

SIGHT EASEMENT RESTRICTIONS

1. AT A HEIGHT OF 2' TO 10' ABOVE THE SURFACE OF THE EDGE OF THE ADJOINING ROAD, THE AREA WITHIN THE EASEMENT SHALL BE KEPT CLEAR OF ALL OBJECTS, WHETHER NATURAL OR MANMADE, EXCEPT FOR REGULATORY TRAFFIC SIGNS INSTALLED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
2. THE PROPERTY OWNER SHALL HAVE A CONTINUING OBLIGATION TO COMPLY WITH THE PROVISIONS OF THE SIGHT EASEMENT.
3. THE TOWNSHIP SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ENTER THE LANDS SUBJECT TO THE EASEMENT FOR THE PURPOSE OF CORRECTING ANY VIOLATION OF PARAGRAPHS 1 & 2 ABOVE.

DRAINAGE EASEMENTS

1. CONSISTS OF THE RIGHT BUT NOT THE OBLIGATION OF UNION TOWNSHIP TO ERECT, CONSTRUCT, INSTALL, USE, REPLACE, REMOVE, MAINTAIN AND PRESERVE A DRAINAGE FACILITY OF ANY TYPE UPON AND OVER SUCH AREA TOGETHER WITH THE RIGHT OF ENTRY UPON SAID LANDS FOR THE PURPOSE OF MAINTAINING, INSPECTING, REMOVING, REPAIRING, CLEANING, RECONSTRUCTING AND REBUILDING SAID DRAINAGE FACILITIES AND APPURTENANCES.
2. ALL MAINTENANCE WITHIN THE LIMITS OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF LOT OWNER INCLUDING LAWN AND VEGETATION MAINTENANCE AND MAJOR MAINTENANCE OF STRUCTURES.
3. NO STRUCTURE OF ANY DESCRIPTION, OTHER THAN DRAINAGE FACILITIES APPROVED BY THE TOWNSHIP, SHALL BE ERECTED.
4. NO TOPSOIL, SAND, GRAVEL OR MATERIALS SHALL BE EXCAVATED OR REMOVED, UNLESS APPROVED BY THE TOWNSHIP.
5. NO FILL OF ANY KIND SHALL BE PERMITTED, UNLESS APPROVED BY THE TOWNSHIP.
6. NO DISPOSAL OF REFUSE OR WASTE MATERIALS OF ANY TYPE SHALL BE PERMITTED WITHIN THE LIMITS OF THE EASEMENT.
7. NO STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN THE LIMITS OF THE EASEMENT.

CONSERVATION EASEMENTS

1. NO TREES, SHRUBS OR VEGETATION SHALL BE REMOVED OR DESTROYED IN THE EASEMENTS.
2. NO TOPSOIL, SAND GRAVEL OR MINERALS SHALL BE EXCAVATED OR REMOVED FROM THE EASEMENT AREA.
3. NO FILL OF ANY KIND SHALL BE PERMITTED, INCLUDING THE PLACEMENT OF SOIL, CONSTRUCTION DEBRIS, LEAVES OR OTHER PLANT MATERIALS, NO DRAINAGE OF THE WETLAND AREA IS PERMITTED.
4. NO STRUCTURE OF ANY DESCRIPTION SHALL BE ERECTED.
5. NO GRADING OR STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN THE CONFINES OF THE EASEMENT.
6. THE WETLAND AND WETLAND TRANSITION AREAS WHICH ARE PROTECTED THROUGH THE WETLAND CONSERVATION EASEMENT ARE STATE AND FEDERALLY REGULATED AREAS PROTECTED BY THE NEW JERSEY FRESHWATER WETLAND PROTECTION ACT (N.J.S.A. 13:9B-1 et seq.). ANY CHANGES OR ENCROACHMENTS INTO THE WETLAND TRANSITION AREA MUST RECEIVE APPROVAL FROM THESE AGENCIES.

