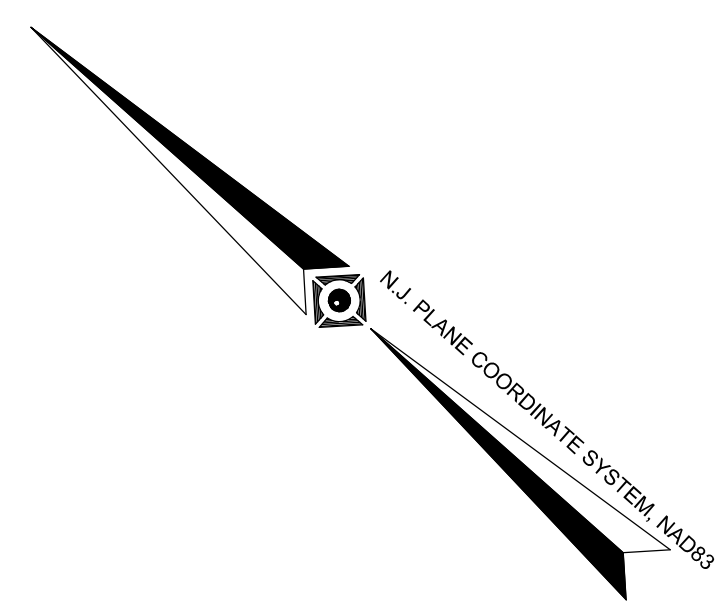
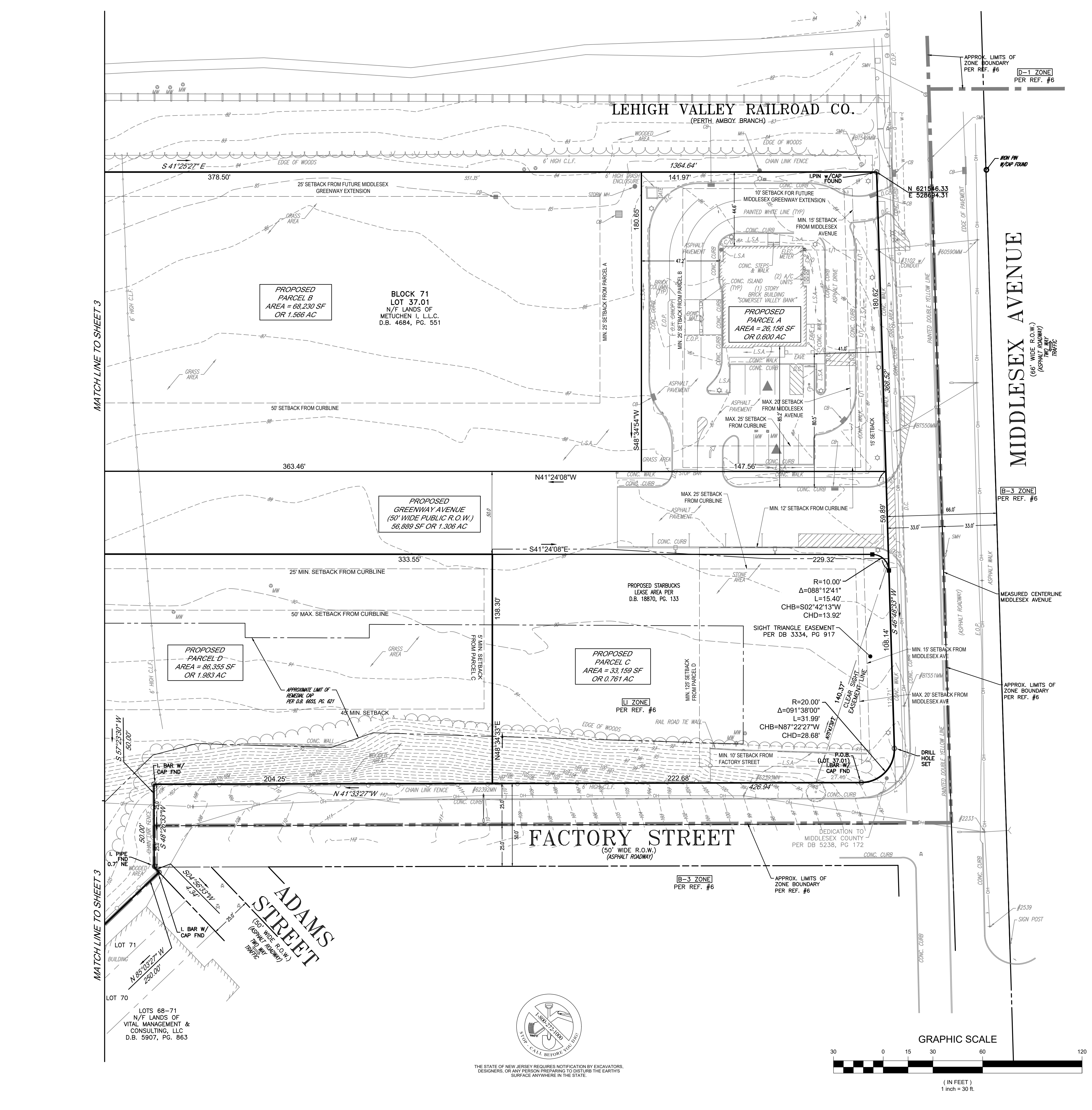




