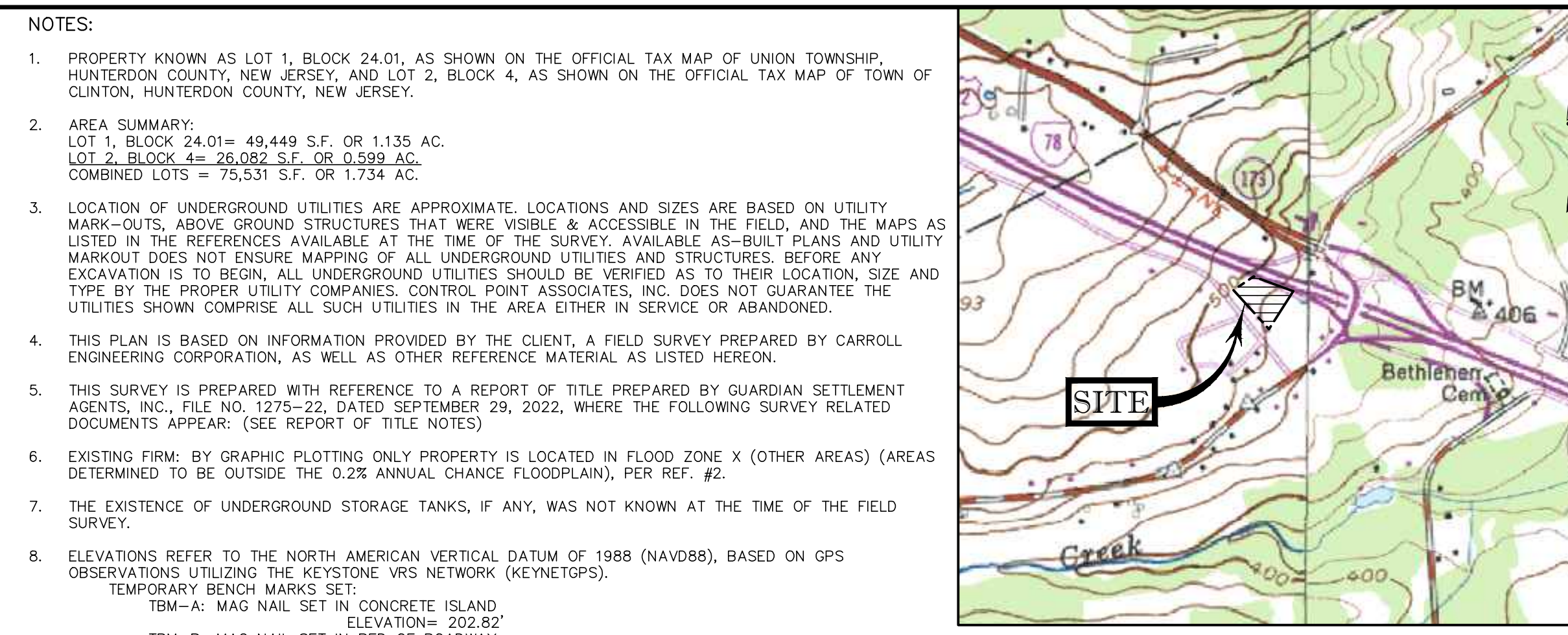
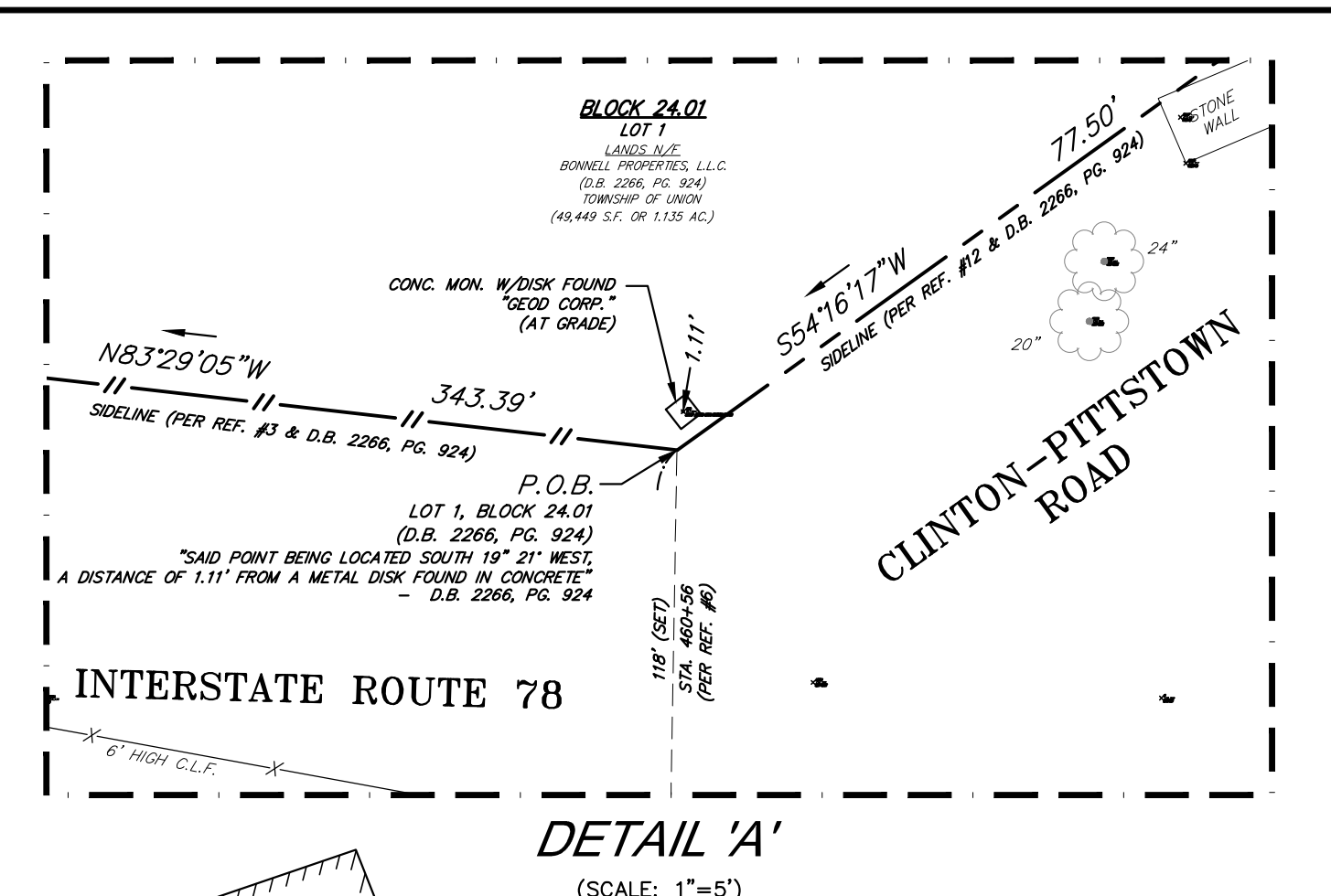
