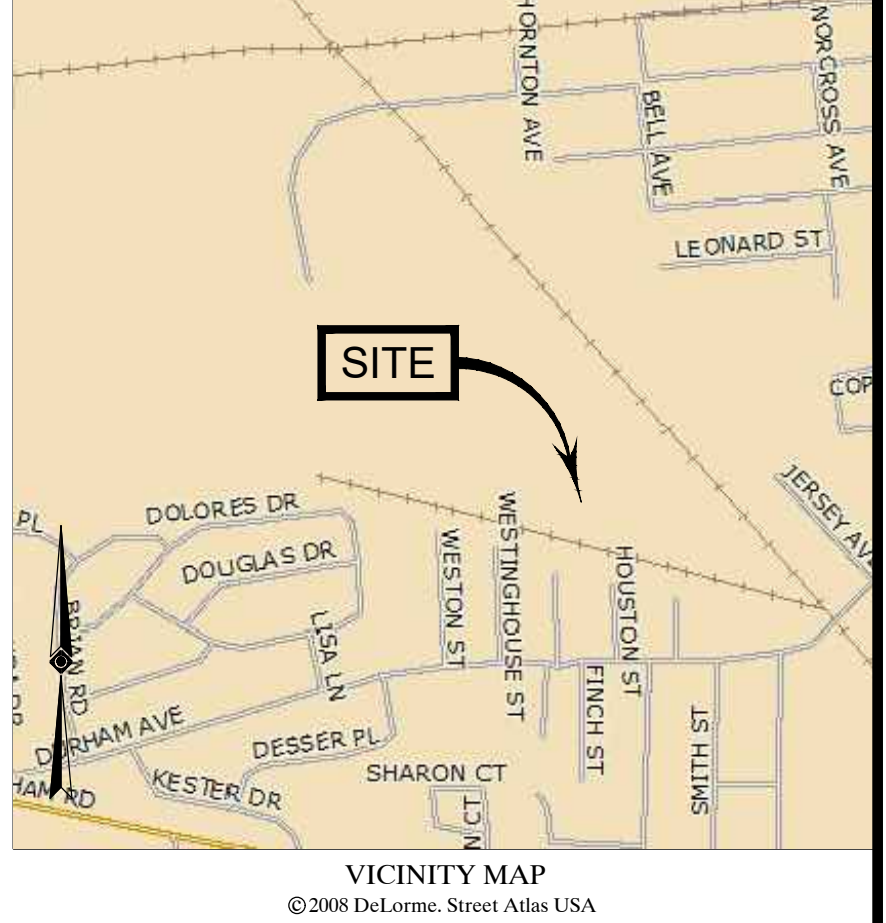


### 200' PROPERTY OWNER'S LIST

PARCELS ADJACENT TO METUCHEN AVENUE			PARCELS ADJACENT TO WESTON STREET			PARCELS ADJACENT TO GULSTON STREET			PARCELS ADJACENT TO COLLETT STREET						
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS
1	100 W. METUCHEN AVENUE	01	METUCHEN REALTY ACQUISITION LLC	1	100 WESTON STREET	01	WESTON STREET DEVELOPMENT LLC	1	100 COLLETT STREET	01	COLLETT STREET DEVELOPMENT LLC	1	100 METUCHEN AVENUE	01	METUCHEN REALTY ACQUISITION LLC
2	105 W. METUCHEN AVENUE	01	METUCHEN REALTY ACQUISITION LLC	2	105 WESTON STREET	01	WESTON STREET DEVELOPMENT LLC	2	105 COLLETT STREET	01	COLLETT STREET DEVELOPMENT LLC	2	105 METUCHEN AVENUE	01	METUCHEN REALTY ACQUISITION LLC
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...