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LEGEND	
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X G 123.95	EXIST. GUTTER ELEVATION
X W 123.45	EXIST. TOP OF WALL ELEVATION
X B 122.95	EXIST. BOTTOM OF WALL ELEVATION
X I 123.45	EXIST. TOP OF ISLAND ELEVATION
X B 122.95	EXIST. BOTTOM OF ISLAND ELEVATION
X FF 123.45	EXIST. FINISHED FLOOR ELEVATION
X DS 123.45	EXIST. DOOR SILL ELEVATION
○	MONITORING WELL
○	MONITORING WELL ON CONC.
⊙	STREET LIGHT
⊙	TRAFFIC SIGNAL POLE
⊙	TRAFFIC SIGNAL
EM ⊙	ELECTRIC METER
GM ⊙	GAS METER
⊙	SIGN
⊙	BOLLARD
⊙	AREA LIGHT
C/O ⊙	CLEAN OUT
⊙	PAINTED ARROWS
⊙	UTILITY POLE
⊙	UTILITY POLE/LIGHT POLE
⊙	GUY WIRE
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
MC	METAL COVER
U.G.	UNDER GROUND
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
CB	INLET OR CATCH BASIN
MH	UNKNOWN MANHOLE
△	PARKING SPACE COUNT
---	DEPRESSED CURB
---	EXISTING LOT LINE TO BE REMOVED
S 32°28'30"E	EXISTING LOT DIMENSION
---	PROPOSED LOT LINE
S 32°28'30"E	PROPOSED LOT DIMENSION
■	CONCRETE MONUMENT TO BE SET
●	CORNER MARKER TO BE SET

MATCH LINE TO SHEET 3

MATCH LINE TO SHEET 3

PROPOSED PARCEL B  
AREA = 68,230 SF  
OR 1.566 AC

BLOCK 71  
LOT 37.01  
N/F LANDS OF  
METUCHEN I, L.L.C.  
D.B. 4684, PG. 551

PROPOSED GREENWAY AVENUE  
(50' WIDE PUBLIC R.O.W.)  
56,889 SF OR 1.306 AC

PROPOSED PARCEL D  
AREA = 86,355 SF  
OR 1.983 AC

PROPOSED PARCEL C  
AREA = 33,159 SF  
OR 0.761 AC

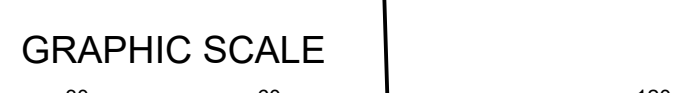
LOTS 68-71  
N/F LANDS OF  
VITAL MANAGEMENT &  
CONSULTING, L.L.C.  
D.B. 5907, PG. 863

ADAMS STREET  
(50' WIDE R.O.W.)  
(ASPHALT ROADWAY)

FACTORY STREET  
(50' WIDE R.O.W.)  
(ASPHALT ROADWAY)

LEHIGH VALLEY RAILROAD CO.  
(PERTH AMBOY BRANCH)

MIDDLESEX AVENUE  
(66' WIDE R.O.W.)  
(ASPHALT ROADWAY)



GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.

