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.

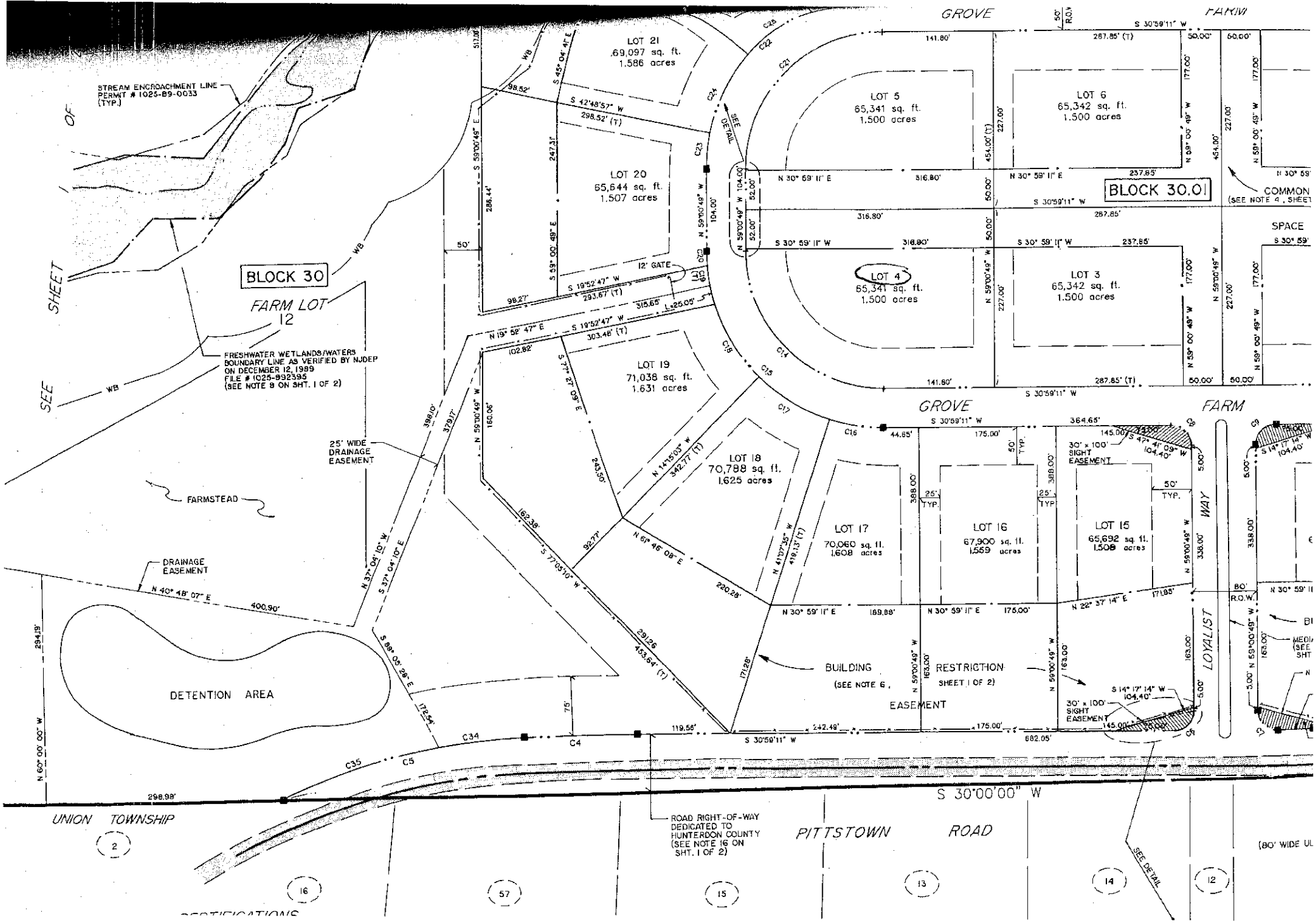
15. All lots subject to a 5' wide street tree easement parallel to the rights-of-way of Loyalist Way, Grove Farm Road, and Shipley Court.

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


STREAM ENCROACHMENT LINE
PERMIT # 1025-89-0033
(TYP.)
SEE SHEET OF
BLOCK 30
FARM LOT 12
FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP ON DECEMBER 12, 1989
FILE # 1025-892395
(SEE NOTE 8 ON SHT. 1 OF 2)
25' WIDE DRAINAGE EASEMENT
FARMSTEAD
DRAINAGE EASEMENT
DETENTION AREA
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
70,788 sq. ft.
1.625 acres
LOT 17
70,060 sq. ft.
1.608 acres
LOT 16
67,900 sq. ft.
1.559 acres
LOT 15
65,692 sq. ft.
1.508 acres
LOT 5
65,341 sq. ft.
1.500 acres
LOT 6
65,342 sq. ft.
1.500 acres
LOT 4
65,341 sq. ft.
1.500 acres
LOT 3
65,342 sq. ft.
1.500 acres
BLOCK 30.01
COMMON SPACE
(SEE NOTE 4, SHEET
12' GATE
BUILDING RESTRICTION EASEMENT
(SEE NOTE 6, SHEET 1 OF 2)
30' x 100' SIGHT EASEMENT
GROVE FARM WAY
LOYALIST
80' R.O.W.
ROAD RIGHT-OF-WAY DEDICATED TO HUNTERDON COUNTY (SEE NOTE 16 ON SHT. 1 OF 2)
S 30°00'00" W
PITTSTOWN ROAD
UNION TOWNSHIP
(80' WIDE UL
SEE DETAIL