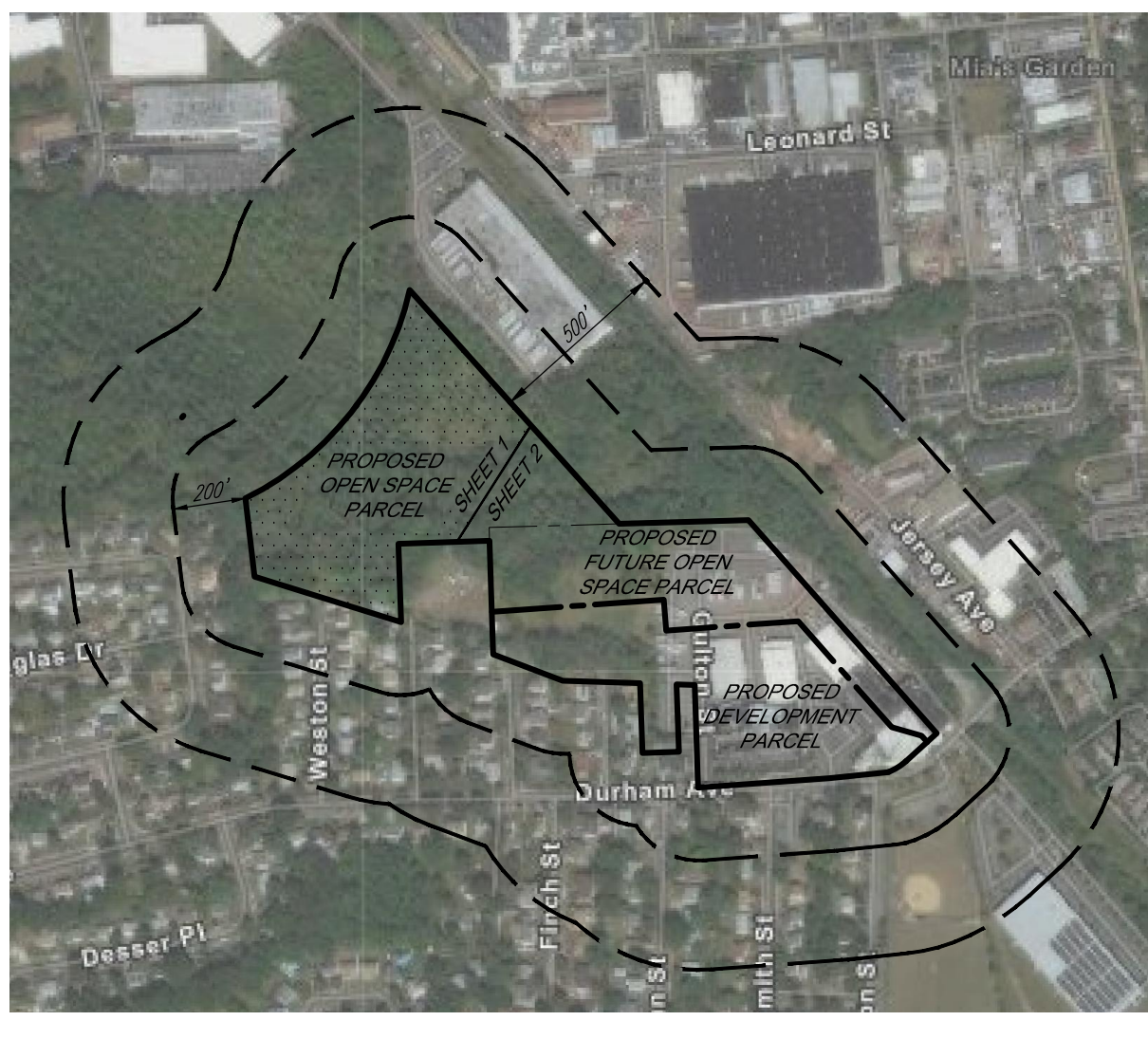
**OVERALL KEY MAP**

SCALE: 1" = 500'



**SHEET 1 KEY MAP**

SCALE: 1" = 500'



SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE
1	REMOVED PARCEL B (LOT 5.05)			JK	08-24-2022
2	ADDED PARCEL B (LOT 5.05) & FUTURE OPEN SPACE PARCEL			JK	08-15-2022
3	REMOVED PARCEL B (LOT 5.05) & GULSTON STREET VACATION			TK	06-18-2022
4	ADDED PARCEL B (LOT 5.05)			TK	02-07-2022

**MAJOR PRELIMINARY & FINAL SUBDIVISION PLAT**

**FOR 212 DURHAM AVENUE URBAN RENEWAL ENTITY, LLC**

**LOTS 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02, BLOCK 37 & LOTS 1-7, BLOCK 42**

**BOROUGH OF METUCHEN, MIDDLESEX COUNTY**

**STATE OF NEW JERSEY**

**CONTROL POINT ASSOCIATES, INC.**

30 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07059  
WWW.CONTROLPOINT.COM

**JAMES D. SENS**

NEW JERSEY PROFESSIONAL LAND SURVEYOR #H2096422800  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G27098000

**DATE** 06-24-2022

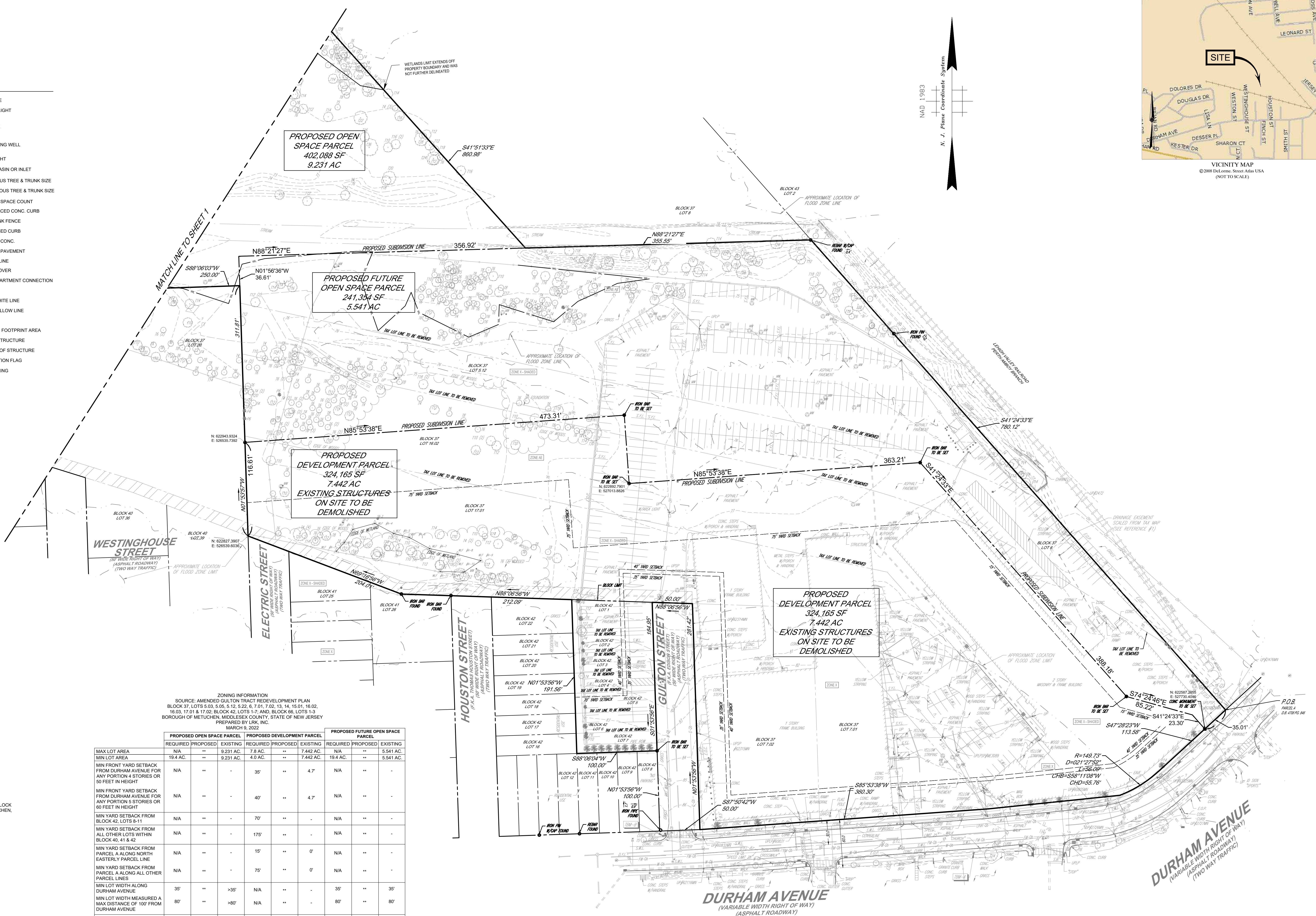
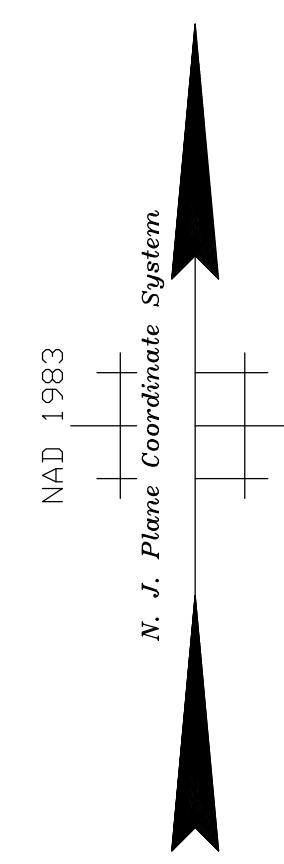
**SCALE** 1"=50'

**FILE NO.** 01-190505-00

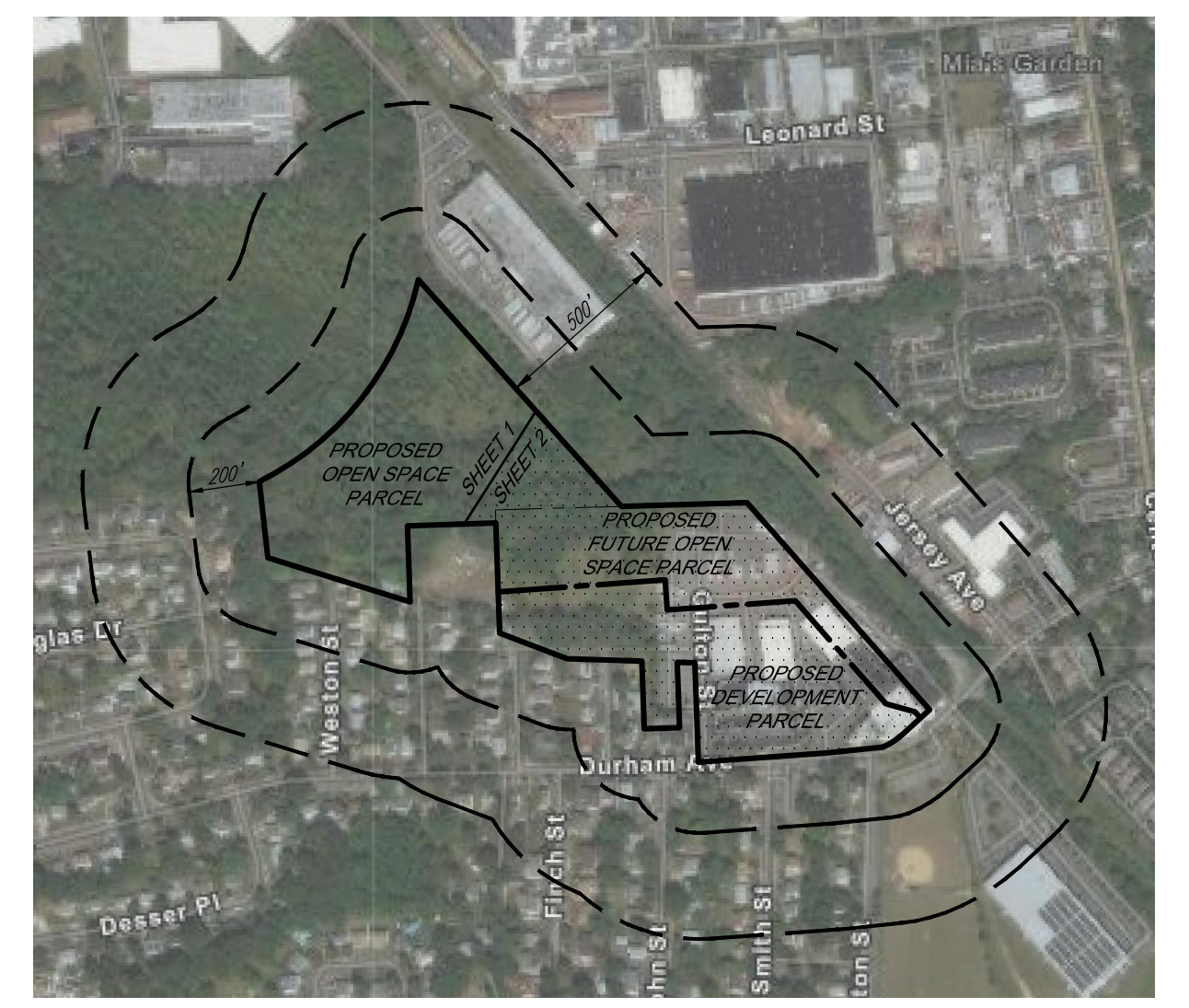
**DWG. NO.** 1 OF 2

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECTOR OF THIS MAP IS CONTROL POINT ASSOCIATES, INC. THIS MAP IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

	OVERHEAD WIRES		GUY WIRE
	APPROX. LOC. UNDERGROUND ELECTRIC LINE		STREET LIGHT
	APPROX. LOC. UNDERGROUND NATURAL GAS LINE		MAIL BOX
	APPROX. LOC. UNDERGROUND SAN. FORCE MAIN LINE		BOLLARD
	APPROX. LOC. UNDERGROUND UNKNOWN UTILITY LINE		MONITORING WELL
	APPROX. LOC. UNDERGROUND WATER LINE		AREA LIGHT
	DEPRESSION CURB		CATCH BASIN OR INLET
	SIAMASE CONNECTION		DECIDUOUS TREE & TRUNK SIZE
	WATER VALVE		CONIFEROUS TREE & TRUNK SIZE
	UNKNOWN VALVE		PARKING SPACE COUNT
	GAS VALVE		STEEL FACED CONC. CURB
	GAS METER		CHAIN LINK FENCE
	ELECTRIC METER		DEPRESSION CURB
	UNKNOWN MANHOLE		EDGE OF CONC.
	SANITARY/SEWER MANHOLE		EDGE OF PAVEMENT
	DRAINAGE/STORM MANHOLE		GUTTER LINE
	AIR CONDITIONING UNIT		FIRE DEPARTMENT CONNECTION
	VENT & NUMBER OF VENTS		TYPICAL
	DETECTABLE WARNING PAD		SOLID WHITE LINE
	UTILITY POLE		SOLID YELLOW LINE
	UTILITY POLE/LIGHT POLE/SOLAR PANEL		BUILDING
	DOUBLE YELLOW LINE		BUILDING FOOTPRINT AREA
	HEIGHT		TOP OF STRUCTURE
	STOP BAR		BOTTOM OF STRUCTURE
	EXISTING BEARING/DISTANCE		DELINEATION FLAG
	PROPOSED BEARING/DISTANCE		SOIL BORING



SHEET 2 KEY MAP  
SCALE: 1" = 500'



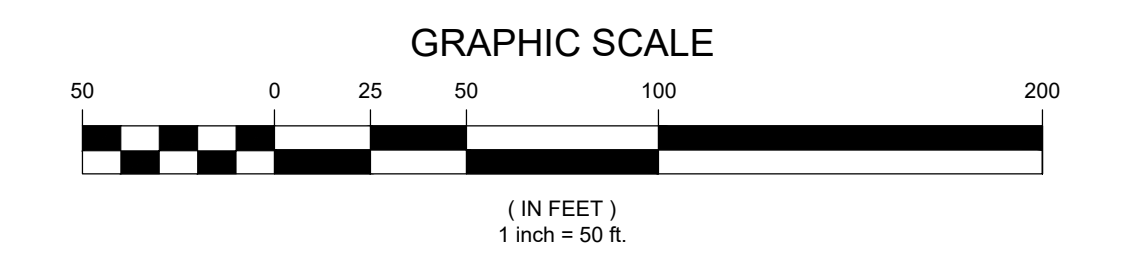
ZONING INFORMATION  
SOURCE: AMENDED GILTON TRACT REDEVELOPMENT PLAN  
BLOCK 37, LOTS 5, 6, 5.05, 5.12, 5.22, 6, 7, 01, 7.02, 13, 14, 15, 01, 16, 02,  
16.03, 17, 01 & 17.02; BLOCK 42, LOTS 1-7; AND BLOCK 06, LOTS 1-3  
BOROUGH OF METUCHEN, MIDDLESEX COUNTY, STATE OF NEW JERSEY  
PREPARED BY LMK, INC.  
MARCH 9, 2022

	PROPOSED OPEN SPACE PARCEL		PROPOSED DEVELOPMENT PARCEL		PROPOSED FUTURE OPEN SPACE PARCEL	
	REQUIRED	EXISTING	REQUIRED	EXISTING	REQUIRED	EXISTING
MAX LOT AREA	N/A	**	9,231 AC.	7.8 AC.	**	7,442 AC.
MIN LOT AREA	19.4 AC.	**	9,231 AC.	4.0 AC.	**	7,442 AC.
MIN FRONT YARD SETBACK FROM DURHAM AVENUE FOR ANY PORTION 4 STORIES OR 50 FEET IN HEIGHT	N/A	**	-	35'	**	4.7'
MIN FRONT YARD SETBACK FROM DURHAM AVENUE FOR ANY PORTION 5 STORIES OR 60 FEET IN HEIGHT	N/A	**	-	40'	**	4.7'
MIN YARD SETBACK FROM BLOCK 42, LOTS 8-11	N/A	**	-	70'	**	N/A
MIN YARD SETBACK FROM ALL OTHER LOTS WITHIN BLOCK 40, 41 & 42	N/A	**	-	175'	**	N/A
MIN YARD SETBACK FROM PARCEL A ALONG NORTH EASTERLY PARCEL LINE	N/A	**	-	15'	**	0'
MIN YARD SETBACK FROM PARCEL A ALONG ALL OTHER PARCEL LINES	N/A	**	-	75'	**	0'
MIN LOT WIDTH ALONG DURHAM AVENUE	35'	**	>35'	N/A	**	35'
MIN LOT WIDTH MEASURED A MAX DISTANCE OF 100' FROM DURHAM AVENUE	80'	**	>80'	N/A	**	80'
MAX RESIDENTIAL DENSITY OVERLAY	N/A	**	-	35 UNITS PER ACRE	**	N/A
MAX FLOOR AREA RATIO (OVERLAY)	N/A	**	-	1.125	**	N/A
MAX BUILDING COVERAGE	N/A	**	-	25%	**	34.2%
MAX IMPERVIOUS COVERAGE	N/A	**	-	75%	**	N/A
MAX BUILDING HEIGHT	N/A	**	-	5 STORIES/ 60 FEET	**	42.3'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.  
\*\*THERE IS NO DEVELOPMENT PLANNED AS PART OF THIS APPLICATION\*\*  
\*\*EXISTING SITE IMPROVEMENTS TO BE REMOVED\*\*

UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1 800 272 1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.  
SERIAL NUMBER(S): 202412591

UTILITY COMPANY	PHONE NUMBER
VERIZON	800.427.9977
METUCHEN BORO	732.632.8516
PREAG	800.438.7734
ELIZABETH TOWN GAS	800.242.5830
MIDDLESEX WATER CO	800.549.3602
CABLEVISION	888.276.5255



- NOTES:
- PROPERTY KNOWN AS LOTS 5, 6, 5.12, 5.22, 6, 7, 01, 7.02, 13, 14, 15, 01, 16, 02, 16.03, 17, 01 & 17.02, BLOCK 37 AND LOTS 1-7, BLOCK 42 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY.
  - AREA PROPOSED OPEN SPACE PARCEL = 402,088 S.F. OR 9.231 AC.  
AREA PROPOSED DEVELOPMENT PARCEL = 324,165 S.F. OR 7.442 AC.  
AREA PROPOSED FUTURE OPEN SPACE PARCEL = 241,354 S.F. OR 5.541 AC.
  - THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY BOHLER ENGINEERING AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 09-02-2020. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.E.P.
  - BOUNDARY AND LOT FEATURES ARE SHOWN PER REFERENCE #7.

- REFERENCES:
- THE OFFICIAL TAX ASSESSORS MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, SHEET 48-01.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 81 OF 280", MAP NUMBER 340230A01, EFFECTIVE DATE: JULY 6, 2010.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 42 OF 280", MAP NUMBER 340230A02, EFFECTIVE DATE: JULY 6, 2010.
  - MAP ENTITLED "REVISED MAP OF INDUSTRIAL PARK SITUATED IN BOROUGH OF METUCHEN, MIDDLESEX CO., N.J." FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON DECEMBER 4, 1967 AS MAP NUMBER 3140 FILE 955.
  - MAP ENTITLED "REVISED MAP OF 141 BUILDING LOTS, PROPERTY OF JOSEPH BERGLIN AND THERESA BERGLIN, SITUATE NEAR THE PUBLIC SERVICE POWER STATION, METUCHEN, NEW JERSEY" FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON AUGUST 25, 1953 AS MAP NUMBER 1022 FILE 955.
  - MAP ENTITLED "MAP OF DURHAM HILL - SECTION 2, SITUATED IN BOROUGH OF METUCHEN, MIDDLESEX COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., FILE NO. 01-190505-00, DATED 09-22-2020, LAST REVISED 08-03-2021.
  - CAD FILE NAMED "J190904-SPP-08" PROVIDED BY BOHLER ENGINEERING ON 1/28/2022.
  - PLAN ENTITLED "PARCEL PLAN FOR KLEIN ENTERPRISES, PROPOSED MULTI-FAMILY DEVELOPMENT" PREPARED BY BOHLER ENGINEERING NJ, LLC, PROJECT NO. J190904, SHEET NUMBER 1, DATED 05/18/2022.
  - CAD FILE NAMED "J190904-SUB-04-6-12-2022" PROVIDED BY BOHLER ENGINEERING ON 6/13/2022.

SEE SHEET 1 OF 2 KEY MAP						
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE	
4	REMOVED PARCEL B (LOT 5.05)	-	TK	JDS	06-24-2022	
3	ADD PARCEL B (LOT 5.05) & FUTURE OPEN SPACE PARCEL	-	TK	JDS	06-15-2022	
2	REMOVED PARCELS B (LOT 5.05) & GILTON STREET VACATION	-	TK	JDS	04-19-2022	
1	ADDED PARCEL B (LOT 5.05)	-	TK	JDS	02-07-2022	

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 02-01-2022 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 COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

FOR 212 DURHAM URBAN RENEWAL ENTITY, LLC  
17.02, BLOCK 37 & LOTS 1-7, BLOCK 42  
212 DURHAM AVENUE  
BOROUGH OF METUCHEN, MIDDLESEX COUNTY  
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.  
30 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07055  
WWW.CONTROLPOINT.COM

JAMES D. SENS  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #H263422800  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24647938900

FIELD DATE	08-31-2020	FIELD CREW	S.B.D.O.C.
DRAWN	20-22	APPROVED	J.D.S.
FIELD BOOK NO.	69	DATE	02-01-2022
SCALE	1"=50'	FILE NO.	01-190505-00
DATE	06-24-2022	DWG. NO.	2 OF 2