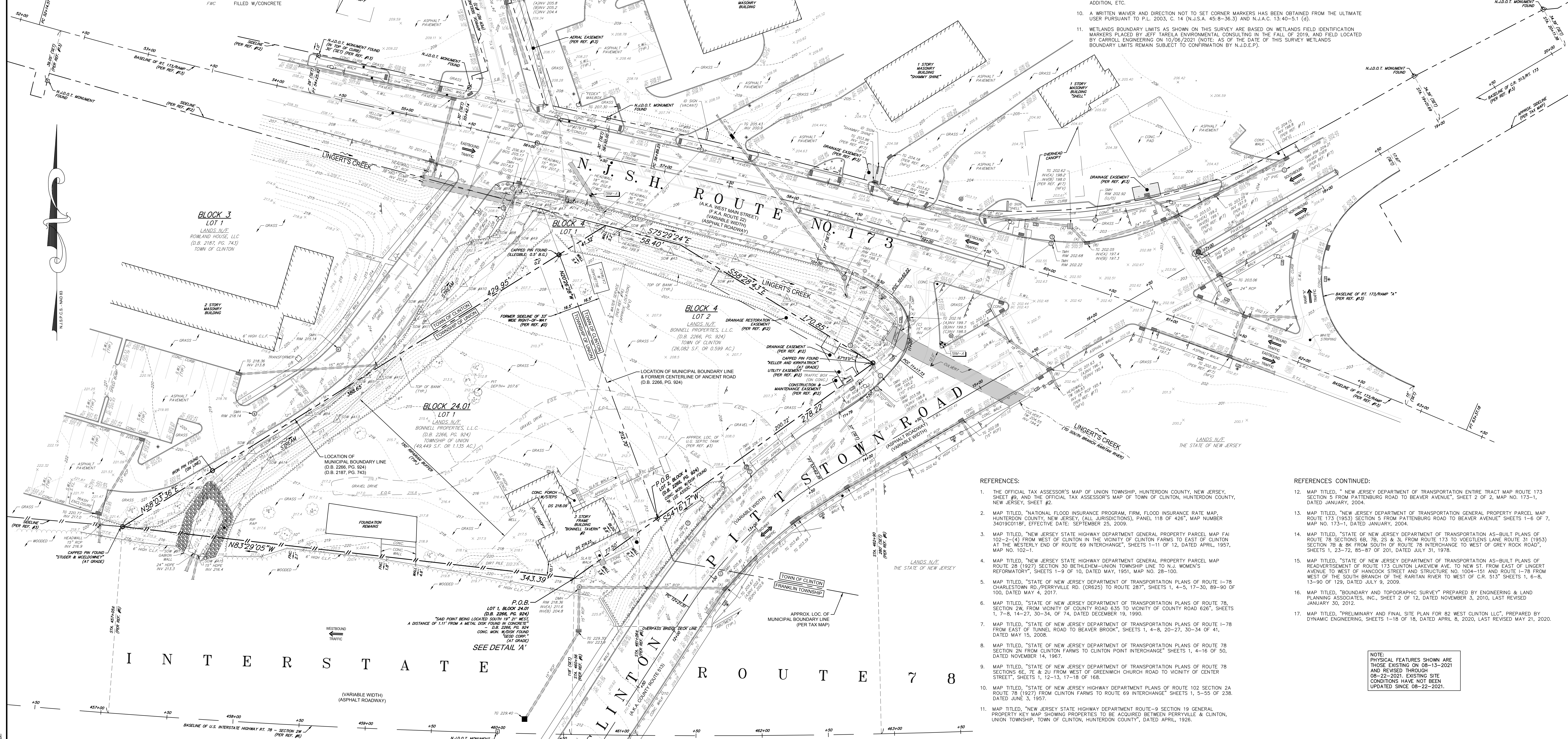


