

## RESOLUTION 2012-02

### WELLINGTON MANOR HOMEOWNERS' ASSOCIATION, INC., RESOLUTION REGARDING THE GRANTING OF AN EASEMENT FROM THE TOWNSHIP OF HOPEWELL CONCERNING THE LEXINGTON ISLANDS

**WHEREAS**, the Declarations of Covenants, Conditions, Easements and Restrictions for Wellington Manor and the By-Laws of the Association empower the Board of Trustees with all powers necessary for the proper conduct and administration of the Association, including the lands which comprise the property of the Association; and

**WHEREAS**, the site that comprises Wellington Manor received land use approval from the Hopewell Township Planning Board, which was granted in September 2002; and

**WHEREAS**, that approval included requirements that the Lexington Islands be improved by the Declarant and Developer, Beazer Homes, Inc., and be maintained by the Association; and

**WHEREAS**, as lands belonging to the Township of Hopewell, but maintained by the Wellington Manor Homeowners Association, Inc., an Easement granted by the Township of Hopewell to Wellington Manor Homeowners Association, Inc., is necessary; and

**WHEREAS**, the Township of Hopewell granted such Easement; and

**WHEREAS**, Wellington Manor Homeowners Association, Inc., seeks to accept such Easement; and

**WHEREAS**, the Board of Trustees feels that it is proper to establish and formally adopt this acceptance by adopting this Resolution regarding the Easement.

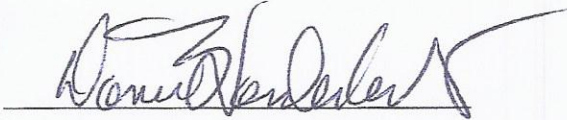
#### **NOW THEREFORE BE IT RESOLVED:**

1. The Board of Trustees of Wellington Manor Homeowners Association, Inc., hereby accepts the Easement granted by the Township of Hopewell.
2. The Board of Trustees of Wellington Manor Homeowners Association, Inc., hereby directs the appropriate officers to execute the Easement and return it to Hopewell Township Officials for filing with the Mercer County Clerk.
3. Upon adoption, the Board of Trustees shall have this Resolution filed with the Mercer County Clerk.

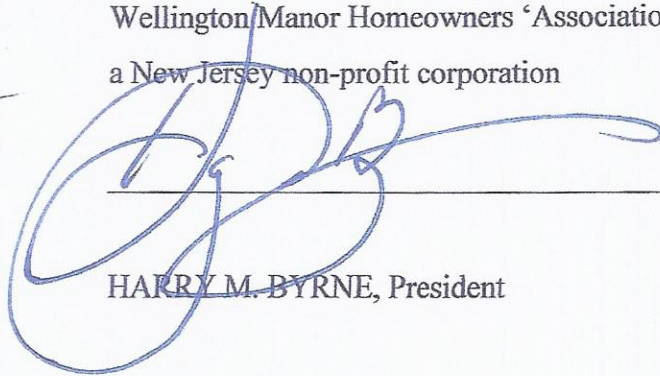
**IN WITNESS WHEREOF**, the Wellington Manor Homeowners' Association, Inc. has caused these presents to be signed and attested by its proper officers this <sup>25<sup>th</sup></sup> day of ~~June~~, 2012.

ATTEST:

Wellington Manor Homeowners Association, INC.,  
a New Jersey non-profit corporation



DAN VANDERGAST, Secretary



HARRY M. BYRNE, President

STATE OF NEW JERSEY:

: ss

COUNTY OF :

BE IT REMEMBERED, that on the 2<sup>nd</sup> day of June, 2012, before me, the subscriber, a notary public of the State of New Jersey, personally appeared DAN VANDERGAST, who being by duly sworn on her<sup>us</sup> oath, deposes and makes proof to my satisfaction that she is the Secretary of the Association named in the within Instrument and HARRY M. BYRNE, is the President of said Association; the execution, as well as the make of this Instrument, has been duly authorized by a proper resolution of said Association; that the deponent well knows the corporate seal of said Association; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President and Secretary and for the voluntary act and deed of said Association, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

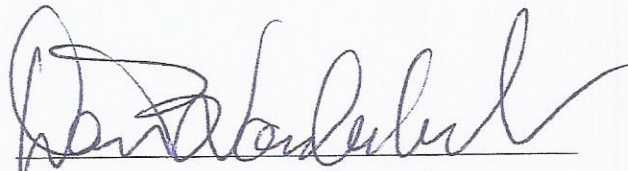
Sworn and subscribed

to before me on the above date.



