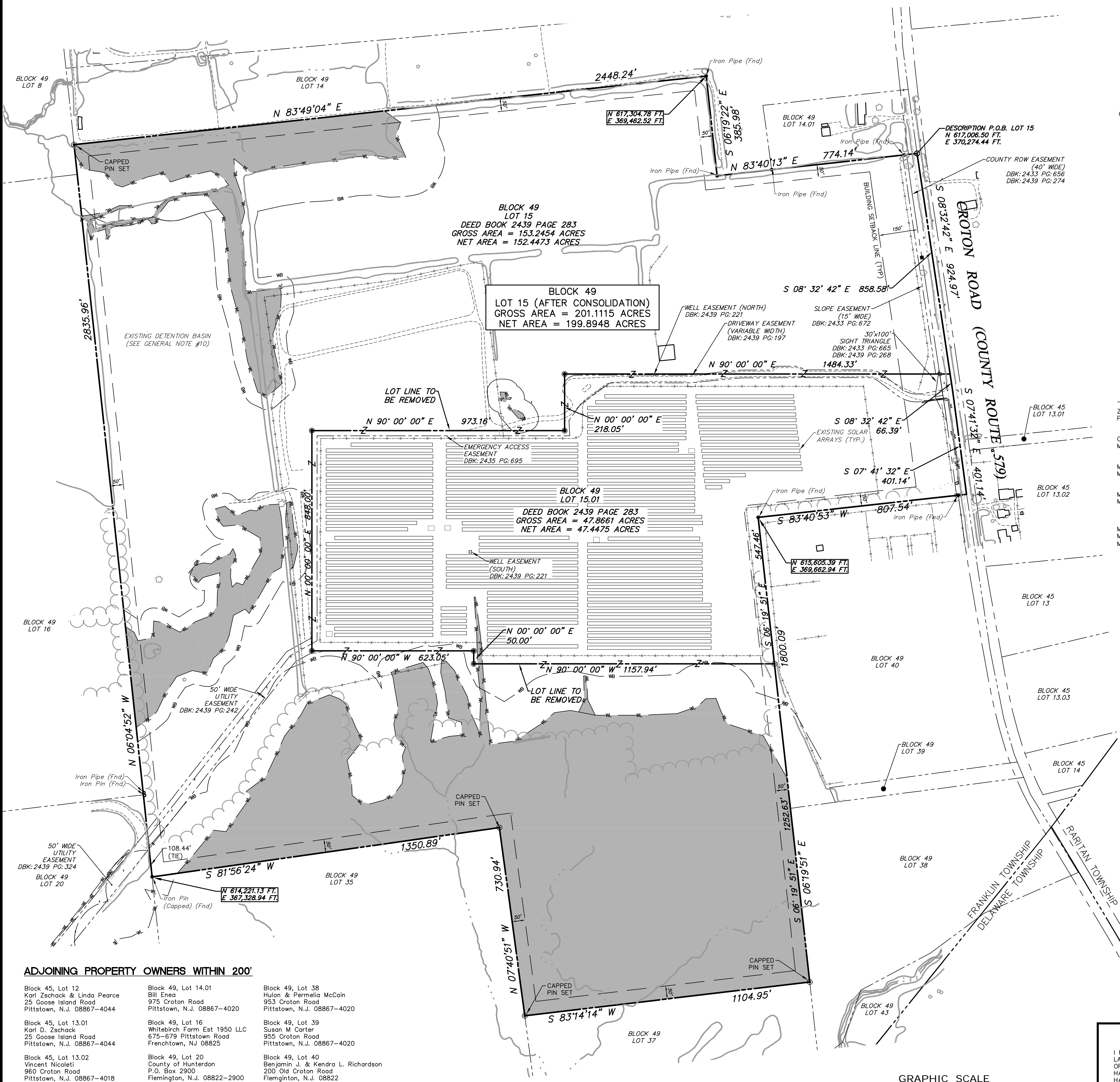


Franklin Township Tax Map: Sheet 15, Block 49, Lot 15 & Lot 15.01



**BLOCK 49
LOT 15 (AFTER CONSOLIDATION)
GROSS AREA = 201.1115 ACRES
NET AREA = 199.8948 ACRES**

**BLOCK 49
LOT 15.01
DEED BOOK 2439 PAGE 283
GROSS AREA = 47.8661 ACRES
NET AREA = 47.4475 ACRES**

ZONING SCHEDULE REQUIREMENTS

Zone: AR-7.0 Agricultural Residential Zone
Permitted Use: Agricultural Uses

CRITERIA	REQUIRED	EXISTING LOT 15.01	LANDS REM.
Minimum Lot Area	304,920 S.F. 7.0 ACRES	2,085,000 S.F. 47,866.1 ACRES	6,675,365 S.F. 153,245.4 ACRES
Minimum Improvable Area	80,000 S.F.	> 80,000 S.F.	> 80,000 S.F.
Minimum Lot Width	400 FT	471 FT	854 FT
at Right-of-Way	400 FT	488 FT	837 FT
Minimum Lot Depth	400 FT	> 400 FT	> 400 FT
Minimum Building Setbacks			
Front Yard	150 FT	150 FT	> 150 FT
Side Yard	50 FT	50 FT	51 FT
Rear Yard	50 FT	50 FT	> 50 FT
Maximum Height of Structure	35 FT	< 35 FT	< 35 FT
Maximum Impervious Coverage	10%	< 10 %	< 10 %
Maximum Floor Area Ratio	N/A		

GENERAL SURVEY NOTES:

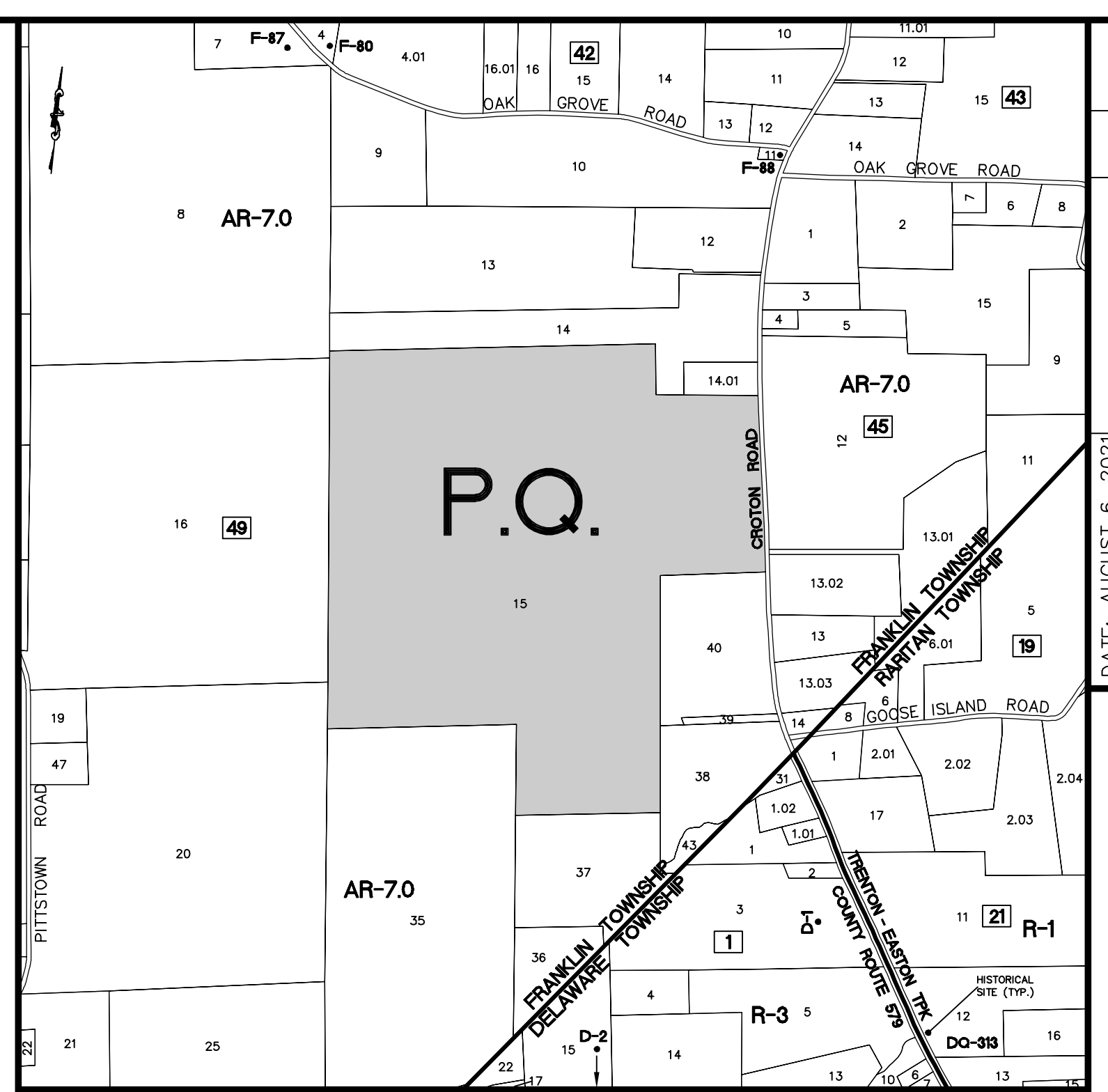
- PROPERTY KNOWN AS LOT 15 AND LOT 15.01 IN BLOCK 49 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF FRANKLIN, HUNTERDON COUNTY, NEW JERSEY, SHEET #15.
- GROSS LOT AREA = 201.1115 ACRES.
- THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- BOUNDARY INFORMATION SHOWN IS BASED UPON AN ON GROUND BOUNDARY SURVEY PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL DURING MAY 2016 AND JUNE 2016 PER A PLAN ENTITLED "WETLANDS LOCATION PLAN FOR CEP SOLAR LTD., BLOCK 49 LOT 15, FRANKLIN TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY" PREPARED BY THIS OFFICE, SHEETS 1 AND 2 OF 2 DATED JULY 22, 2016.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY CORTES & HAY TITLE AGENCY, INC., AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. ORN6327 DATED APRIL 28, 2016. THE PROPERTY IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND/OR EASEMENTS OF RECORD AS SHOWN WITHIN SCHEDULE B SECTION II OF THE TITLE BINDER.
- SITE TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAPHY DATED MARCH 25, 1998 AND MAPPING PREPARED BY MID-ATLANTIC PHOTOGRAMMETRIC SERVICES, INC., WITH SUPPLEMENTAL GROUND TOPOGRAPHY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL.
- HORIZONTAL DATUM IS BASED UPON NAD 1983 PER VRS RTK GPS OBSERVATIONS. VERTICAL DATUM IS BASED UPON NAVD 1988 PER VRS RTK GPS OBSERVATIONS.
- WETLANDS FLAGS RE-ESTABLISHED IN THE FIELD BY VAN CLEEF ENGINEERING ASSOCIATES PER EXPIRED LETTER OF INTERPRETATION #1010-05-0006.1 DATED JAN. 24, 2007. WETLANDS WERE EVALUATED AND THE FLAGS ADJUSTED AS NEEDED BY MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. DURING JUNE 2016 AND FIELD LOCATED BY VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL DURING JUNE 2016. NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION DATED MAY 3, 2017, FILE NO. 1010-05-0006.1 FW160001.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAPPING FOR FRANKLIN TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY (PANEL NUMBER 34019C0240F, EFFECTIVE DATE SEPTEMBER 25, 2009) INDICATES THAT NO FLOOD HAZARD AREAS EXTEND TO THE PROPERTY LIMITS.
- THE EXISTING DETENTION BASIN ON LOT 15 IS OWNED AND SHALL BE MAINTAINED BY THE OWNER OF LOT 15 AND THE TOWNSHIP IS GRANTED THE RIGHT TO CONDUCT ROUTINE INSPECTIONS OF THE BASIN AND SHALL BE PERMITTED, BUT NOT OBLIGATED, TO MAINTAIN THE BASIN, AT THE OWNER'S EXPENSE, IN THE EVENT THE OWNER FAILS TO DO SO.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED AUGUST 6, 2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND THAT THE OUTBOUND CORNERS AS SHOWN HAVE BEEN FOUND OR SET. SURVEY IS CERTIFIED TO MEET HORIZONTAL LOCAL ACCURACY OF 5 CM (2 INCHES) AT THE 95 PERCENT CONFIDENCE LEVEL. SURVEY IS CERTIFIED TO MEET THE HORIZONTAL NETWORK ACCURACY OF 30 CM (12 INCHES) AT THE 95 PERCENT CONFIDENCE LEVEL.

