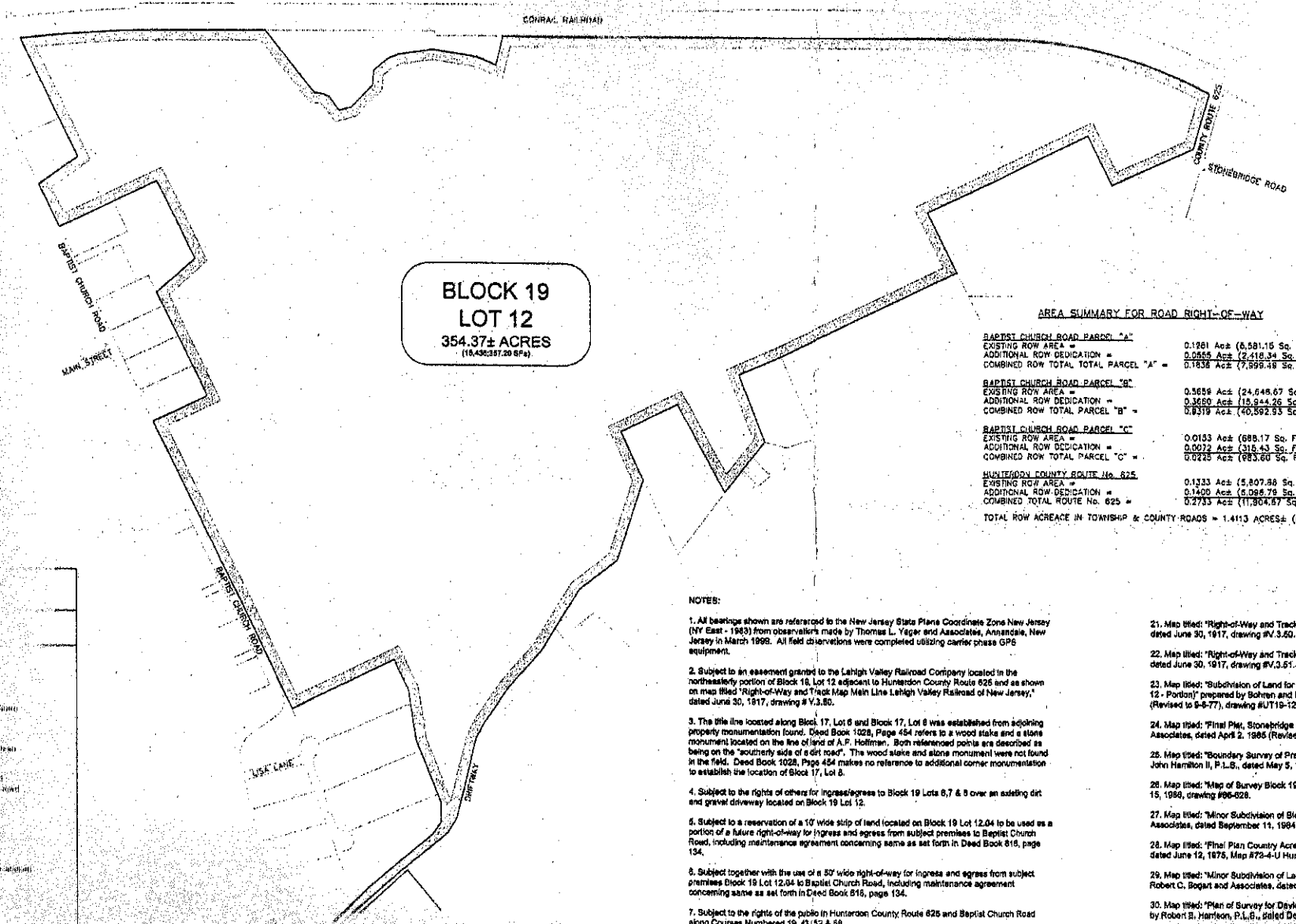
HOFFMAN PARK

BLOCK 19 LOT 12

UNION TOWNSHIP HUNTERDON COUNTY NEW JERSEY



AREA SUMMARY FOR ROAD RIGHT-OF-WAY

BAPTIST CHURCH ROAD PARCEL "A"	
EXISTING ROW AREA =	0.1261 Ac± (5,581.15 Sq. Ft.)
ADDITIONAL ROW DEDICATION =	0.0555 Ac± (2,418.34 Sq. Ft.)
COMBINED ROW TOTAL TOTAL PARCEL "A" =	0.1838 Ac± (7,999.48 Sq. Ft.)
BAPTIST CHURCH ROAD PARCEL "B"	
EXISTING ROW AREA =	0.5659 Ac± (24,646.67 Sq. Ft.)
ADDITIONAL ROW DEDICATION =	0.3660 Ac± (15,944.26 Sq. Ft.)
COMBINED ROW TOTAL PARCEL "B" =	0.9319 Ac± (40,592.93 Sq. Ft.)
BAPTIST CHURCH ROAD PARCEL "C"	
EXISTING ROW AREA =	0.0153 Ac± (666.17 Sq. Ft.)
ADDITIONAL ROW DEDICATION =	0.0072 Ac± (315.43 Sq. Ft.)
COMBINED ROW TOTAL PARCEL "C" =	0.0225 Ac± (983.60 Sq. Ft.)
HUNTERDON COUNTY ROUTE No. 625	
EXISTING ROW AREA =	0.1333 Ac± (5,807.88 Sq. Ft.)
ADDITIONAL ROW DEDICATION =	0.1406 Ac± (6,096.79 Sq. Ft.)
COMBINED TOTAL ROUTE No. 625 =	0.2733 Ac± (11,904.67 Sq. Ft.)

TOTAL ROW ACREAGE IN TOWNSHIP & COUNTY ROADS = 1.4113 ACRES± (61,478 Sq. Ft.)

NORTH

NOTES:

1. All bearings shown are referenced to the New Jersey State Plane Coordinate Zone New Jersey (NY East - 1983) from observations made by Thomas L. Yager and Associates, Annandale, New Jersey in March 1998. All field observations were completed utilizing carrier phase GPS equipment.

2. Subject to an easement granted to the Lehigh Valley Railroad Company located in the northeasterly portion of Block 19, Lot 12 adjacent to Hunterdon County Route 625 and as shown on map titled "Right-of-Way and Track Map Main Line Lehigh Valley Railroad of New Jersey," dated June 30, 1917, drawing # V.3.50.

3. The title line located along Block 17, Lot 6 and Block 17, Lot 8 was established from adjoining property monumentation found. Deed Book 1028, Page 454 refers to a wood stake and a stone monument located on the line of land of A.P. Hoffman. Both referenced points are described as being on the "southerly side of a dirt road". The wood stake and stone monument were not found in the field. Deed Book 1028, Page 454 makes no reference to additional corner monumentation to establish the location of Block 17, Lot 8.

4. Subject to the rights of others for ingress/egress to Block 19 Lots 8,7 & 5 over an existing dirt and gravel driveway located on Block 19 Lot 12.

