

Location Map
(Not to Scale)

Legend

Communication Line	---	COMM
Contour	100	
Edge Of Pavement	---	
Fence	X X X X	
Guardrail	---	
Property Line	---	
Overhead Utility	---	OHU
Storm Drain	---	SD
Sanitary Sewer	---	SS
Underground Electric	---	UGE
Underground Gas	---	UGG
Underground Unknown	---	UGU
Underground Water	---	UGW
Wood Line	---	
Benchmark	⊕	
Basin	⊕	
Bollard	⊕	
Catch Basin	⊕	
Cleanout	⊕	
Deciduous Tree	⊕	
Drain Inlet	⊕	
Evergreen Tree	⊕	
Gas Meter	⊕	
Gas Valve	⊕	
Gas Well	⊕	
Hydrant	⊕	
Iron Pipe or Bar	⊕	
Light Pole	⊕	
Manhole	⊕	
Manhole Drainage	⊕	
Manhole Electric	⊕	
Manhole Sanitary	⊕	
Manhole Telephone	⊕	
Manhole Unknown	⊕	
Manhole Water	⊕	
Monument	⊕	
Monitor Well	⊕	
Plumbing Meter	⊕	
Photograph Location	⊕	
And Direction Of View	⊕	
Sampling Station Location	⊕	
Sign	⊕	
Test Pit / Soil Boring	⊕	
Tree Evergreen Drip Line	⊕	
Tree Deciduous Drip Line	⊕	
Utility Pole	⊕	
Water Meter	⊕	
Water Valve	⊕	
Well	⊕	
Wellhead Flag & Number	⊕	A1

Notes

- Subject to the findings of a title search performed by Fidelity National Title Insurance Company, file #818-166647, dated July 20, 2021.
- Based on field work performed 01-06-2022.
- According to the Flood Insurance Rate Map this property is located in an area designated as Zone AE (Elev. 192.3 scaled from firm map to front of building) - "Special flood hazard areas subject to inundation by the 1% annual chance flood", per map number 34019C0118F, community of the Town of Clinton, Hunterdon County, New Jersey. Effective date: September 25, 2009.
- This plan is not intended to delineate or define underground utilities. The user is cautioned to contact New Jersey One Call for utility markouts at 1-800-272-1000.
- Coordinate system: NJ State Plane.
- Control: Established with global positioning systems utilizing Real Time Kinematic navigation (RTK). Referencing CORS_ID NJWC.
- Horizontal datum: NAD83.
- Vertical datum: NAVD88.
- 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. 45:8-36.3) and N.J.A.C. 13:40-5.1(D).
- References:
 - Tax map sheet 3.01.
 - Deeds as noted.

Schedule B-Section II Exceptions

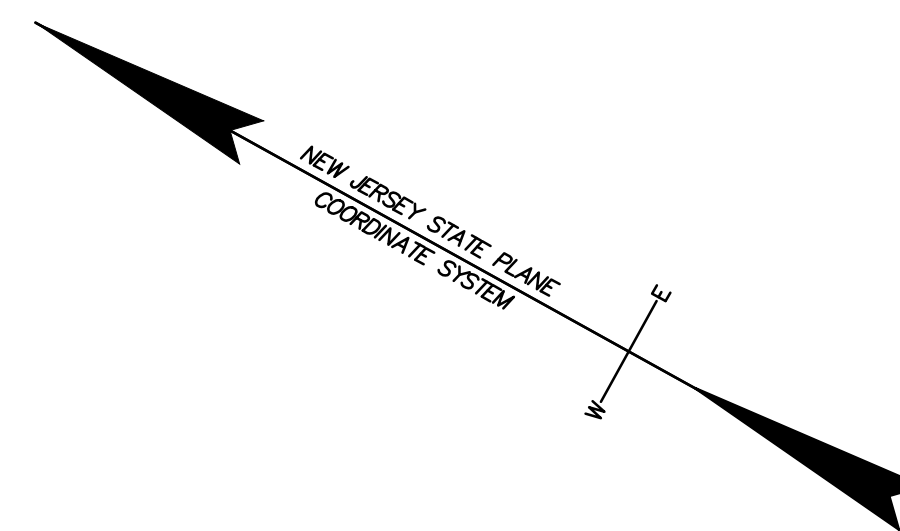
Deeds listed per Fidelity National Title Insurance Company, file #818-166647, dated July 20, 2021.

- Deed book 146, page 463 calls for a 12' wide alley way. Unable to determine if this affects the property from the information contained within the title report.
- Deed book 381, page 49 grants a 100' wide right-of-way. Said right-of-way is not on the property.

ZONE C-1 DOWNTOWN COMMERCIAL		
DESCRIPTION	REQUIRED	EXISTING
MIN. LOT AREA	1,200 S.F.	4,618 S.F.
MIN. LOT WIDTH-STREET	18 FT.	32.98 FT.
MIN. LOT WIDTH-BUILDING LINE	18 FT.	32.98 FT.
MIN. FRONT YARD	0 FT.	7.6 FT.
MIN. REAR YARD	0 FT.	3.2 FT.
MIN. SIDE YARD	0 FT. OR 10 FT.	0 FT.
MAX. HEIGHT	2 STORYS / 35FT.	2 STORYS
MAX. BUILDING COVERAGE	87%	60%
MAX. FLOOR AREA RATIO	87%	120%
MAX. IMPERVIOUS COVERAGE	100%	<100