CLARA LUCY KUPPE  
NOTARY PUBLIC  
NEW JERSEY

My Commission Expires 6-25-16



DANIEL VANDERGAST, Secretary

RECORD AND RETURN TO:

Michael Fedun, Esquire  
SINGER & FEDUN, L.L.C.  
Attorneys at Law  
P.O. Box 134  
Belle Mead, NJ 08502



**INSTR # 2013054855**  
 D BK 6179 PG 759 Pgs 759 - 773 (15 pgs)  
 RECORDED 09/25/2013 09:13:24 AM  
 PAULA SOLLAMI COVELLO, COUNTY CLERK  
 MERCER COUNTY, NEW JERSEY

**THE TOWNSHIP OF HOPEWELL and  
 THE WELLINGTON MANOR HOMEOWNER'S ASSOCIATION**

**EASEMENT**

**WHEREAS**, the Township of Hopewell (hereinafter referred to as the "Township"), a municipal corporation with a primary business address of 201 Washington Crossing - Pennington Road, Titusville, New Jersey, wishes to grant an easement to the Wellington Manor Homeowner's Association (hereinafter referred to as the "Association") over the traffic islands located in the Township's Right-of-Way of Lexington Drive, a public road.

**NOW THEREFORE**, in consideration of the sum of One Dollar (\$1.00) paid to the Township by the Association, and other good and valuable consideration, the parties agree as follows:

1. The Township hereby grants to the Wellington Manor Homeowner's Association an easement over the traffic islands located in the Township's Right-of-Way of Lexington Drive as more specifically described in the attached metes and bounds descriptions.
2. The easement will grant to the Association the right to enter, utilize and maintain the easement area.
3. The Association may install plantings and/or structures in the easement area. In the event that it is necessary for the Township to disturb such plantings or structures in the course of maintaining the Right of Way the Township shall provide the Association with five (5) days written notice of its need to perform any work within the bounds of easement area. The Association shall be responsible for removing plantings or structures from the easement area in order to allow the Township to access the easement area.

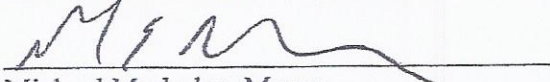
ADS  
 1599  
 Hop.  
 #173

#16075

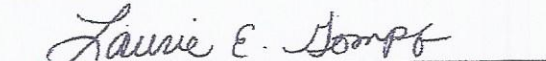
4. In the event of an emergency the Township shall have the right to make entry without notice. In the event of an emergency the Township will exercise reasonable care in removing plantings or structures from the easement area.
5. The Township shall not be responsible for any damage caused to any plantings or structures located in the easement area.
6. The Association agrees that it alone will be responsible for maintaining the easement area, including maintaining any and all plantings or structures in a manor consistent with the applicable Township code provisions.
7. The Association agrees to indemnify and hold harmless the Township from and against all claims, actions, demands, and liabilities based on property damage and/or personal injury including wrongful death occasioned by any act or omission occurring in the easement area; except for any injury or physical damage which is caused solely by the act or omission of the Township, its officers, employees, agents and their successors and assigns.

IN WITNESS WHEREOF, the Township and the Association have hereunto fixed their hands and seals on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.


**EXECUTED AND SWORN BY:**

  
 Michael Markulec, Mayor  
 Township of Hopewell

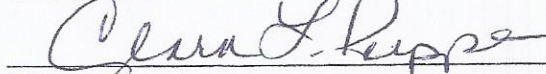
**ATTEST:**

  
 Laurie E. Gompf, Municipal Clerk  
 Township of Hopewell

**EXECUTED AND SWORN BY:**

  
 Signature on behalf of  
 The Wellington Manor Homeowner's Association

**WITNESS:**

  
 Witness Signature

**HARRY M. BYRNE, PRESIDENT**  
 Print Name

**Clara L. Kuppe**  
 Print Witness Name

**ACKNOWLEDGEMENT  
THE TOWNSHIP OF HOPEWELL**

STATE OF NEW JERSEY }

} ss:

COUNTY OF MERCER }

I, Laurie E. Gompf certify that on the 23<sup>rd</sup> day of April, 2012,

Michael Markulec, personally came before me and stated to my satisfaction that he:

(a) Is the Hopewell Township Mayor; and

(b) That he had the legal authority to sign this Easement on behalf of Hopewell Township.

Signed and Sworn before me on:

The 23<sup>rd</sup> day of April, 2012

Laurie E. Gompf

Signature  
Notary Public of the State of New Jersey

Laurie E. Gompf

Print Name  
Notary Public of the State of New Jersey

**LAURIE E. GOMPFF  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 3/20/2013**



*adm*

TOWNSHIP OF HOPEWELL  
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 08-1445

AN ORDINANCE GRANTING AN EASEMENT TO THE  
WELLINGTON MANOR HOMEOWNER'S ASSOCIATION

WHEREAS, the Wellington Manor Homeowner's Association (Association), the governing body for the development commonly known as Wellington Manor, wishes to obtain and easement over the traffic islands located within the Township Right-of-Way of Lexington Drive, for the purpose of installing plantings and structures for use by the residents of the development; and

WHEREAS, the Association has agreed that it will be responsible for maintaining the easement area, including maintaining any and all plantings or structures, in a manor consistent with the applicable Township code provisions; and


WHEREAS, the easement attached hereto has been reviewed and approved by the Township Engineer;

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Hopewell, in the County of Mercer, State of New Jersey, that the Township of Hopewell:


1. Hereby grants an Easement to the Wellington Manor Homeowner's Association, in the form attached hereto for the purpose of installing plantings and/or structures in the easement area.
2. Hereby authorizes the Mayor to sign the Easement on behalf of the Township of Hopewell.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon publication in accordance with law.

