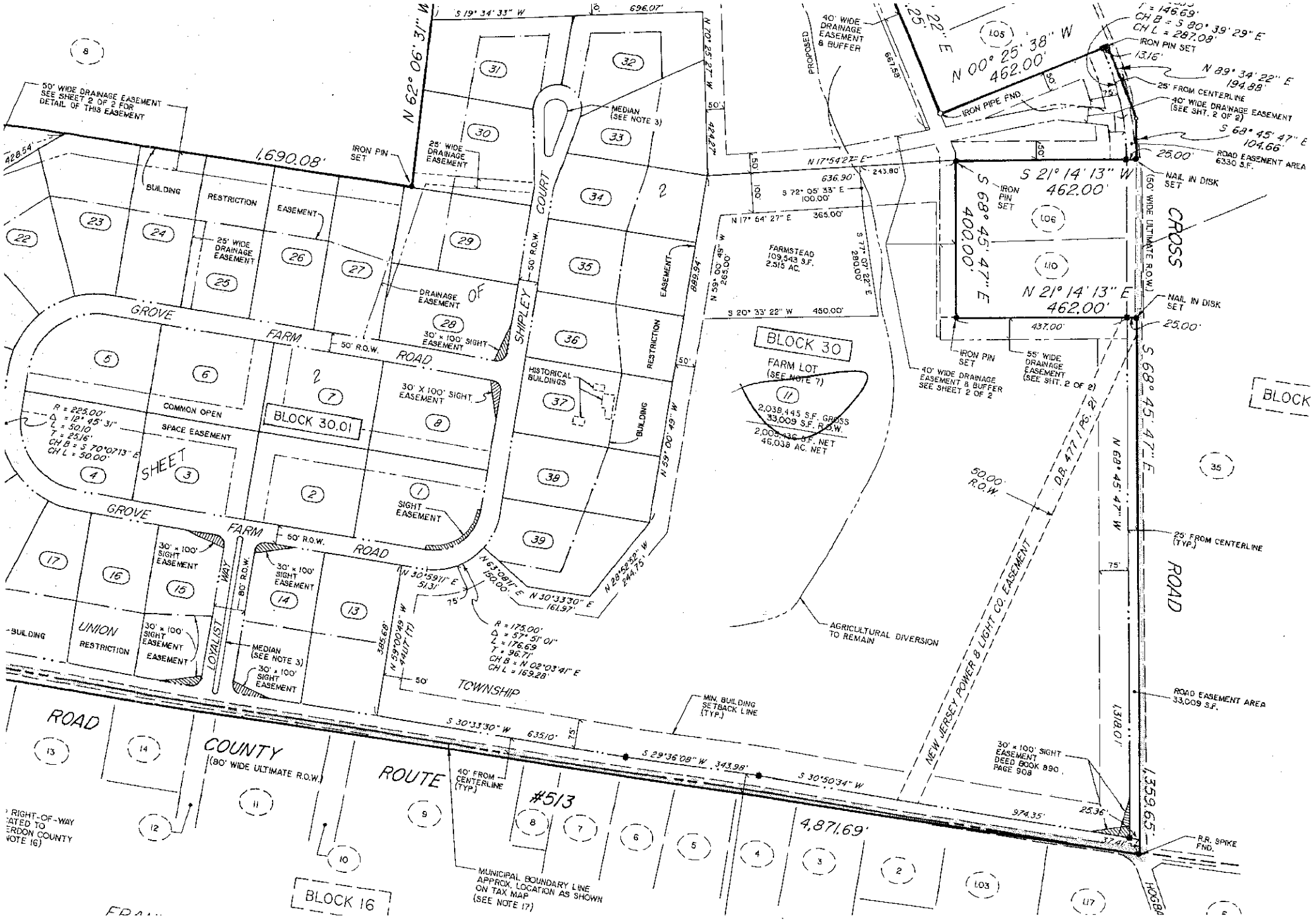
15. All lots subject to a 5' wide street tree easement parallel to the rights-of-way of Loyalist Way, Grove Farm Road, and Shipley Court.

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


BLOCK 30
FARM LOT (SEE NOTE 7)
2,038,445 S.F. GROSS
33,009 S.F. R.O.W.
2,005,436 S.F. NET
46.038 AC. NET
FARMSTEAD
109,543 S.F.
2.515 AC.
BLOCK 30.01
GROVE FARM ROAD
SHIPLEY COURT
CROSS ROAD
UNION TOWNSHIP
COUNTY ROAD #513
(80' WIDE ULTIMATE R.O.W.)
ROUTE
LOYALIST WAY
BLOCK 16
BLOCK
MEDIAN (SEE NOTE 3)
HISTORICAL BUILDINGS
AGRICULTURAL DIVERSION TO REMAIN
MIN. BUILDING SETBACK LINE (TYP.)
NEW JERSEY POWER & LIGHT CO. EASEMENT
D.B. 477 / PG. 21
50.00' R.O.W.
ROAD EASEMENT AREA 33,009 S.F.
ROAD EASEMENT AREA 6330 S.F.
40' WIDE DRAINAGE EASEMENT & BUFFER
40' WIDE DRAINAGE EASEMENT & BUFFER SEE SHEET 2 OF 2
55' WIDE DRAINAGE EASEMENT (SEE SHT. 2 OF 2)
50' WIDE DRAINAGE EASEMENT SEE SHEET 2 OF 2 FOR DETAIL OF THIS EASEMENT
25' WIDE DRAINAGE EASEMENT
DRAINAGE EASEMENT
30' x 100' SIGHT EASEMENT
SIGHT EASEMENT
COMMON OPEN SPACE EASEMENT
BUILDING RESTRICTION EASEMENT
IRON PIN SET
IRON PIPE FND.
NAIL IN DISK SET
R.R. SPIKE FND.
25' FROM CENTERLINE (TYP.)
40' FROM CENTERLINE (TYP.)
MUNICIPAL BOUNDARY LINE APPROX. LOCATION AS SHOWN ON TAX MAP (SEE NOTE 17)
30' x 100' SIGHT EASEMENT DEED BOOK 890, PAGE 908
R = 225.00'
Δ = 12° 45' 31"
L = 50.10
T = 25.16'
CH B = S 70°07'13" E
CH L = 50.00'
R = 175.00'
Δ = 57° 51' 01"
L = 176.69
T = 96.71
CH B = N 02°03'41" E
CH L = 169.28'
1,690.08'
4,871.69'
1,359.65'
1,318.01'
N 62° 06' 31" W
N 00° 25' 38" W 462.00'
S 21° 14' 13" W 462.00'
N 21° 14' 13" E 462.00'
S 68° 45' 47" E 400.00'
N 68° 45' 47" W
S 68° 45' 47" E
N 89° 34' 22" E 194.88'
S 68° 45' 47" E 104.66'
S 19° 34' 33" W
S 30°33'30" W 635.10'
S 29°36'08" W 343.98'
S 30°50'34" W
N 17°54'27" E 636.90'
N 17° 54' 27" E 365.00'
S 20° 33' 22" W 450.00'
N 59° 00' 49" W 889.94'
N 59° 00' 49" W 385.68'
N 30°59'11" E 513'
N 63°08'11" E 150.00'
N 30°33'30" E 161.97'
N 28°52'52" W 244.75'
S 72° 05' 33" E 100.00'
S 77° 07' 22" E 280.00'
N 59° 00' 49" W 265.00'
N 70°25'27" W 424.27'
696.07'
667.59'
243.80'
437.00'
25.00'
13.16'
25.36'
37.41'
374.35'