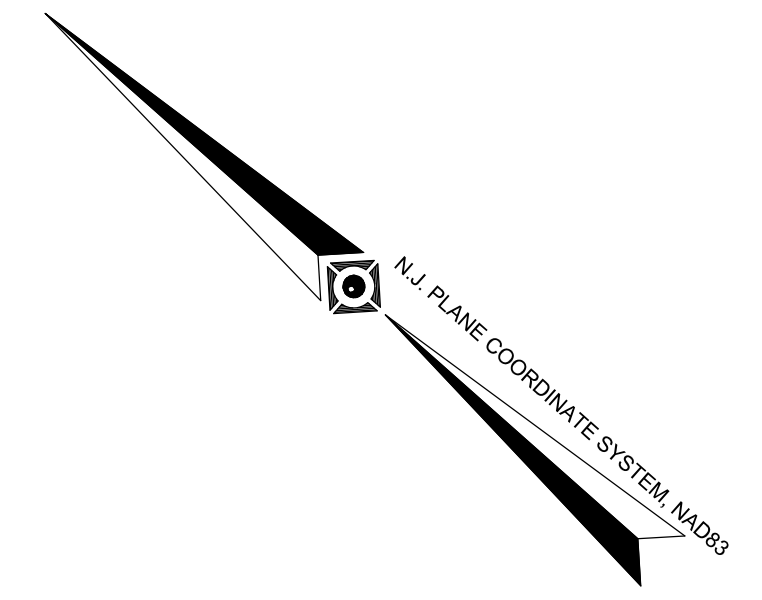
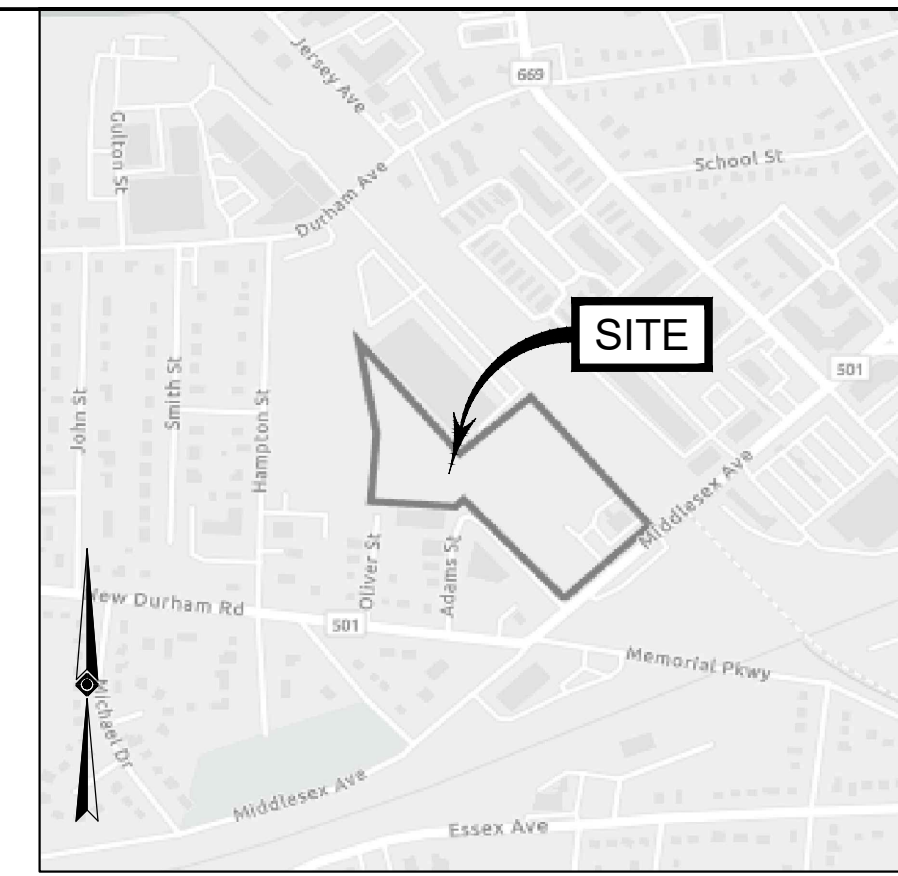