Date Introduced: October 14, 2008  
Date Advertised: October 30, 2008  
Date Adopted: November 10, 2008

  
\_\_\_\_\_  
Vanessa Sandom  
Mayor

Attest:

  
Annette C. Bielawski  
Municipal Clerk



PRINCETON JUNCTION ENGINEERING, P.C.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

BRYCE M. RITTENHOUSE, P.E., L.S. & P.P.\*  
D. GEOFFREY BROWN, P.E., L.S. & P.P.\*  
WESLEY J. LANE, L.S. & P.P.\*  
FRANK J. FALCONE, L.S. & P.P.\*  
TED W. PIVOVARNICK, L.S.  
MARTIN D. KATZ, L.S.

7811-98-04

NORTH POST ROAD  
P.O. Box 810  
PRINCETON JUNCTION, NJ 08580  
809.799.1906  
FAX: 809.799.1524  
EMAIL: PJEPC@PJEPC.COM  
\*NJ & PA LICENSED

February 28, 2007

Description of a Traffic Control Island, within the variable-width Lexington Drive right-of-way, running through lands of Wellington Manor at Hopewell located in Hopewell Township, Mercer County, New Jersey.

**Beginning** at a point on the curb in the right of way of Lexington Drive (variable right-of-way), said point being the following three courses from the intersection of a northwesterly line of Wellington Drive (variable right-of-way) and the said northerly line of Lexington Drive: a). North  $72^{\circ}53'04''$  West, along the northerly line of Lexington Drive, a distance of 13.25 feet to a point; thence b). North  $56^{\circ}51'47''$  West, along the same, a distance of 172.99 feet to a point; thence c). South  $33^{\circ}08'13''$  West, through the Lexington Drive right-of-way, a distance of 31.00 feet to the Point of Beginning and running, thence


Along the curbed island in the right of way of Lexington Drive the following six courses:

1. South  $56^{\circ}51'47''$  East, a distance of 174.71 feet to a point of curvature; thence
2. Along a curve to the right having a radius of 6.00 feet, an arc distance of 16.75 feet, said curve having a chord of South  $23^{\circ}07'17''$  West, 11.82 feet to a point of tangency; thence
3. North  $76^{\circ}53'39''$  West, a distance of 71.91 feet to a point of curvature; thence
4. Along a curve to the right having a radius of 227.00 feet, an arc distance of 79.36 feet, said curve having a chord of North  $66^{\circ}52'43''$  West, 78.96 feet to a point of tangency; thence
5. North  $56^{\circ}51'47''$  West, a distance of 31.45 feet to a point of curvature; thence
6. Along a curve to the right having a radius of 25.00 feet, an arc distance of 78.54 feet, said curve having a chord of North  $33^{\circ}08'12''$  East, 50.00 feet to the **Point of Beginning**.

Containing 7,741 sq.ft. or 0.178 acres of land.

Being shown on plans entitled: "Final Plat - Section 1 Sheet 1 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" and "Final Plat - Section 2 Sheet 2 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" Scale: 1"=100', Dated: 7/17/02, prepared by Princeton Junction Engineering, P.C., Princeton Junction, New Jersey and filed in the Mercer County Clerk's Office on October 9, 2002 as map nos. 3832 and 3832A.

Description prepared by Martin D. Katz, Professional Land Surveyor License No. 36249.

  
Martin D. Katz P.L.S. No. 36249





PRINCETON JUNCTION ENGINEERING, P.C.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

BRYCE M. RITTENHOUSE, P.E., L.S. & P.P.\*  
D. GEOFFREY BROWN, P.E., L.S. & P.P.  
WESLEY J. LANE, L.S. & P.P.\*  
FRANK J. FALCONE, L.S. & P.P.  
TED W. PIVOVARNICK, L.S.  
MARTIN D. KATZ, L.S.

B

NORTH POST ROAD  
P.O. BOX 610  
PRINCETON JUNCTION, NJ 08550  
609.799.1906  
FAX: 609.799.1524  
EMAIL: PJEPC@PJEPC.COM  
\*NJ & PA LICENSED

February 28, 2007

Description of a Traffic Control Island, within the variable-width Lexington Drive right-of-way, running through lands of Wellington Manor at Hopewell located in Hopewell Township, Mercer County, New Jersey.