SEE SHEET 1 OF 4 FOR NOTES AND REFERENCES

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-12-2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND CORNERS MARKED AS SHOWN HAVE BEEN FOUND OR SET.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

DATE: 01-08-2024

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

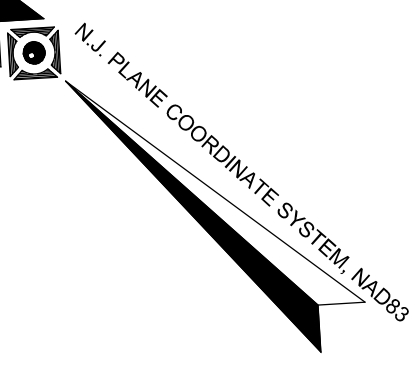
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAT  
**BLOCK 71, LOTS 37.01 & 37.02**  
700 MIDDLESEX AVENUE & 215 DURHAM AVENUE  
BOROUGH OF METUCHEN, MIDDLESEX COUNTY  
STATE OF NEW JERSEY

**CONTROL POINT ASSOCIATES, INC.**  
30 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07059  
908.668.0099 • 908.668.9595 FAX  
WWW.CPASURVEY.COM

DATE: 01-08-2024  
SCALE: 1" = 30'  
FILE NO: 01-020274-05  
DWG. NO: 2 OF 4



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



# LEHIGH VALLEY RAILROAD CO. (PERTH AMBOY BRANCH)

**DURHAM AVENUE**  
(60' WIDE R.O.W.)

MEASURED CENTERLINE  
DURHAM AVENUE  
[L] ZONE  
(OVERLAY WITH  
RESIDENTIAL DISTRICT)  
PER REF. #6

PROPOSED ACCESS  
EASEMENT PER REF. #7  
N 622589.58  
E 527791.43

PROPOSED 10' TEMPORARY GRADING  
EASEMENT PER REF. #12

PROPOSED  
GREENWAY AVENUE  
(25' WIDE PUBLIC R.O.W.)  
AREA = 56,889 SF OR 1.307 AC

PROPOSED 25' WIDE RIGHT-OF-WAY TO BE  
DEDICATED TO THE BOROUGH OF METUCHEN  
PER REF. #12

PROPOSED  
PARCEL E  
AREA = 211,690 SF  
OR 4.860 AC

EXISTING  
BLOCK 71  
LOT 37.02  
N/F LANDS OF  
METUCHEN I, L.L.C.  
D.B. 4684, PG. 551

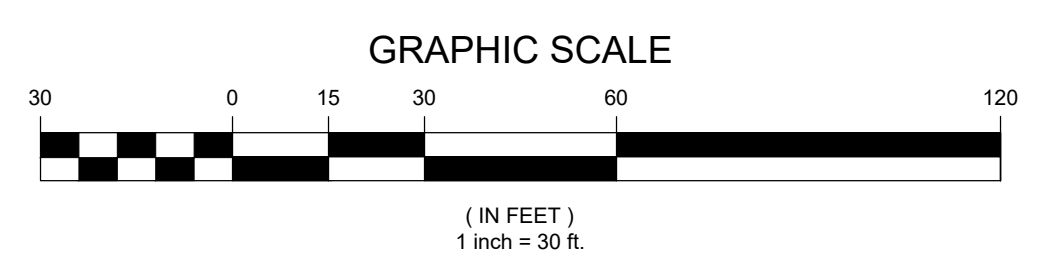
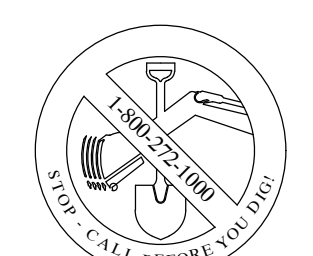
PROPOSED  
GREENWAY AVENUE  
(45' WIDE PUBLIC R.O.W.)  
AREA = 56,889 SF  
OR 1.306 AC