- LEGEND**
- EXISTING CONTOUR—MINOR
 - EXISTING CONTOUR—MAJOR
 - SPOT ELEV. (HARD SURFACE)
 - SPOT ELEV. (GROUND SURFACE)
 - EXIST. TOP OF CURB ELEVATION
 - EXIST. BOTTOM OF CURB ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND NATURAL GAS LINE
 - UNDERGROUND SANITARY LINE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - TERRAIN UNKNOWN
 - TREE LINE
 - DENSE VEGETATION LINE
 - INLETS
 - STATE HIGHWAY DEPT. MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - UNKNOWN MANHOLE
 - CLEANOUT
 - VENT
 - GAS VALVE
 - WATER VALVE
 - UNKNOWN VALVE
 - UNDERGROUND GAS WITNESS POST
 - N.J.D.O.T. JUNCTION BOX
 - POST

- WETLAND DELINEATION LINE
- STATE OPEN WATER & DESIGNATION
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- N.J.D.O.T. SLOPE LINE
- JUNCTION BOX
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/STREET LIGHT
- GUY WIRE
- STREET LIGHT SIGN(S)
- DETECTABLE WARNING PAD
- TREE W/TRUNK DIAMETER
- W/TRUNK DIAMETER
- FLOW DIRECTION
- UNABLE TO OPEN
- TYPICAL
- CHAIN LINK FENCE
- E.O.P.
- E.O.C.
- E.O.G.
- D.C.
- S.W.L.
- S.Y.L.
- D.A.M.L.
- D.Y.L.
- S.B.
- N.F.V.
- N.V.P.
- R.E.C.
- L.L.C.
- B.O.S.
- T.W.
- F.W.W.
- F.R.D.
- F.A.C.