**LEGEND**

---	EXISTING CONTOUR	⊙	MONITORING WELL
×	EXISTING SPOT ELEVATION	⊙	MONITORING WELL ON CONC.
× TC	EXIST. TOP OF CURB ELEVATION	⊙	STREET LIGHT
× G	EXIST. GUTTER ELEVATION	⊙	TRAFFIC SIGNAL
× TW	EXIST. TOP OF WALL ELEVATION	⊙	TRAFFIC SIGNAL SIGN
× BW	EXIST. BOTTOM OF WALL ELEVATION	EM	ELECTRIC METER
× TI	EXIST. TOP OF ISLAND ELEVATION	GM	GAS METER
× BI	EXIST. BOTTOM OF ISLAND ELEVATION	GM	GAS METER SIGN
× FF	EXIST. FINISHED FLOOR ELEVATION	□	BOLLARD
× DS	EXIST. DOOR SILL ELEVATION	□	AREA LIGHT
○	HYDRANT	○	CLEAN OUT
○	GAS VALVE	○	PAINTED ARROWS
○	POINT INDICATOR VALVE	○	CHAIN LINK FENCE
○	UNKNOWN VALVE	○	D.C. DERESSED CURB
○	WATER VALVE	○	E.O.P. EDGE OF PAVEMENT
○	OVERHEAD WIRES	○	MC METAL COVER
○	UTILITY POLE	○	U.G. UNDER GROUND
○	UTILITY POLE/LIGHT POLE	○	DMH DRAINAGE/STORM MANHOLE
○	GUY WIRE	○	SMH SANITARY/SEWER MANHOLE
		○	CB INLET OR CATCH BASIN
		○	MH UNKNOWN MANHOLE
		○	PARKING SPACE COUNTER
		○	DEPRESSED CURB



- NOTES:**
- PROPERTIES KNOWN AS LOT 37, BLOCK 71, AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY. PROPERTY KNOWN AS LOT 37.01 PER REFERENCE #3 AND THE BOROUGH OF METUCHEN TAX ASSESSOR'S OFFICE.
  - AREA = 287,378 SQUARE FEET OR 6.597 ACRES.
  - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGUN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
  - EXISTING FIRM-BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER REF. #2.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS ARE BASED UPON NGVD 1929, REF. MON. #RW-1747 RIVET, ELEV. = 83.527'. CONVERSION TO NAVD 88 = -1.27'
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13:40-5.1 (d).

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, SHEET #17.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 61 OF 286", MAP NUMBER 34023C001F, EFFECTIVE DATE: JULY 6, 2010.
  - MAP ENTITLED "ALTAIACS LAND TITLE SURVEY, METUCHEN I & METUCHEN III, 215 NEW DURHAM AVENUE & 700 MIDDLESEX AVENUE, LOTS 37.01 & 37.02, BLOCK 71, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01-19-2011, LAST REVISED 04-20-2015 AS REVISION 8.
  - MAP ENTITLED "SITE PLAN, METUCHEN, I, L.L.C., PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION, PROPOSED BANKWAREHOUSE DEVELOPMENT, BLOCK 71-LOT 37, 700 MIDDLESEX AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, N.J.", PREPARED BY BOHLER ENGINEERING, P.C., DATED: 9-13-02, LAST REVISED: 6-6-03, SHEETS 7 & 8 OF 21.
  - MAP ENTITLED "GRADING PLAN, METUCHEN, I, L.L.C., PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION, PROPOSED BANKWAREHOUSE DEVELOPMENT, BLOCK 71-LOT 37, 700 MIDDLESEX AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, N.J.", PREPARED BY BOHLER ENGINEERING, P.C., DATED: 9-13-02, LAST REVISED: 4-11-03, SHEETS 9 & 10 OF 21.