**Beginning** at a point on the curb in the right of way of Lexington Drive (variable right-of-way), said point being the following three courses from the intersection of a northwesterly line of Wellington Drive (variable right-of-way) and the said northerly line of Lexington Drive: a). North  $72^{\circ}53'04''$  West, along the northerly line of Lexington Drive, a distance of 13.25 feet to a point; thence b). North  $56^{\circ}51'47''$  West, along the same a distance of 364.02 feet to a point; thence c). South  $33^{\circ}08'13''$  West, through the Lexington Drive right-of-way a distance of 31.00 feet to the Point of Beginning and running, thence

Along the curbed island in the right of way of Lexington Drive the following 17 courses:

1. South  $56^{\circ}51'47''$  East, a distance of 118.10 feet to a point of curvature; thence
2. Along a curve to the right having a radius of 24.00 feet, an arc distance of 78.87 feet, said curve having a chord of South  $37^{\circ}16'39''$  West, 47.88 feet to a point of concentric curvature; thence
3. Along a curve to the right having a radius of 221.81 feet, an arc distance of 45.20 feet, said curve having a chord of North  $42^{\circ}44'41''$  West, 45.12 feet to a point of tangency; thence
4. North  $36^{\circ}49'56''$  West, a distance of 58.88 feet to a point of curvature; thence
5. Along a curve to the left having a radius of 106.00, an arc distance of 59.20, said curve having a chord of North  $52^{\circ}49'53''$  West, 58.43 feet to a point of concentric curvature; thence
6. Along a curve to the left having a radius of 206.00 feet, an arc distance of 200.66 feet, said curve having a chord of South  $83^{\circ}15'53''$  West, 192.82 feet to a point of tangency; thence
7. South  $55^{\circ}21'37''$  West, a distance of 302.19 feet to a point of curvature; thence
8. Along a curve to the right having a radius of 194.00 feet, an arc distance of 61.20 feet, said curve having a chord of South  $64^{\circ}23'52''$  West, 60.95 feet to a point of tangency; thence
9. South  $73^{\circ}26'06''$  West, a distance of 54.33 feet to a point of curvature; thence
10. Along a curve to the left having a radius of 256.00 feet, an arc distance of 123.36 feet, said curve having a chord of South  $59^{\circ}37'48''$  West, 122.17 feet to a point of tangency; thence
11. South  $45^{\circ}49'30''$  West, a distance of 289.97 feet to a point of curvature; thence
12. Along a curve to the right having a radius of 25.00 feet, an arc distance of 78.54 feet, said curve having a chord of North  $44^{\circ}10'30''$  West, 50.00 feet to a point of concentric curvature; thence
13. Along a curve to the right having a radius of 219.00 feet, an arc distance of 76.56 feet, said curve having a chord of North  $55^{\circ}50'26''$  East, 76.17 feet to a point of tangency; thence

PRINCETON JUNCTION ENGINEERING, P.C.

Traffic Island Description

February 28, 2007


Page 2 of 2

14. North  $65^{\circ}51'22''$  East, a distance of 51.98 feet to a point of curvature; thence
15. Along a curve to the left having a radius of 181.00 feet, an arc distance of 63.28 feet, said curve having a chord of North  $55^{\circ}50'26''$  East, 62.96 feet to a point of tangency; thence
16. North  $45^{\circ}49'30''$  East, a distance of 441.37 feet to a point of curvature; thence
17. Along a curve to the right having a radius of 369.00 feet, an arc distance of 497.91 feet, said curve having a chord of North  $84^{\circ}28'51''$  East, 460.99 to the **Point of Beginning**.

Containing 58,154 sq.ft. or 1.335 acres of land.

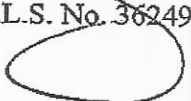
Being shown on plans entitled: "Final Plat - Section 1 Sheet 1 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" and "Final Plat - Section 2 Sheet 2 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" Scale: 1"=100', Dated: 7/17/02, prepared by Princeton Junction Engineering, P.C., Princeton Junction, New Jersey and filed in the Mercer County Clerk's Office on October 9, 2002 as map nos. 3832 and 3832A.

Description prepared by Martin D. Katz, Professional Land Surveyor License No. 36249.



---

Martin D. Katz P.L.S. No. 36249





PRINCETON JUNCTION ENGINEERING, P.C.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

BRYCE M. RITTENHOUSE, P.E., L.S. & P.P.\*  
D. GEOFFREY BROWN, P.E., L.S. & P.P.  
WESLEY J. LANE, L.S. & P.P.\*  
FRANK J. FALCONE, L.S. & P.P.  
TED W. PIVOVARNICK, L.S.  
MARTIN D. KATZ, L.S.

C

NORTH POST ROAD  
P.O. BOX 610  
PRINCETON JUNCTION, NJ 08550  
609.799.1906  
FAX: 609.799.1524  
EMAIL: PJEPC@PJEPC.COM  
\*NJ & PA LICENSED

February 28, 2007

Description of a Traffic Control Island, within the variable-width Lexington Drive right-of-way, running through lands of Wellington Manor at Hopewell located in Hopewell Township, Mercer County, New Jersey.

**Beginning** at a point on the curb in the right of way of Lexington Drive (variable right-of-way), said point being the following two courses from the southerly terminus of a transition line connecting the northerly right of way line of said Lexington Drive and the westerly right way line of Buckingham Court (50.00 foot ROW): a). South  $45^{\circ}49'30''$  West, along the northerly line of Lexington Drive, a distance of 73.09 feet to a point; thence b). South  $44^{\circ}10'30''$  East, through the Lexington Drive right-of-way a distance of 31.00 feet to the Point of Beginning, and running; thence

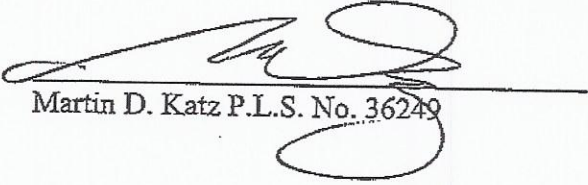
Along a curb island in the right of way of Lexington Drive the following five courses:

1. North  $45^{\circ}49'30''$  East, a distance of 73.09 feet to a point of curvature; thence
2. Along a curve to the right having a radius of 25.00 feet, an arc distance of 78.54 feet, said curve having a chord of South  $44^{\circ}10'30''$  East, 50.00 feet to a point of concentric curvature; thence
3. Along a curve to the right having a radius of 219.00 feet, an arc distance of 76.56 feet, said curve having a chord of South  $55^{\circ}50'26''$  East, 76.17 feet to a point of tangency; thence
4. South  $65^{\circ}51'22''$  West, a distance of 4.57 feet to a point of curvature; thence
5. Along a curve to the right having a radius of 18.14 feet, an arc distance of 50.65 feet, said curve having a chord of North  $34^{\circ}09'34''$  East, 35.73 feet to a the **Point of Beginning**.

Containing 4,853 sq.ft. or 0.111 acres of land.

Being shown on plans entitled: "Final Plat - Section 1 Sheet 1 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" and "Final Plat - Section 2 Sheet 2 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" Scale: 1"=100', Dated: 7/17/02, prepared by Princeton Junction Engineering, P.C., Princeton Junction, New Jersey and filed in the Mercer County Clerk's Office on October 9, 2002 as map nos. 3832 and 3832A.

Description prepared by Martin D. Katz, Professional Land Surveyor License No. 36249.

  
Martin D. Katz P.L.S. No. 36249



PRINCETON JUNCTION ENGINEERING, P.C.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

BRYCE M. RITTENHOUSE, P.E., L.S. & P.P.\*  
D. GEOFFREY BROWN, P.E., L.S. & P.P.\*  
WESLEY J. LANE, L.S. & P.P.\*  
FRANK J. FALCONE, L.S. & P.P.\*  
TED W. PIVOVARNICK, L.S.  
MARTIN D. KATZ, L.S.

D

NORTH POST ROAD  
P.O. BOX 610  
PRINCETON JUNCTION, NJ 08550  
809.788.1968  
FAX: 809.799.1524  
EMAIL: PJEPC@PJEPC.COM  
\*NJ & PA LICENSED

February 28, 2007

Description of a Traffic Control Island, within the variable-width Lexington Drive right-of-way, running through lands of Wellington Manor at Hopewell located in Hopewell Township, Mercer County, New Jersey.

**Beginning** at a point on the curb in the right of way of Lexington Drive (variable right-of-way), said point being the following two courses from the southerly end a transition line connecting the northerly right of way line of said Lexington Drive and the westerly right way line of Buckingham Court (50.00 foot ROW): **a).** South 45°49'30" West, along the northerly line of Lexington Drive, a distance of 134.74 feet to a point; **thence b).** South 44°10'30" East, through the Lexington Drive right-of-way a distance of 31.00 feet to the Point of Beginning, and running; **thence**

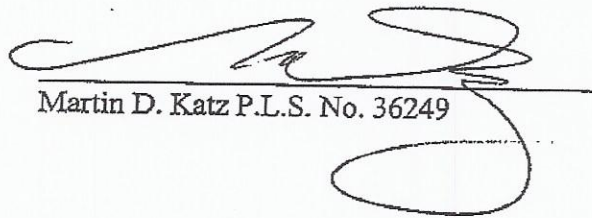
Along a curb island in the right of way of Lexington Drive the following five courses:

1. North 45°49'30" East, a distance of 13.81 feet to a point of curvature; **thence**
2. Along a curve to the right having a radius of 9.69 feet, an arc distance of 33.83, said curve having a chord of South 34°09'33" East, 19.09 feet to a point of tangency; **thence**
3. South 65°51'22" West, a distance of 33.54 feet to a point of curvature; **thence**
4. Along a curve to the right having a radius of 4.00 feet, an arc distance of 11.35, said curve having a chord of North 32°51'53" West, 7.91 feet to a point of compound curvature; **thence**
5. Along a curve to the left having a radius of 431.00 feet, an arc distance of 19.48, said curve having a chord of North 47°07'11" East, 19.48 feet to the **Point of Beginning.**

Containing 641 sq.ft. or 0.015 acres of land.

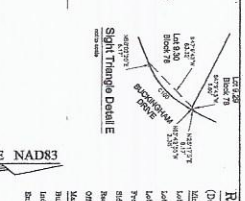
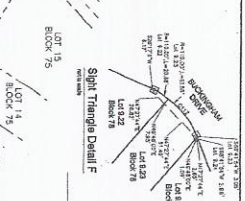
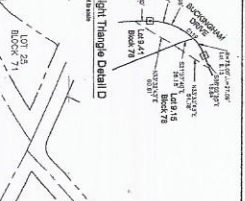
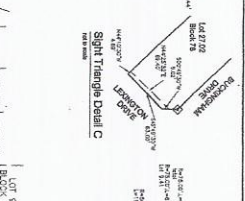
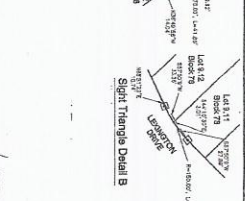
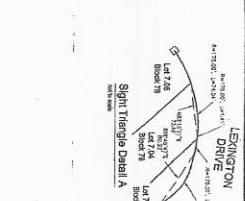
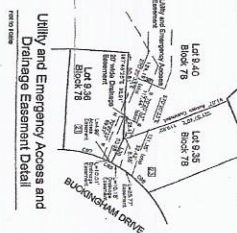
Being shown on plans entitled: "Final Plat - Section 1 Sheet 1 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" and "Final Plat - Section 2 Sheet 2 of 3 of Lots 7, 9 & 27, Block 78, for Wellington Manor at Hopewell, Hopewell Township, Mercer County, New Jersey" Scale: 1"=100', Dated: 7/17/02, prepared by Princeton Junction Engineering, P.C., Princeton Junction, New Jersey and filed in the Mercer County Clerk's Office on October 9, 2002 as map nos. 3832 and 3832A.

Description prepared by Martin D. Katz, Professional Land Surveyor License No. 36249.



