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.

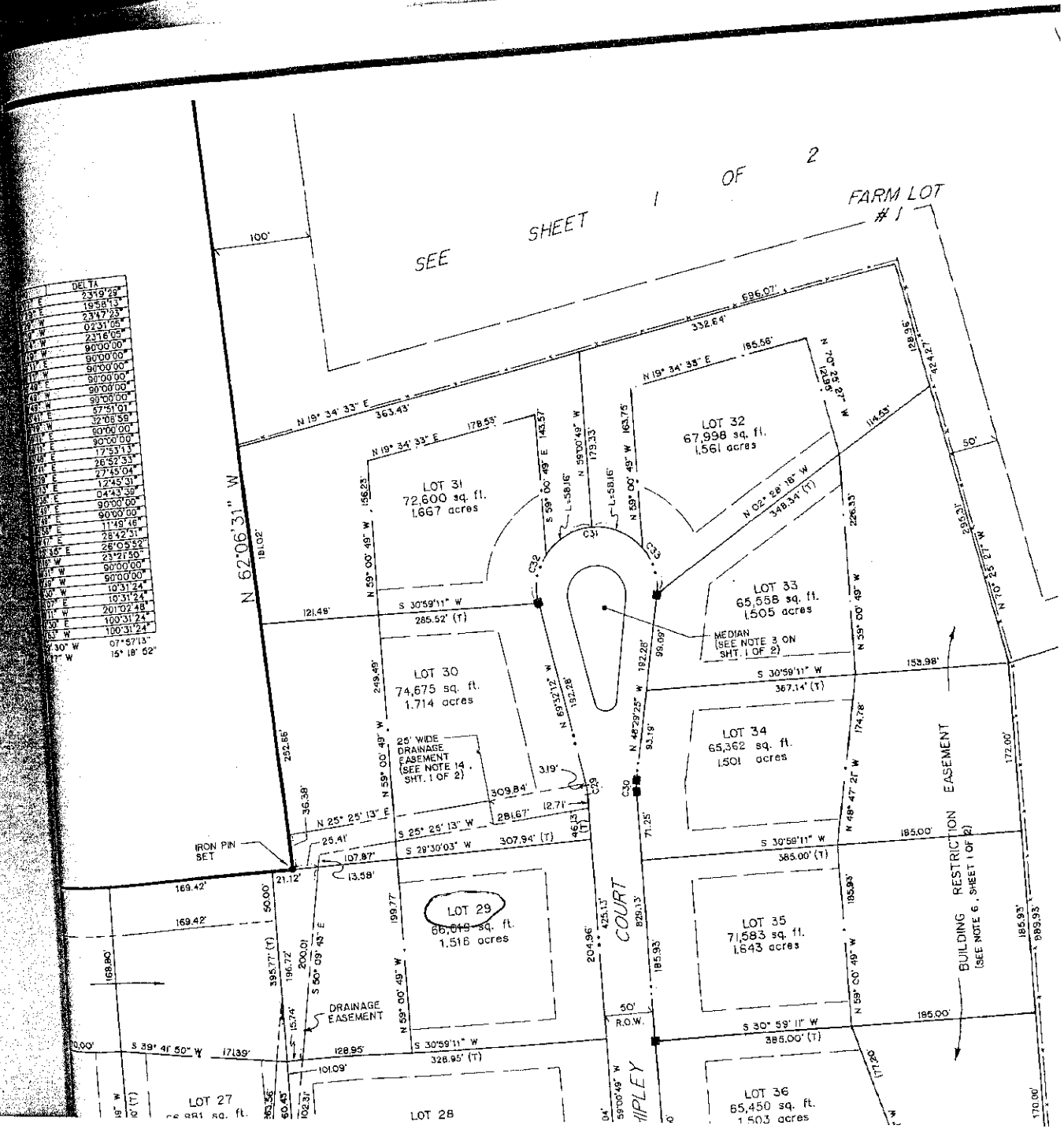
15. All lots subject to a 5' wide street tree easement parallel to the rights-of-way of Loyalist Way, Grove Farm Road, and Shipley Court.

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


SEE SHEET 1 OF 2
FARM LOT #1
N 62°06'31" W
LOT 31
72,600 sq. ft.
1.667 acres
LOT 32
67,998 sq. ft.
1.561 acres
LOT 33
65,558 sq. ft.
1.505 acres
LOT 30
74,675 sq. ft.
1.714 acres
LOT 34
65,362 sq. ft.
1.501 acres
LOT 29
66,019 sq. ft.
1.516 acres
LOT 35
71,583 sq. ft.
1.643 acres
LOT 36
65,450 sq. ft.
1.503 acres
LOT 27
LOT 28
MEDIAN (SEE NOTE 3 ON SHT. 1 OF 2)
25' WIDE DRAINAGE EASEMENT (SEE NOTE 14, SHT. 1 OF 2)
DRAINAGE EASEMENT
IRON PIN SET
BUILDING RESTRICTION EASEMENT (SEE NOTE 6, SHEET 1 OF 2)
COURT
HIPLEY
R.O.W.
N 19° 34' 33" E
S 30°59'11" W
S 25° 25' 13" W
N 25° 25' 13" E
S 29°30'03" W
S 39° 41' 50" W
N 59° 00' 49" W
S 59° 00' 49" E
N 02° 28' 18" W
N 70° 25' 27" W
N 48° 47' 21" W
N 69°32'12" W
N 48°29'25" W
N 70° 25' 27" W
N 59° 00' 49" W
S 50° 09' 43" E
100'
50'
696.07'
332.64'
363.43'
178.53'
185.56'
114.53'
226.33'
121.48'
285.52' (T)
192.28'
99.09'
158.98'
367.14' (T)
174.78'
172.00'
185.00'
385.00' (T)
185.93'
889.93'
170.00'
309.84'
281.67'
12.71'
3.19'
25.41'
107.87'
13.58'
21.12'
169.42'
50.00'
395.77' (T)
196.72'
200.01'
15.74'
128.95'
101.09'
328.95' (T)
171.39'
168.80'
0.00'
36.38'
252.66'
249.49'
156.23'
143.57'
179.33'
163.75'
228.35'
295.31'
424.27'
128.96'
C29
C30
C31
C32
C33
L=58.16'
L=58.16'
DELTA
23°19'29"
19°58'13"
23°47'23"
02°31'05"
23°16'05"
90°00'00"
90°00'00"
90°00'00"
90°00'00"
90°00'00"
90°00'00"
57°51'01"
32°08'59"
90°00'00"
90°00'00"
17°53'13"
26°52'33"
27°45'04"
12°45'31"
04°43'39"
90°00'00"
90°00'00"
11°49'46"
28°42'31"
26°05'52"
23°21'50"
90°00'00"
90°00'00"
10°31'24"
10°31'24"
201°02'48"
100°31'24"
100°31'24"
07°57'13"
15° 18' 52"

2 of 2