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	REVISE TOPOGRAPHY ALONG FACTORY STREET	EM	TK	JDS	2023-04-28
2	REVISE PER REVIEW LETTER	-	UB	JDS	2023-04-14
1	REVISE VERTICAL DATUM TO NGVD29	-	TK	JDS	2023-04-06

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

04-28-2023 DATE

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #246504322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24627938600

FIELD DATE: 03-07-2023  
FIELD BOOK NO: 23-02  
FIELD BOOK PG: 33

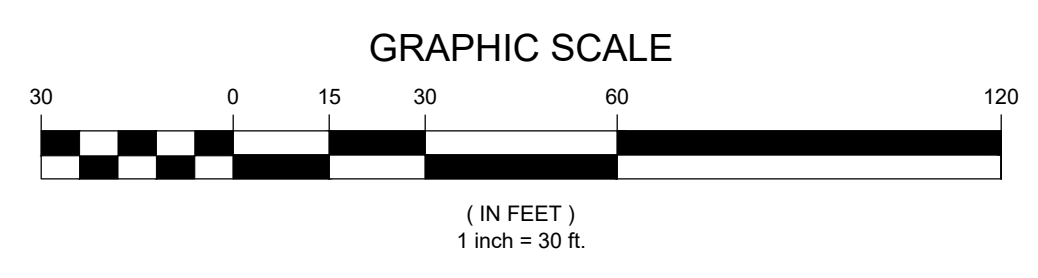
FIELD CREW: DOC  
DRAWN: PV  
REVIEWED: RFS

APPROVED: JDS  
DATE: 03-17-2023  
SCALE: 1" = 30'  
FILE NO: 01-020274-05  
DWG. NO: 1 OF 2

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**BLOCK 71, LOT 37.01**  
700 MIDDLESEX AVENUE  
BOROUGH OF METUCHEN  
MIDDLESEX COUNTY, STATE OF NEW JERSEY

**CONTROL POINT ASSOCIATES, INC.**  
30 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07059  
845.691.7139  
WWW.CPASURVEY.COM

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PURPOSE ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