PROPOSED  
GREENWAY AVENUE  
(50' WIDE PUBLIC R.O.W.)  
56,889 SF OR 1.306 AC

BLOCK 71  
LOT 37.01  
N/F LANDS OF  
METUCHEN I, L.L.C.  
D.B. 4684, PG. 551

PROPOSED  
PARCEL D  
AREA = 86,355 SF  
OR 1.983 AC

LEGEND	
--- 124 ---	EXISTING CONTOUR
--- 125 ---	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
× TI 123.45	EXIST. TOP OF ISLAND ELEVATION
× BI 122.95	EXIST. BOTTOM OF ISLAND ELEVATION
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION
× DS 123.45	EXIST. DOOR SILL ELEVATION
○	HYDRANT
○	GAS VALVE
○	POINT INDICATOR VALVE
○	UNKNOWN VALVE
○	WATER VALVE
○	OVERHEAD WIRES
○	MONITORING WELL
○	MONITORING WELL ON CONC.
○	STREET LIGHT
○	TRAFFIC SIGNAL POLE
○	TRAFFIC SIGNAL
EM	ELECTRIC METER
GM	GAS METER
○	SIGN
○	BOLLARD
○	AREA LIGHT
C/O	CLEAN OUT
↑	PAINTED ARROWS
○	UTILITY POLE
○	UTILITY POLE/LIGHT POLE
○	GUY WIRE
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
M.C.	METAL COVER
U.G.	UNDER GROUND
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
CB	INLET OR CATCH BASIN
MH	UNKNOWN MANHOLE
△	PARKING SPACE COUNT
---	DEPRESSED CURB
---	EXISTING LOT LINE TO BE REMOVED
---	EXISTING LOT DIMENSION
---	PROPOSED LOT LINE
---	PROPOSED LOT DIMENSION
■	CONCRETE MONUMENT TO BE SET
●	CORNER MARKER TO BE SET



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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