ND

MONUMENT TO BE SET
MONUMENT FOUND

Block 21.02

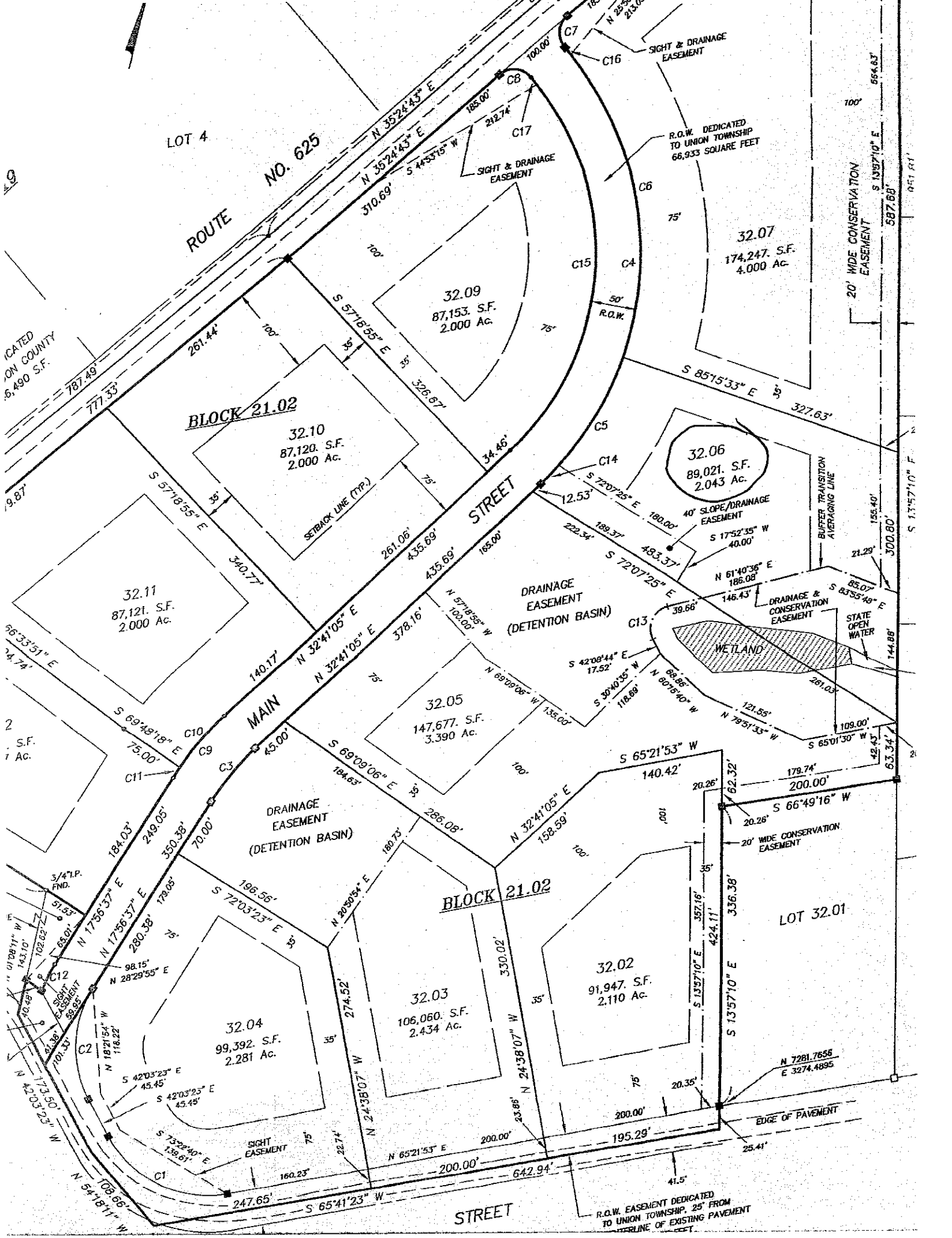
REVISION	DATE
PER TWP.	7-12-99

Templin Engineering Associates
Engineering - Surveying

861 EISENHOWER AVENUE
BRIDGEWATER, NJ 08807

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Robert L. G. [Signature]



ROUTE NO. 625

BLOCK 21.02

BLOCK 21.02

LOT 4

LOT 32.01

32.09
87,153. S.F.
2.000 Ac.

32.07
174,247. S.F.
4.000 Ac.

32.10
87,120. S.F.
2.000 Ac.

32.06
89,021. S.F.
2.043 Ac.

32.11
87,121. S.F.
2.000 Ac.

32.05
147,677. S.F.
3.390 Ac.

32.02
91,947. S.F.
2.110 Ac.

32.04
99,392. S.F.
2.281 Ac.

32.03
106,060. S.F.
2.434 Ac.

UNINCORPORATED
MAY COUNTY
6,490 S.F.

2
S.F.
1 Ac.

R.O.W. EASEMENT DEDICATED
TO UNION TOWNSHIP, 25' FROM
PERLINE OF EXISTING PAVEMENT

R.O.W. DEDICATED
TO UNION TOWNSHIP
66,933 SQUARE FEET

20' WIDE CONSERVATION
EASEMENT

DRAINAGE
EASEMENT
(DETENTION BASIN)

DRAINAGE
EASEMENT
(DETENTION BASIN)

DRAINAGE &
CONSERVATION
EASEMENT

WETLAND

BUFFER TRANSITION
AMERACING LINE

STATE OPEN
WATER

STREET

MAIN STREET

STREET

EDGE OF PAVEMENT