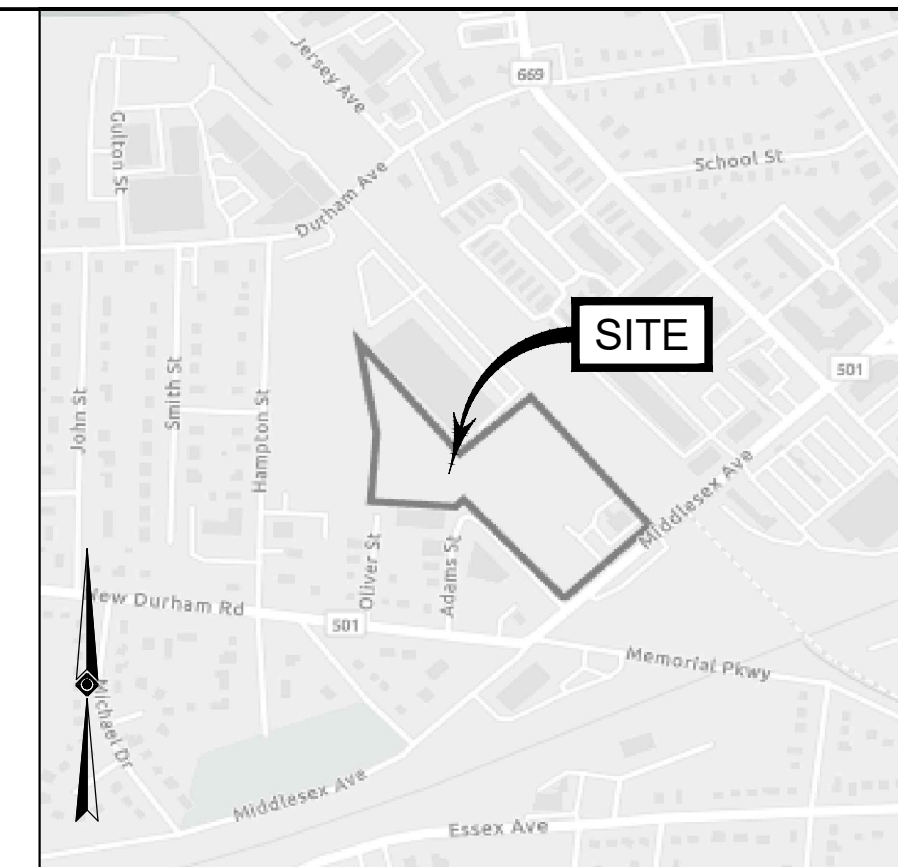
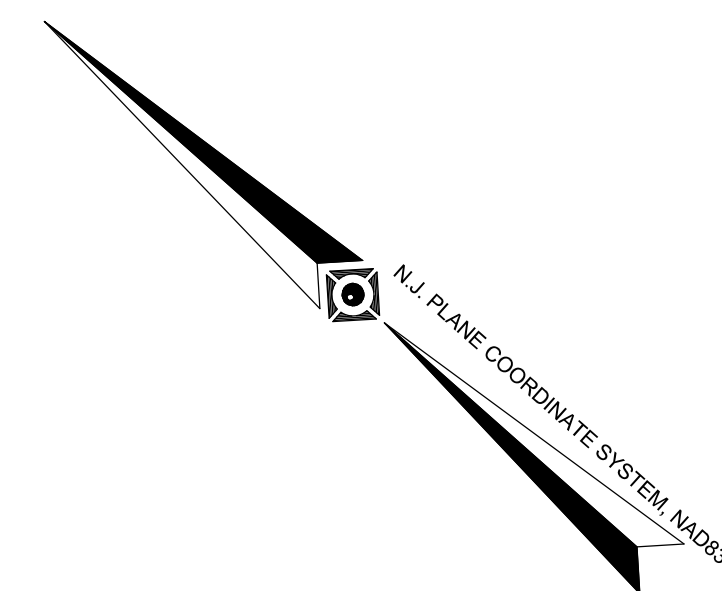
