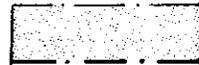


LEGEND :



WETLANDS



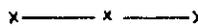
150' WIDE WETLANDS BUFFER LIMIT LINE



CONC. MON. SET



SWALE OR BROOK



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 to the provisions of the map filing law and the applicable regulations.

5291
F011

DETAIL
N.T.S.

N 30°19'18" E

1690.08'

ROAD

FARM

GROVE

GROVE

FARM

ROAD

ROAD

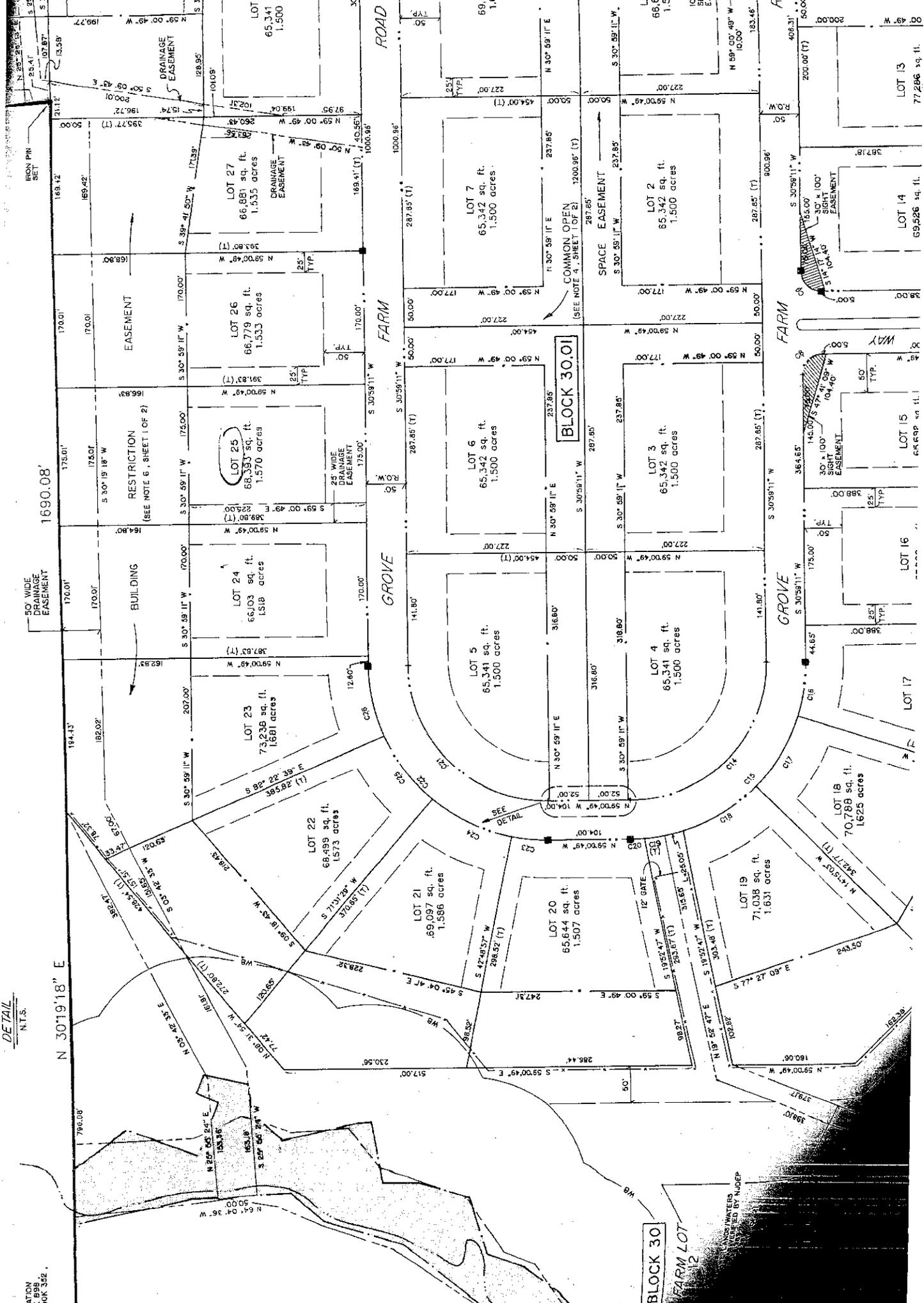
FARM

GROVE

GROVE

FARM

ROAD



LOT 27
66,881 sq. ft.
1.535 acres

LOT 26
66,779 sq. ft.
1.533 acres

LOT 25
68,393 sq. ft.
1.570 acres

LOT 24
66,103 sq. ft.
1.518 acres

LOT 23
73,238 sq. ft.
1.681 acres

LOT 22
68,699 sq. ft.
1.573 acres

LOT 21
69,097 sq. ft.
1.586 acres

LOT 20
65,644 sq. ft.
1.507 acres

LOT 19
71,038 sq. ft.
1.631 acres

LOT 18
70,789 sq. ft.
1.625 acres

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7
65,342 sq. ft.
1.500 acres

LOT 6
65,342 sq. ft.
1.500 acres

LOT 5
65,341 sq. ft.
1.500 acres

LOT 4
65,341 sq. ft.
1.500 acres

LOT 3
65,342 sq. ft.
1.500 acres

LOT 2
65,342 sq. ft.
1.500 acres

LOT 1

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