- NOTES:**
- PROPERTY KNOWN AS LOT 1, BLOCK 24.01, AS SHOWN ON THE OFFICIAL TAX MAP OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY, AND LOT 2, BLOCK 4, AS SHOWN ON THE OFFICIAL TAX MAP OF TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY.
 - AREA SUMMARY:
LOT 1, BLOCK 24.01 = 49,449 S.F. OR 1.135 AC.
LOT 2, BLOCK 4 = 26,082 S.F. OR 0.599 AC.
COMBINED LOTS = 75,531 S.F. OR 1.734 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A FIELD SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION, AS WELL AS OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A REPORT OF TITLE PREPARED BY GUARDIAN SETTLEMENT AGENTS, INC., FILE NO. 1275-22, DATED SEPTEMBER 29, 2022, WHERE THE FOLLOWING RELATED DOCUMENTS APPEAR: (SEE REPORT OF TITLE NOTES)
 - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET
TBM-A: MAG NAIL SET IN CONCRETE ISLAND ELEVATION= 202.85'
TBM-B: MAG NAIL SET IN BED OF ROADWAY ELEVATION= 206.60'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - 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 LUMBERT USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).
 - WETLANDS BOUNDARY LIMITS AS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY JEFF TARELA ENVIRONMENTAL CONSULTING IN THE FALL OF 2019, AND FIELD LOCATED BY CARROLL ENGINEERING ON 10/08/2022. (NOTE: AS OF THE DATE OF THIS SURVEY WETLANDS BOUNDARY LIMITS REMAIN SUBJECT TO CONFIRMATION BY N.J.D.E.P.)