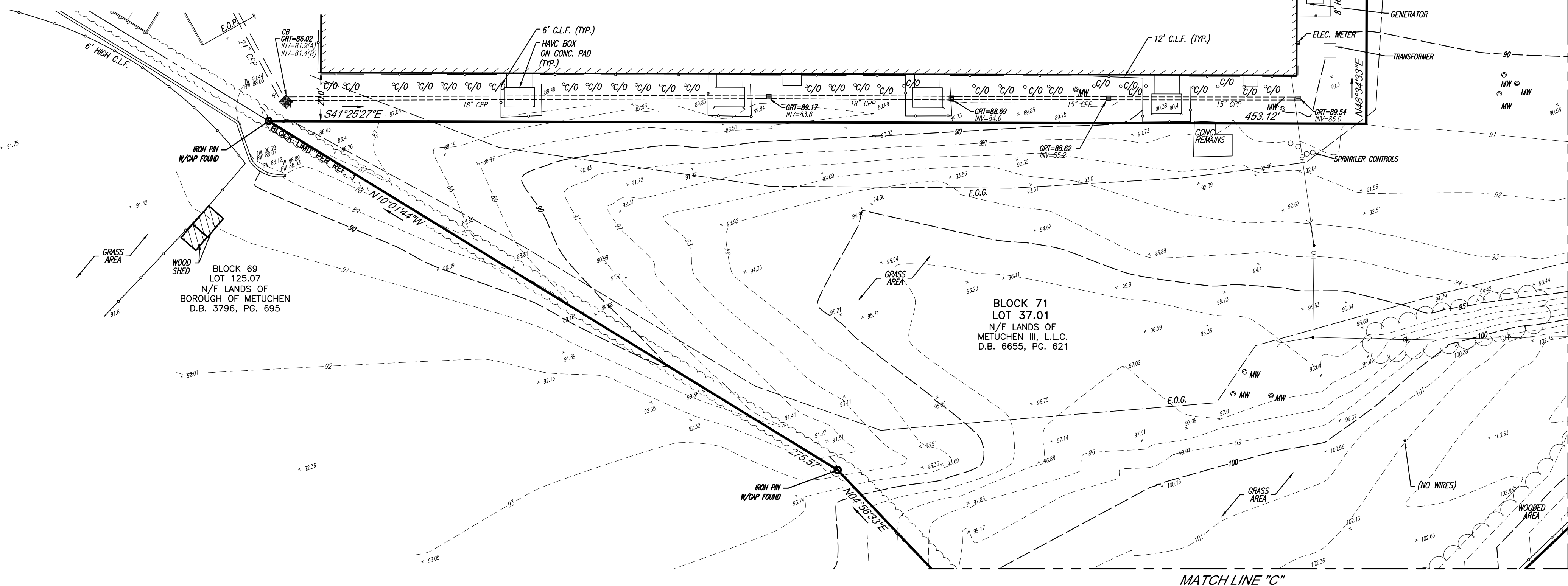
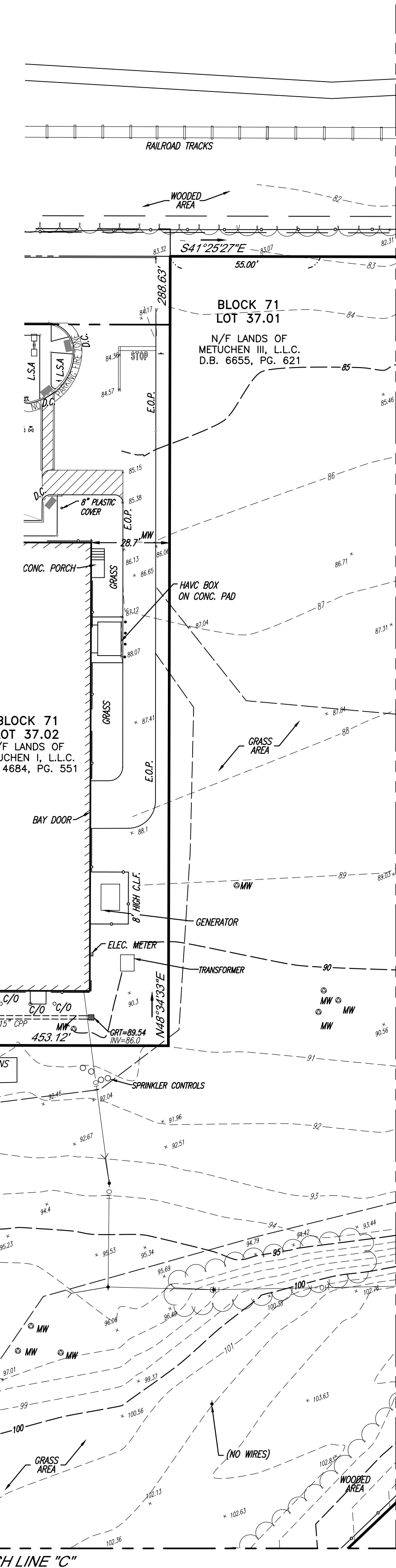
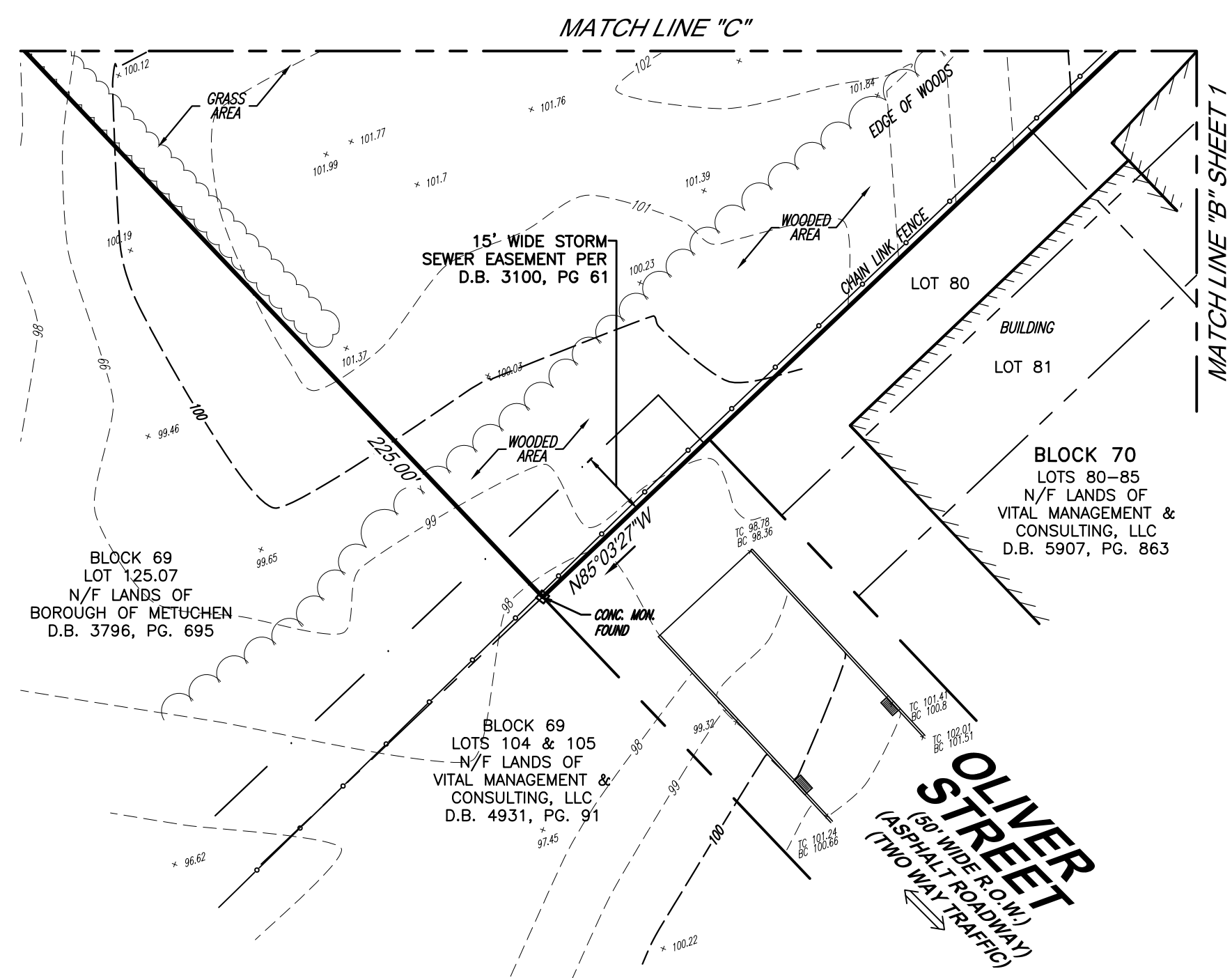
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