5. Subject to a reservation of a 10' wide strip of land located on Block 19 Lot 12.04 to be used as a portion of a future right-of-way for ingress and egress from subject premises to Baptist Church Road, including maintenance agreement concerning same as set forth in Deed Book 816, page 134.

6. Subject together with the use of a 50' wide right-of-way for ingress and egress from subject premises Block 19 Lot 12.04 to Baptist Church Road, including maintenance agreement concerning same as set forth in Deed Book 816, page 134.

7. Subject to the rights of the public in Hunterdon County Route 625 and Baptist Church Road along Courses Numbered 19, 43, 52 & 58.

8. Subject to an existing drainage swale located on adjoining Block 19, Lot 2

21. Map titled: "Right-of-Way and Track Map Main Line Lehigh Valley Railroad of New Jersey" dated June 30, 1917, drawing #V.3.50.

22. Map titled: "Right-of-Way and Track Map Main Line Lehigh Valley Railroad of New Jersey" dated June 30, 1917, drawing #V.3.51.

23. Map titled: "Subdivision of Land for Guarantee Land Improvement Corporation (Block 19, Lot 12 - Portion)" prepared by Bohren and Bohren Engineering Associates Inc., dated September 1976 (Revised to 9-8-77), drawing #UT19-12.

24. Map titled: "Final Plat, Stonebridge at Juliand, Section I" prepared by Robert C. Bogart & Associates, dated April 2, 1985 (Revised June 17,1988), Hunterdon County Filed Map #607.

25. Map titled: "Boundary Survey of Premises Known as Lots 2 and 14 Block 19" prepared by H. John Hamilton II, P.L.S., dated May 5, 1983 (Revised to September 9, 1983), drawing #8742.

26. Map titled: "Map of Survey Block 19, Lot 7" prepared by George Richman, P.L.S., dated April 15, 1980, drawing #86-628.

27. Map titled: "Minor Subdivision of Block 17, Lot 2" prepared by Thomas L. Yager and Associates, dated September 11, 1984, drawing #YU17-2.

28. Map titled: "Final Plan Country Acres I - Union" prepared by Van Cleef Engineering Associates, dated June 12, 1975, Map #73-4-U Hunterdon County Filed Map #495.

29. Map titled: "Minor Subdivision of Lands of Ione Hulsine (Block 17 Lot 2 (portion))" prepared by Robert C. Bogart and Associates, dated April 28, 1977, drawing #U17-2.

30. Map titled: "Plan of Survey for David W. Case and Cynthia D. Case, Block 17, Lot 2" prepared by Robert E. Harrison, P.L.S., dated December 6, 1900

31. Map titled: "Map of [illegible] prepared by [illegible] dated April 10, 1974, drawing