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

DATE  
01-08-2024

SEE SHEET 1 OF 4 FOR NOTES AND REFERENCES				
NO.	DESCRIPTION OF REVISION	FIELD DRAWN	APPROVED	DATE

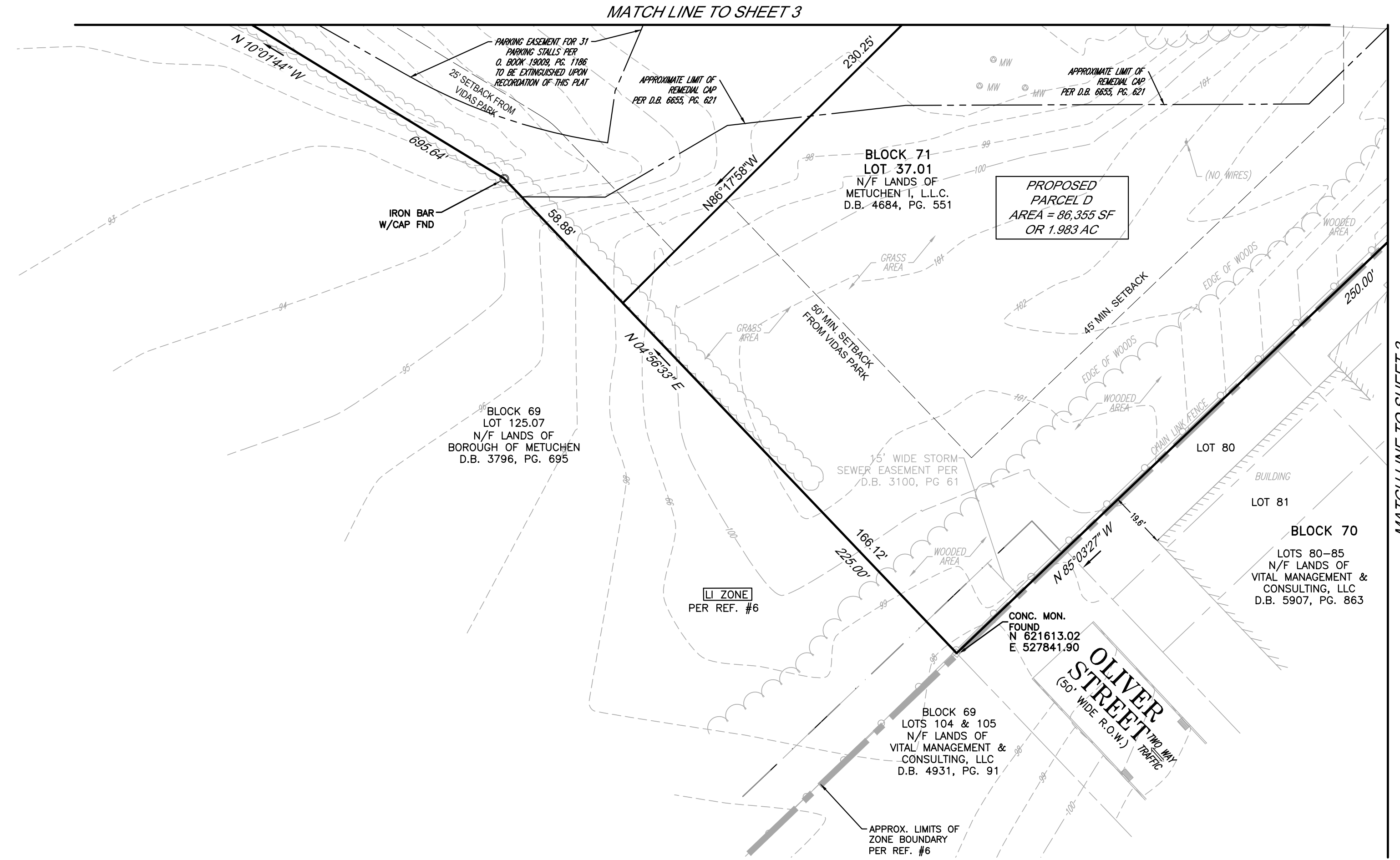
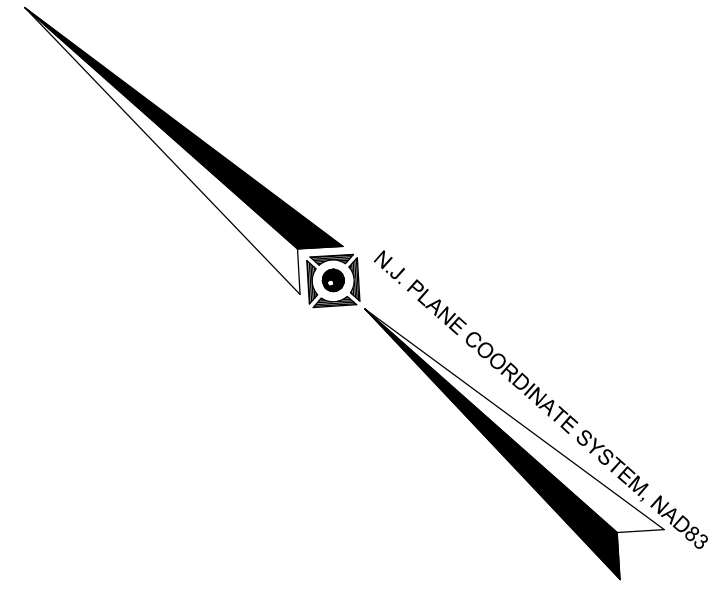
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STATE OF NEW JERSEY