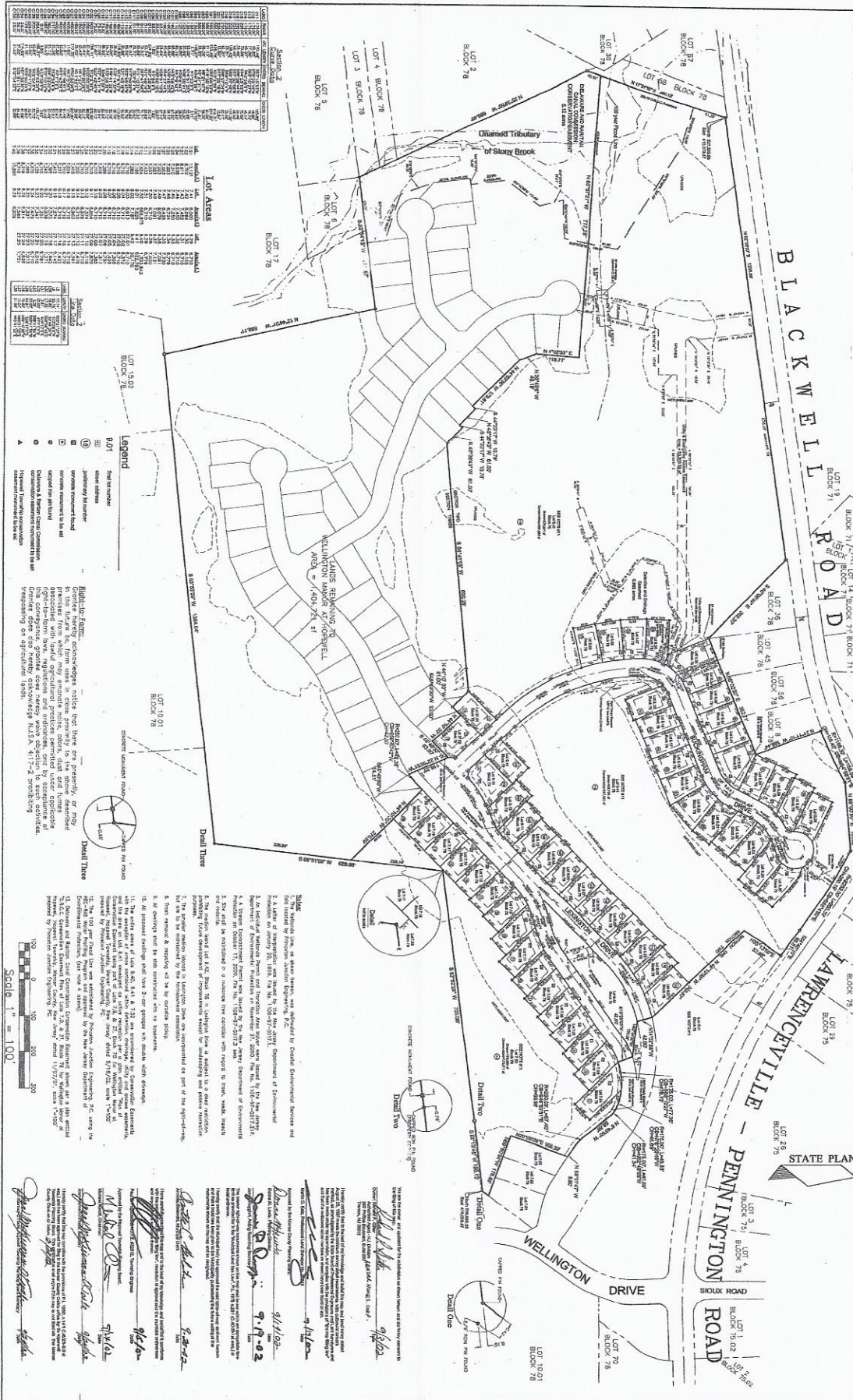
Martin D. Katz P.L.S. No. 36249





**R-100-G Zoning Data**  
(Dated Single Family Age 55+ Option)

Item	Minimum	Maximum	Notes
Lot Area	4,000	square feet	6,710
Lot Width	60	feet	60
Front Yard	30	feet	30
Side Yard	5	feet	5
Back Yard	5	feet	5
Open Space	5	percent	5
Maximum Height	35	feet	35
Maximum Density	10	units per acre	10
Maximum Coverage	50	percent	50
Maximum Front Coverage	50	percent	50
Maximum Side Coverage	50	percent	50
Maximum Back Coverage	50	percent	50



**FINAL SUBDIVISION PLANS**  
**Final Plat - Section 2**  
**SHEET 2 OF 3**  
of the Final Plat for  
**Wellington Manor at Hopewell**  
Hopewell Township • Mercer County • New Jersey

**Martin D. Katz**  
NJ Professional Land Surveyor License No. 36289

**D. Geoffrey Brown**  
NJ Professional Engineer License No. 34227

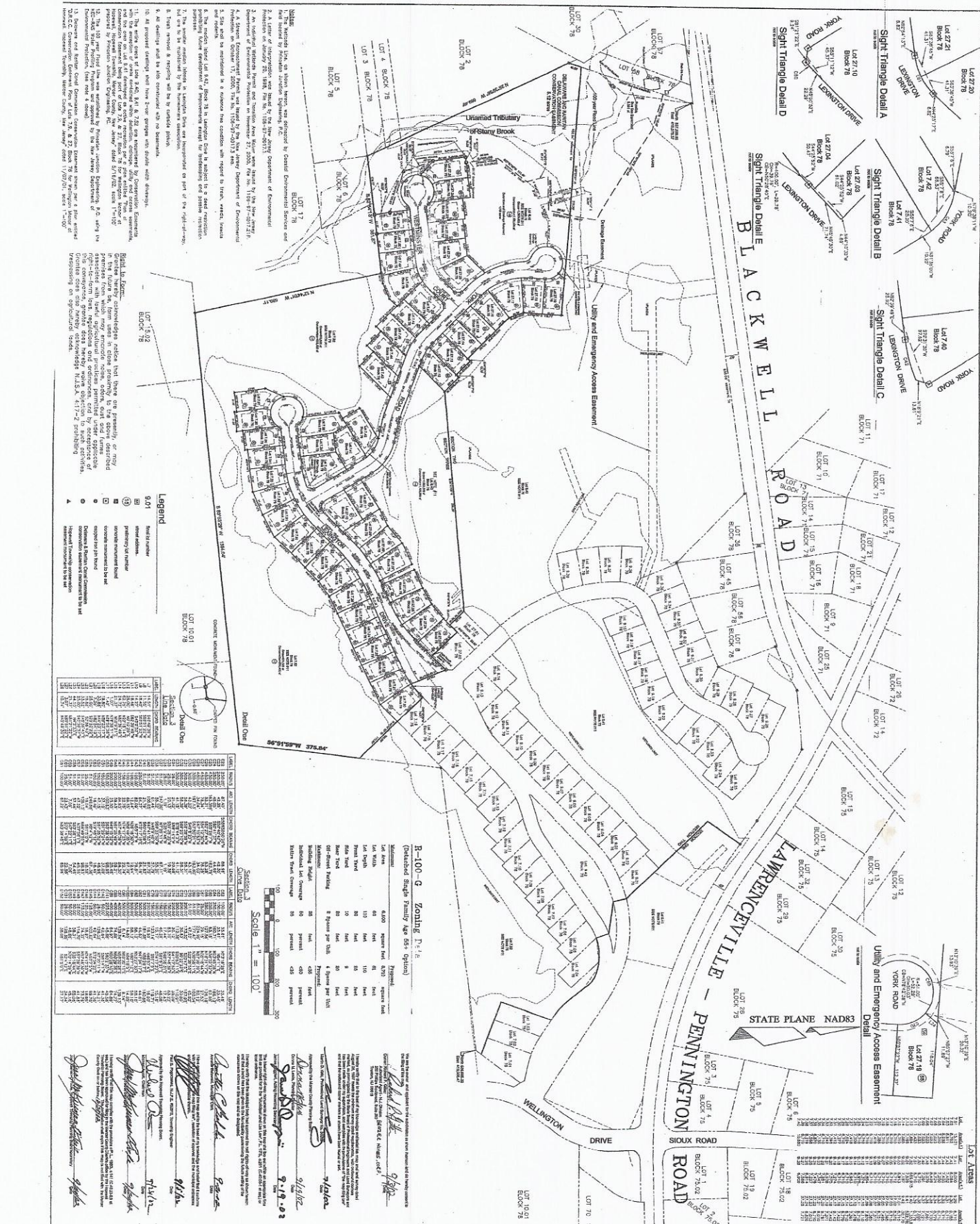
**Princeton Junction Engineering, P.C.**  
Professional Engineers, Land Surveyors and Planners  
P.O. Box 618 - 53 North Post Road  
Princeton Junction, New Jersey 08550  
Telephone: 609.799.2596 Fax: 609.799.1524 Email: pje@princetonjnj.com

**PEAPLS**  
No. 13453  
No. 24327  
No. 30789  
No. 32818  
No. 32819  
No. 32820

Revision	Description	Date

**Map # 3832 A**

**FILED**  
OCT 01 2002



**Final Plat - Section 3**  
SHEET 3 OF 3  
of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
Wellington Manor at Hopewell  
Hopewell Township • Mercer County • New Jersey

**Martin D. Katz**  
NJ Professional Land Surveyor License No. 36249  
*Martin D. Katz*  
**D. Geoffrey Brown**  
NJ Professional Land Surveyor License No. 34227  
*D. Geoffrey Brown*

**Princeton Junction Engineering, P.C.**  
Professional Engineers, Land Surveyors and Planners  
P.O. Box 610 - 53 North Post Road  
Princeton Junction, New Jersey 08550  
Telephone: 609.799.1806 Facsimile: 609.799.1524 Email: pje@pje.com

Scale 1" = 100'

Legend

- 0.01
- 0.02
- 0.03
- 0.04
- 0.05
- 0.06
- 0.07
- 0.08
- 0.09
- 0.10
- 0.11
- 0.12
- 0.13
- 0.14
- 0.15
- 0.16
- 0.17
- 0.18
- 0.19
- 0.20
- 0.21
- 0.22
- 0.23
- 0.24
- 0.25
- 0.26
- 0.27
- 0.28
- 0.29
- 0.30
- 0.31
- 0.32
- 0.33
- 0.34
- 0.35
- 0.36
- 0.37
- 0.38
- 0.39
- 0.40
- 0.41
- 0.42
- 0.43
- 0.44
- 0.45
- 0.46
- 0.47
- 0.48
- 0.49
- 0.50
- 0.51
- 0.52
- 0.53
- 0.54
- 0.55
- 0.56
- 0.57
- 0.58
- 0.59
- 0.60
- 0.61
- 0.62
- 0.63
- 0.64
- 0.65
- 0.66
- 0.67
- 0.68
- 0.69
- 0.70
- 0.71
- 0.72
- 0.73
- 0.74
- 0.75
- 0.76
- 0.77
- 0.78
- 0.79
- 0.80
- 0.81
- 0.82
- 0.83
- 0.84
- 0.85
- 0.86
- 0.87
- 0.88
- 0.89
- 0.90
- 0.91
- 0.92
- 0.93
- 0.94
- 0.95
- 0.96
- 0.97
- 0.98
- 0.99
- 1.00

**MAP # 3P32B**



Revision	Description	Date