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY, SHEET #9, AND THE OFFICIAL TAX ASSESSOR'S MAP OF TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY, SHEET #2.
 - MAP TITLED, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HUNTERDON COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 118 OF 426", MAP NUMBER 34019C0118F, EFFECTIVE DATE: SEPTEMBER 25, 2009.
 - MAP TITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP FAI 102-2-(4) FROM WEST OF CLINTON IN THE VICINITY OF CLINTON FARMS TO EAST OF CLINTON AT THE WESTERN END OF ROUTE 69 INTERCHANGE", SHEETS 1-11 OF 12, DATED APRIL 1997, MAP NO. 102-1.
 - MAP TITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP ROUTE 28 (1927) SECTION 30 BETHLEHEM-JUNION TOWNSHIP LINE TO N.J. WOMEN'S REFORMATORY", SHEETS 1-9 OF 10, DATED MAY, 1951, MAP NO. 28-100.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLANS OF ROUTE 1-78 CHARLESTOWN RD./PERRYVILLE RD. (CR625) TO ROUTE 287", SHEETS 1, 4-5, 17-30, 89-90 OF 100, DATED MAY 4, 2017.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLANS OF ROUTE 78, SECTION 2W, FROM VICINITY OF COUNTY ROAD 635 TO VICINITY OF COUNTY ROAD 626", SHEETS 1, 7-8, 14-27, 30-34, OF 74, DATED DECEMBER 19, 1990.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLANS OF ROUTE 1-78 FROM EAST OF TUNNEL ROAD TO BEAVER BROOK", SHEETS 1, 4-8, 20-27, 30-34 OF 41, DATED MAY 15, 2008.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLANS OF ROUTE 78 SECTION 2N FROM CLINTON FARMS TO CLINTON POINT INTERCHANGE" SHEETS 1, 4-16 OF 50, DATED NOVEMBER 14, 1967.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLANS OF ROUTE 78 SECTIONS 6E, 7E & 8U FROM WEST OF GREENWICH CHURCH ROAD TO VICINITY OF CENTER STREET", SHEETS 1, 12-13, 17-18 OF 168.
 - MAP TITLED, "STATE OF NEW JERSEY HIGHWAY DEPARTMENT PLANS OF ROUTE 102 SECTION 2A ROUTE 78 (1927) FROM CLINTON FARMS TO ROUTE 69 INTERCHANGE" SHEETS 1, 5-55 OF 238, DATED JUNE 3, 1995.
 - MAP TITLED, "NEW JERSEY STATE HIGHWAY DEPARTMENT ROUTE-9 SECTION 19 GENERAL PROPERTY KEY MAP SHOWING PROPERTIES TO BE ACQUIRED BETWEEN PERRYVILLE & CLINTON, UNION TOWNSHIP, TOWN OF CLINTON, HUNTERDON COUNTY", DATED APRIL, 1926.
- REFERENCES CONTINUED:**
- MAP TITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION ENTIRE TRACT MAP ROUTE 173 SECTION 5 FROM PATTENBURG ROAD TO BEAVER AVENUE", SHEET 2 OF 2, MAP NO. 173-1, DATED JANUARY, 2004.
 - MAP TITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP (ALL JURISDICTIONS), PANEL 118 OF 426", MAP NUMBER 34019C0118F, EFFECTIVE DATE: SEPTEMBER 25, 2009.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION AS-BUILT PLANS OF ROUTE 78 SECTIONS 6B, 7B, 25 & 3L FROM ROUTE 173 TO VOEDTENS LANE ROUTE 31 (1953) SECTION 7B & 8L FROM SOUTH OF ROUTE 78 INTERCHANGE TO WEST OF GREY ROCK ROAD", SHEETS 1, 23-72, 85-87 OF 201, DATED JULY 31, 1978.
 - MAP TITLED, "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION AS-BUILT PLANS OF READVANTAGEMENT OF ROUTE 173 CLINTON LAKEVIEW AVE. TO NEW ST. FROM EAST OF LINGERT AVENUE TO WEST OF HANCOCK STREET AND STRUCTURE NO. 1004-151 AND ROUTE 1-78 FROM WEST OF THE SOUTH BRANCH OF THE RARITAN RIVER TO WEST OF C.R. 513" SHEETS 1, 6-8, 13-90 OF 128, DATED JULY 9, 2009.
 - MAP TITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., SHEET 2 OF 12, DATED NOVEMBER 3, 2010, LAST REVISED JANUARY 30, 2012.
 - MAP TITLED, "PRELIMINARY AND FINAL SITE PLAN FOR 82 WEST CLINTON LLC", PREPARED BY DYNAMIC ENGINEERS, SHEETS 1-18 OF 18, DATED APRIL 6, 2020, LAST REVISED MAY 21, 2020.

NOTE: PHYSICAL FEATURES SHOWN ARE THOSE EXISTING ON 08-13-2021 AND REVISED THROUGH 08-22-2021. EXISTING SITE CONDITIONS HAVE NOT BEEN UPDATED SINCE 08-22-2021.

REPORT OF TITLE NOTES

EASEMENT IN DEED BOOK 366 PAGE 44 - CONVEYANCE OF PROPERTY FROM 01/27/1927. CURRENT BOUNDARY CONFIGURATION OF SUBJECT PROPERTY SHOWN HEREON.

EASEMENT IN DEED BOOK 378 PAGE 227 - UTILITY POLE EASEMENT, BLANKET IN NATURE.

EASEMENT IN DEED BOOK 1019 PAGE 997 - CONVEYANCE OF PROPERTY FROM 03/21/1986. CURRENT BOUNDARY CONFIGURATION OF SUBJECT PROPERTY SHOWN HEREON.

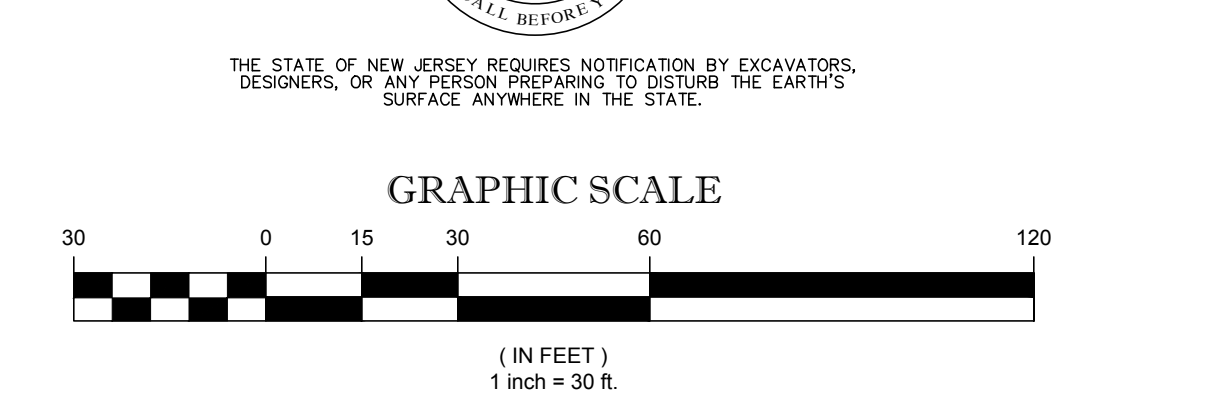
EASEMENT IN DEED BOOK 606 PAGE 346 - N.J.D.O.T. CONVEYANCES. ALL SHOWN HEREON PER MAP REFERENCED WITHIN INSTRUMENT.

EASEMENT IN DEED BOOK 696 PAGE 212 - EASEMENT REFERENCED WITHIN INSTRUMENT IS NOW LOCATED WITHIN CURRENT BED OF ROADWAY. NOT SHOWN.

EASEMENT IN DEED BOOK 746 PAGE 432 - EASEMENT REFERENCED WITHIN INSTRUMENT IS NOW LOCATED WITHIN CURRENT BED OF ROADWAY. NOT SHOWN.

EASEMENT IN DEED BOOK 2118 PAGE 407 - N.J.D.O.T. EASEMENTS. ALL SHOWN HEREON PER MAP REFERENCED WITHIN INSTRUMENT.

EASEMENT IN DEED BOOK 2248 PAGE 437 - N.J.D.O.T. EASEMENTS. ALL SHOWN HEREON PER MAP REFERENCED WITHIN INSTRUMENT.



BOUNDARY & TOPOGRAPHIC SURVEY

THE BONNELL TAVERN REDEVELOPMENT PROJECT
SITUATED IN
BLOCK 24.01, LOT 1 - UNION TOWNSHIP
BLOCK 4, LOT 2 - TOWN OF CLINTON
HUNTERDON COUNTY, NEW JERSEY

PREPARED FOR
THOMAS D. BLASI
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 24GS04343500

DATE: 03/23/2023

NO.	DATE	DESCRIPTION	INITIALS
2	03/23/23	REVISE PER ENVIRONMENTAL CONSULTANT	J.P.J.
1	10/20/22	REVISE PER REVIEW LETTER	J.P.J.
NO.	DATE	DESCRIPTION	INITIALS

Carroll Engineering

105 Raider Boulevard Suite 206
Hillsborough, NJ 08844
Phone: (908) 874-7500 Fax: (908) 874-5762
Certificate of Authorization: #24G/A27952100
www.carrollengineering.com
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DATE: 07/29/2022
CADD FILE: 21-5316-000
JOB NO.: 21-5316-000
DSG BY: N/A
DWN BY: J.P.J.
CKD BY: J.P.J.
SCALE: 1"=30'
DRAWER NUMBER:
SHEET: 1 OF 1 SHEETS
DRAWING NUMBER: 200.4395