Carl M. Herrman
CARL M. HERRMAN, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. GS42271

DATE: AUGUST 6, 2021



KEY MAP

SCALE: 1"=1000'
TAX MAP SHEETS: 13, 14 & 15
FRANKLIN TOWNSHIP TAX MAP SHEET: 1
DELAWARE COUNTY TAX MAP SHEET: 7
RARITAN TOWNSHIP

VESTING INFORMATION:

PROPERTY IS VESTED IN QUAKERTOWN FARMS LLC PER DEED OF MINOR SUBDIVISION FROM QUAKERTOWN FARMS LLC DATED APRIL 18, 2018 AND RECORDED JUNE 13, 2018 IN THE HUNTERDON COUNTY CLERK'S OFFICE IN DEED BOOK 2439 PAGE 283.

OWNER / APPLICANT CERTIFICATIONS

THE UNDERSIGNED HEREBY DECLARES THAT THEY ARE THE OWNERS OF THE LAND DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS LOT CONSOLIDATION PLAN.

QUAKERTOWN FARMS, LLC _____ DATE
DAVID DEY HOLLANDER
PO BOX 370
QUAKERTOWN, NJ 08868

THE UNDERSIGNED HEREBY DECLARES THAT THEY ARE THE APPLICANT AND HEREBY CONSENT TO THE FILING OF THIS LOT CONSOLIDATION PLAN.

QUAKERTOWN SOLAR FARM II, LLC _____ DATE
GARY CICERO, MANAGING MEMBER
C/O STEVEN GOIN, ESQ.
125 HALF MILE ROAD, SUITE 300
RED BANK, NJ 07701

COUNTY APPROVAL BLOCK

APPROVED BY THE COUNTY BOARD OF SUPERVISORS

MUNICIPAL APPROVAL BLOCK

APPROVED BY THE FRANKLIN TOWNSHIP LAND USE BOARD

I HEREBY CERTIFY THAT THE LOTS AND BLOCKS INCLUDED ON THE MAP HAVE BEEN APPROVED BY THE TOWNSHIP.

MUNICIPAL CLERK _____ DATE
CHAIRPERSON _____ DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE

ADJOINING PROPERTY OWNERS WITHIN 200'

- | | | |
|---|--|---|
| Block 45, Lot 12
Karl Zschack & Linda Pearce
25 Goose Island Road
Pittstown, N.J. 08867-4044 | Block 49, Lot 14.01
Bill Enea
975 Croton Road
Pittstown, N.J. 08867-4020 | Block 49, Lot 38
Hulon & Permelia McCain
953 Croton Road
Pittstown, N.J. 08867-4020 |
| Block 45, Lot 13.01
Karl D. Zschack
25 Goose Island Road
Pittstown, N.J. 08867-4044 | Block 49, Lot 16
Whitebirch Farm Est 1950 LLC
675-679 Pittstown Road
Frenchtown, NJ 08825 | Block 49, Lot 39
Susan M Carter
955 Croton Road
Pittstown, N.J. 08867-4020 |
| Block 45, Lot 13.02
Vincent Nicoletti
960 Croton Road
Pittstown, N.J. 08867-4018 | Block 49, Lot 20
County of Hunterdon
P.O. Box 2900
Flemington, N.J. 08822-2900 | Block 49, Lot 40
Benjamin J. & Kendra L. Richardson
200 Old Croton Road
Flemington, N.J. 08822 |
| Block 49, Lot 8
Margarida Americo Lopes
241 Oak Grove Road
Pittstown N.J. 08867 | Block 49, Lot 35
County of Hunterdon
P.O. Box 2900
Flemington, N.J. 08822-2900 | Block 49, Lot 37
Featherbed Farms LLC
12650 Carmel Country #116
San Diego, CA 92130 |
| Block 49, Lot 14
Bill Enea
975 Croton Road
Pittstown, NJ 08867-4020 | | |

RIGHT TO FARM

GRANTEE HEREBY ACKNOWLEDGED NOTICE THAT THERE ARE PRESENTLY, OR MAY IN THE FUTURE BE, FARM USES ADJACENT OR IN CLOSE PROXIMITY TO THE WITHIN DESCRIBED PREMISES FROM WHICH FARM USE MAY EMANATE NOISE, ODORS, DUST, AND FUMES ASSOCIATED WITH AGRICULTURAL PRACTICES PERMITTED UNDER THE FRANKLIN TOWNSHIP RIGHT TO FARM ORDINANCE.

THE ABOVE NOTICE SHALL BE CONTAINED IN EACH AND EVERY DEED CONVEYING ALL OR ANY PORTION OF THE LANDS BEING HEREBY SUBDIVIDED.

DATE: AUGUST 6, 2021
SCALE: 1"=200'
DESIGNED BY: SLY
DRAWN BY: SLY
CHECKED BY: C.M.H.
JOB NO.: 1806-FH
REVISIONS
AUTH. DATE

BY: *Carl M. Herrman*
CARL M. HERRMAN, PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. GS42271

Consulting Civil Engineering
Municipal Engineering
Land Surveying
Professional Architecture
Landscape Architecture

Van Cleef
ENGINEERING ASSOCIATES

1128 ROUTE 38 NORTH, LEBANON, N.J. 08833
EASTERN AVENUE, SUITE 200, BIRMGHAM, AL 35203
PHONE (609) 752-9500 FAX (609) 752-9504
NJ LIC. CERT. NO. Z640812200

OFFICE: TREASURER/DEPT. OF LAND USE
N. EASTERN PA. AND DE.

LOT CONSOLIDATION PLAN FOR
QUAKERTOWN SOLAR FARM II, LLC
BLOCK 49 LOT 15
TOWNSHIP OF FRANKLIN
HUNTERDON COUNTY, NEW JERSEY