MATCH LINE "A" SHEET 2

MATCH LINE "B" SHEET 2

LOTS 68-71  
N/F LANDS OF  
VITAL MANAGEMENT &  
CONSULTING, LLC  
D.B. 5907, PG. 863

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PURPOSE ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



VICINITY MAP  
©2022 ESRI WORLD LIGHT GRAY CANVAS  
(NOT TO SCALE)

LEGEND

— 124 —	EXISTING CONTOUR	⊙	MONITORING WELL
× 123.45	EXISTING SPOT ELEVATION	⊗	MONITORING WELL ON CONC.
× TC 123.45	EXIST. TOP OF CURB ELEVATION	—	STREET LIGHT
× G 122.95	EXIST. GUTTER ELEVATION	—	TRAFFIC SIGNAL POLE
× TW 123.45	EXIST. TOP OF WALL ELEVATION	—	TRAFFIC SIGNAL
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	—	ELECTRIC METER
× TI 123.45	EXIST. TOP OF ISLAND ELEVATION	—	GAS METER
× BI 122.95	EXIST. BOTTOM OF ISLAND ELEVATION	—	SIGN
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION	—	BOLLARD
× DS 123.45	EXIST. DOOR SILL ELEVATION	—	AREA LIGHT
—	HYDRANT	—	CLEAN OUT
—	GAS VALVE	—	PAINTED ARROWS
—	POINT INDICATOR VALVE	—	CHAIN LINK FENCE
—	UNKNOWN VALVE	—	D.C.
—	VALVE	—	DEPRESSED CURB
—	UNKNOWN VALVE	—	E.O.P.
—	WATER VALVE	—	EDGE OF PAVEMENT
—	OVERHEAD WIRES	—	MC
—	UTILITY POLE	—	METAL COVER
—	GUY WIRE	—	U.G.
		—	UNDER GROUND
		—	UTILITY POLE/LIGHT POLE
		—	DMH
		—	DRAINAGE/STORM MANHOLE
		—	SMH
		—	SANITARY/SEWER MANHOLE
		—	INLET OR CATCH BASIN
		—	MH
		—	UNKNOWN MANHOLE
		—	PARKING SPACE COUNT
		—	DEPRESSED CURB

SEE SHEET 1 OF 2 FOR NOTES AND REFERENCES

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	REVISE TOPOGRAPHY ALONG FACTORY STREET	EM	TK	JDS	2023-04-28
2	REVISE PER REVIEW LETTER	-	LB	JDS	2023-04-14
1	REVISE VERTICAL DATUM TO NGVD29	-	TK	JDS	2023-04-03

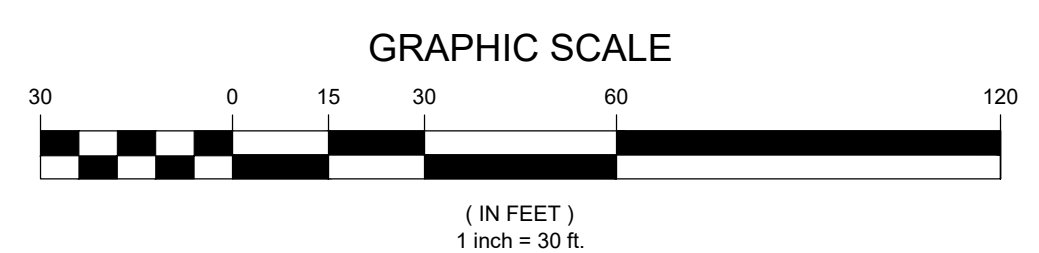
FIELD DATE	03-07-2023	<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>			
FIELD BOOK NO.	23-02	<b>BLOCK 71, LOT 37.01</b>			
FIELD BOOK PG.	33	700 MIDDLESEX AVENUE BOROUGH OF METUCHEN MIDDLESEX COUNTY, STATE OF NEW JERSEY			
FIELD CREW	DOC	<b>CONTROL POINT ASSOCIATES, INC.</b> 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 845.691.7139 WWW.CONTROLPOINTASSOCIATES.COM			
DRAWN	PV				
REVIEWED	JDS	APPROVED:	DATE	SCALE	FILE NO.
			03-17-2023	1" = 30'	01-020274-05
					2 OF 2

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

04-28-2023 DATE

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA279388600



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.