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WARREN, NJ 07059  
908.668.0099 • 908.668.9595 FAX  
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CHALFOUNT, PA 215-732-9800  
METUCHEN, NJ 609-438-3399  
MANASSAS, VA 540-786-0411  
LONG BEACH, CA 562-760-2411  
SOUTH BEND, IN 519-343-3000  
REARBY, NY 516-220-9000  
ROCKY HILL, CT 860-250-1940

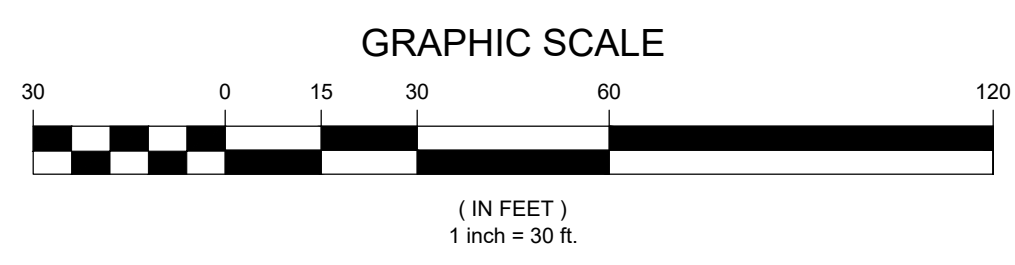
FIELD DATE	
FIELD BOOK NO.	
FIELD BOOK PG.	
FIELD CREW	
DRAWN	PRV
REVIEWED	KVG
APPROVED	JDS
DATE	01-08-2024
SCALE	1" = 30'
FILE NO.	01-020274-05
DWG. NO.	3 OF 4

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**LEGEND**

--- 124 ---	EXISTING CONTOUR	⊙	MONITORING WELL	C.L.F.	CHAIN LINK FENCE
--- 125 ---	EXISTING SPOT ELEVATION	⊙	MONITORING WELL ON CONC.	D.C.	DEPRESSED CURB
x 123.45	EXIST. TOP OF CURB ELEVATION	—	STREET LIGHT	E.O.P.	EDGE OF PAVEMENT
x G 123.45	EXIST. GUTTER ELEVATION	—	TRAFFIC SIGNAL POLE	MC	METAL COVER
x T 123.45	EXIST. TOP OF WALL ELEVATION	—	TRAFFIC SIGNAL	U.G.	UNDER GROUND
x BW 123.45	EXIST. BOTTOM OF WALL ELEVATION	—	ELECTRIC METER	DMH	DRAINAGE/STORM MANHOLE
x I 123.45	EXIST. TOP OF ISLAND ELEVATION	—	GAS METER	SMH	SANITARY/SEWER MANHOLE
x BI 123.45	EXIST. BOTTOM OF ISLAND ELEVATION	—	SIGN	CB	INLET OR CATCH BASIN
x FF 123.45	EXIST. FINISHED FLOOR ELEVATION	•	BOLLARD	MH	UNKNOWN MANHOLE
x DS 123.45	EXIST. DOOR SILL ELEVATION	□	AREA LIGHT	△	PARKING SPACE COUNT
⊙	HYDRANT	—	DEPRESSED CURB	—	EXISTING LOT LINE TO BE REMOVED
⊙	GAS VALVE	—	C/O	—	EXISTING LOT DIMENSION
⊙	POINT INDICATOR VALVE	—	PAINTED ARROWS	—	PROPOSED LOT LINE
⊙	UNKNOWN VALVE	—	UTILITY POLE	—	PROPOSED LOT DIMENSION
⊙	WATER VALVE	—	UTILITY POLE/LIGHT POLE	—	CONCRETE MONUMENT TO BE SET
—	OVERHEAD WIRES	—	GUY WIRE	—	CORNER MARKER TO BE SET



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01-08-2024  
DATE

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

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REARBY, NY 914-221-7000  
ROCKY HILL, CT 860-250-1740

FIELD DATE	
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