Approved by the Town of Clinton

Chairperson	Date
Board Secretary	Date
Board Engineer	Date



Site Photo

811 Keep yours below. Call before you dig.

LEGACY INTAX LLC

37 MAIN STREET
BLOCK 11
LOT 11
TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

**VS
LAND DATA**

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NJ Certificate Of Authorization
#24GA28113500

SEAL

John J. Hanlon
John J. Hanlon
Professional Land Surveyor
New Jersey License No. GS37589
Pennsylvania License No. SU060784

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SCALE

AS SHOWN

REVISIONS	
△	01-19-2022 ADDED ZONING INFORMATION

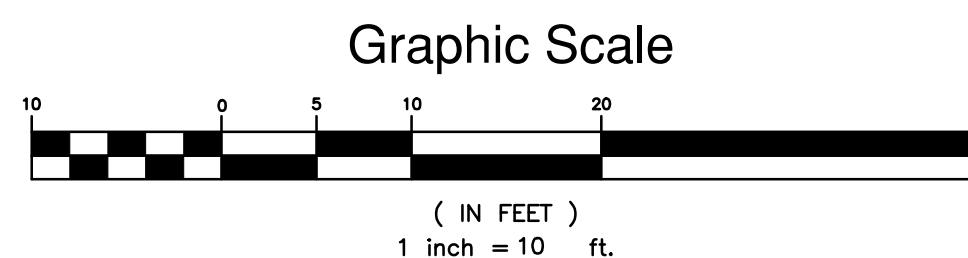
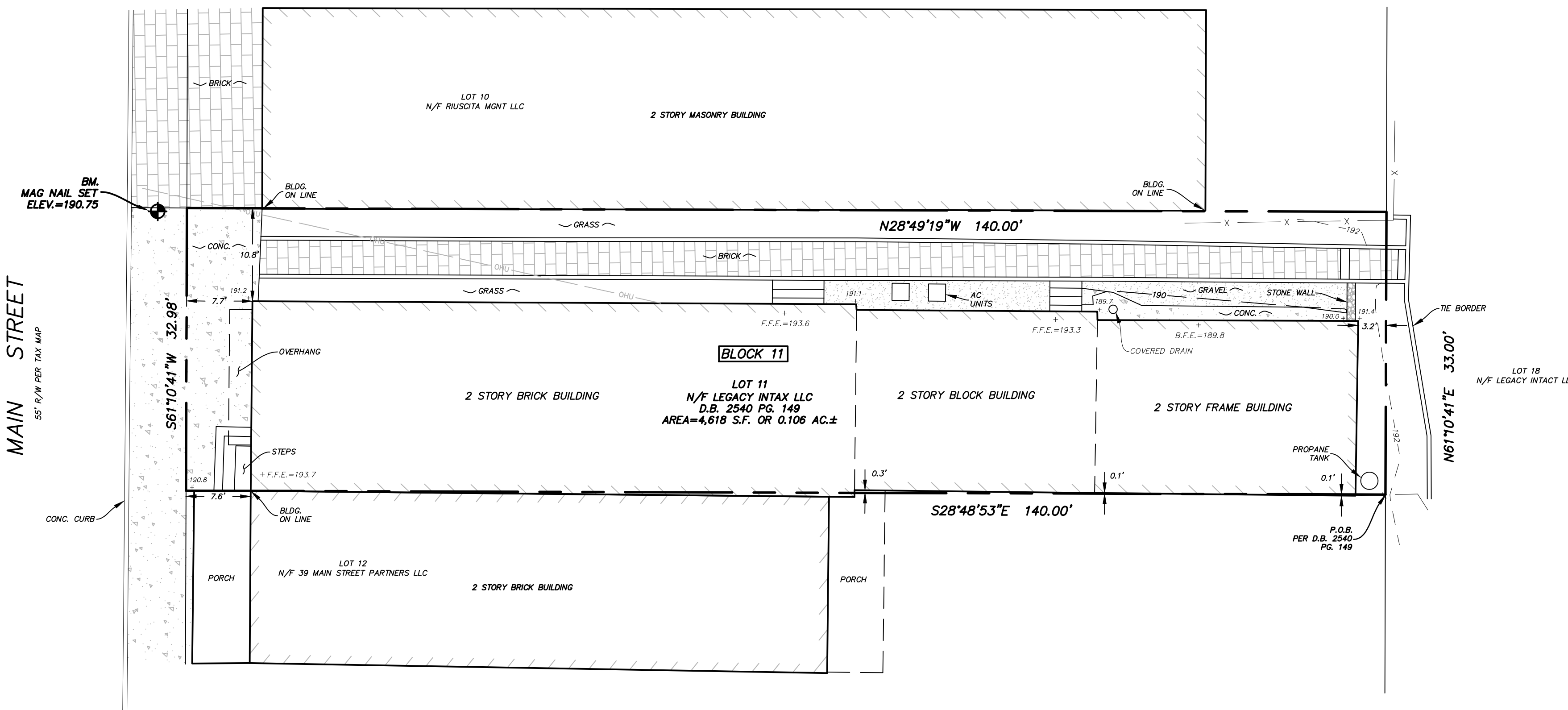
DRAWN BY JHH
APPROVED BY JHH
CHECKED BY PV
DATE 01-18-2022
TITLE

**BOUNDARY &
TOPOGRAPHIC SURVEY**

VS PROJECT NO. 21166

S - 1

SHEET NO.



Survey Certification

Certified to:
-Legacy Intax LLC

I certify that, to the best of my knowledge and belief, this plan is based on a field survey made in January 2022, under my direct supervision, in accordance with the rules and regulations promulgated by the NJ State Board of Professional Engineers & Land Surveyors. The information shown hereon correctly represents the conditions found as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible.