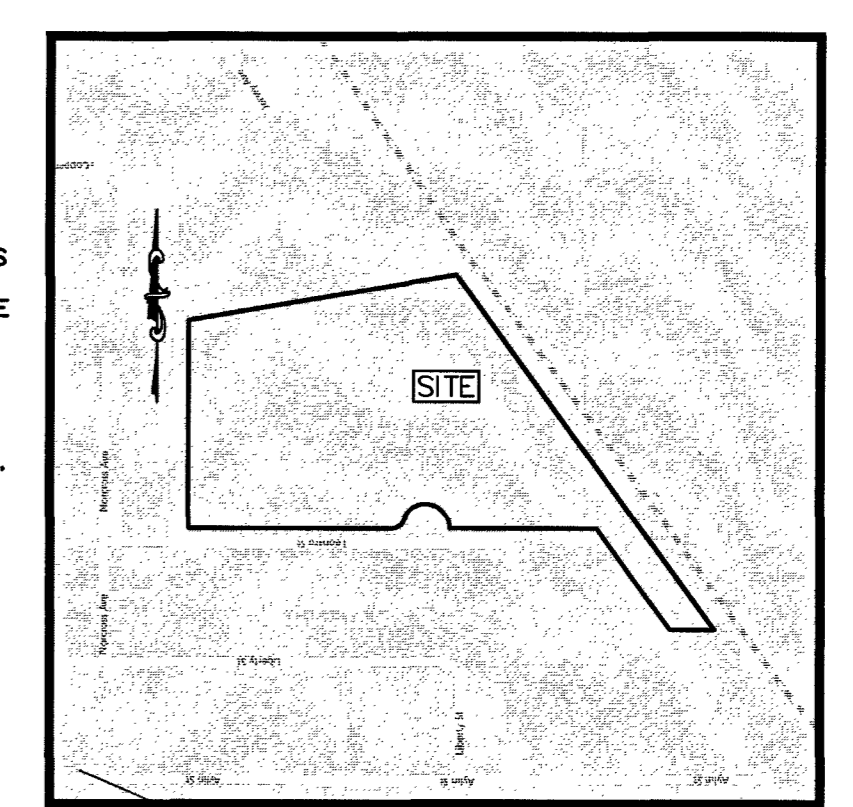
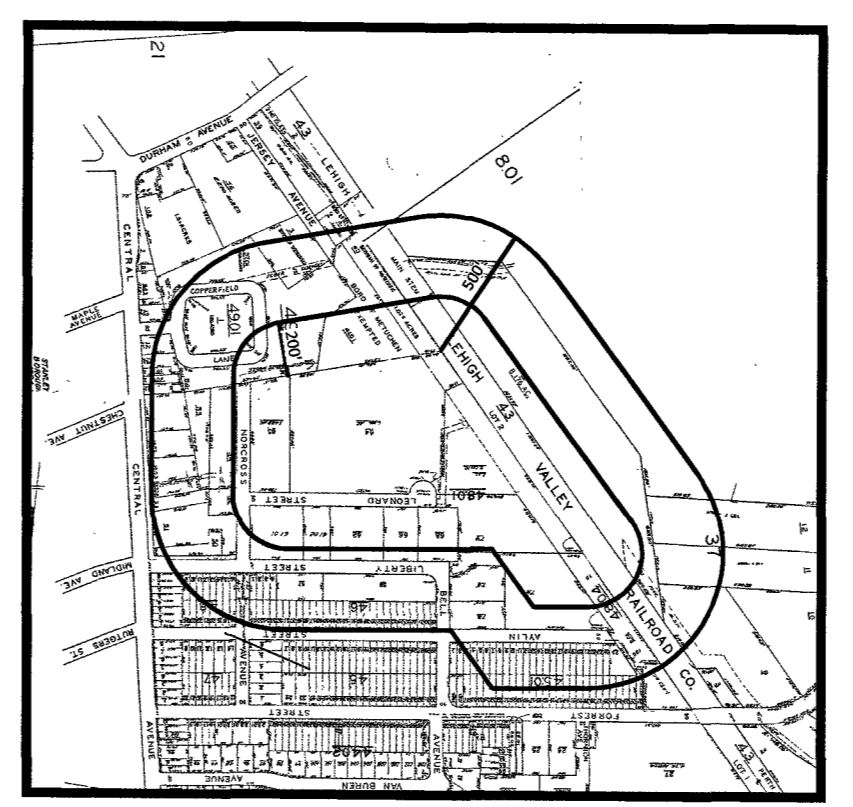


SYMBOL LEGEND		
○ CONC. MONUMENT FND	○ FIRE HYDRANT	○ MAIL BOX
○ L.P. / I.B. FND	○ D.C. DEPRESSED CURB	○ CABLE TV BOX
○ METLAND FLAG	○ L.S.A. LANDSCAPED AREA	○ TELEPHONE BOX
○ SPOT ELEVATIONS	○ D.W.P. DETECTABLE WARNING PAD	○ A/C UNIT
○ TRAFFIC SIGNAL POLE	○ MANHOLE	○ TRANSFORMER
○ UTILITY POLE	○ "A"-INLET	○ ELECTRIC METER
○ GUY WIRE	○ "B"-INLET	○ GAS METER
○ LIGHT POLE	○ "C"-INLET	○ SHURUB
○ UTILITY POLE W/LIGHT SIGN	○ YARD INLET	○ WATER METER
	○ FLARED END SECTION	○ WATER VALVE
		○ GAS VALVE
		○ CLEAN OUT
		○ GUY
		○ WATER
		○ ELECTRIC
		○ TELEPHONE
		○ CABLE TV
		○ TREE
		○ SHRUB
		○ BOLLARD
		○ MONITORING WELL
		○ WELL

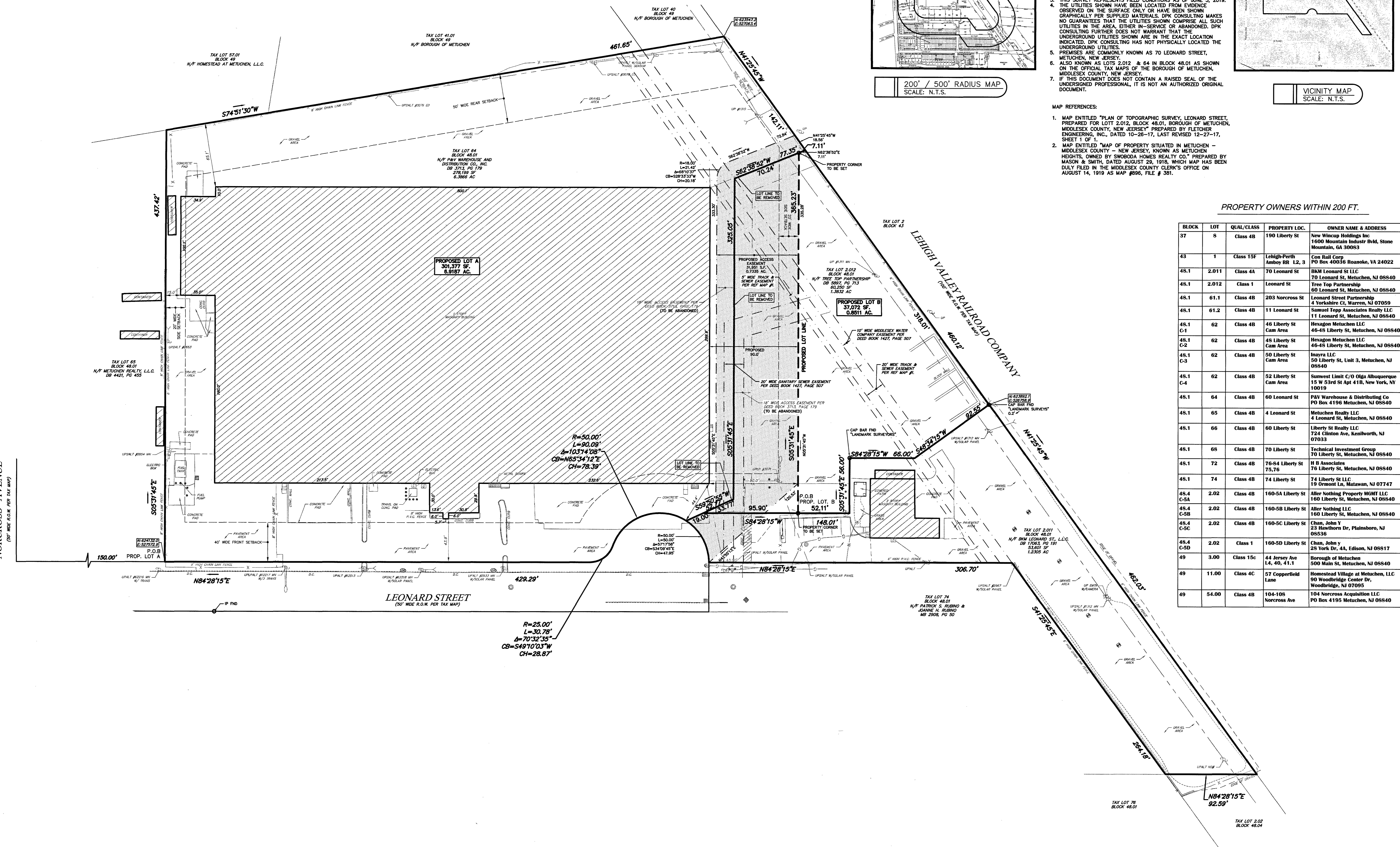


GENERAL NOTES:

- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT INCLUDING TITLE COMMITMENT #626-11820 DATED FEBRUARY 23, 2019, TITLE REPORT FILE #626-12220 DATED APRIL 17, 2019 AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY DPK. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF JUNE 3, 2019. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PREMISES ARE COMMONLY KNOWN AS 70 LEONARD STREET, METUCHEN, NEW JERSEY.
- ALSO KNOWN AS LOTS 2,012 & 64 IN BLOCK 48.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

MAP REFERENCES:

- MAP ENTITLED "PLAN OF TOPOGRAPHIC SURVEY, LEONARD STREET, PREPARED FOR LOT 2,012, BLOCK 48.01, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY FLETCHER ENGINEERING, INC., DATED 10-28-17, LAST REVISED 12-27-17, SHEET 1 OF 1.
- MAP ENTITLED "MAP OF PROPERTY SITUATED IN METUCHEN - MIDDLESEX COUNTY - NEW JERSEY, KNOWN AS METUCHEN HEIGHTS, OWNED BY SWOBODA HOMES REALTY CO." PREPARED BY MASON & SMITH, DATED AUGUST 28, 1918, WHICH MAP HAS BEEN FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON AUGUST 14, 1919 AS MAP #896, FILE # 381.



PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	QUAL/CLASS	PROPERTY LOC.	OWNER NAME & ADDRESS
37	8	Class 4B	190 Liberty St	New Wincup Holdings Inc 1600 Mountain Industr Bldg, Stone Mountain, GA 30083
43	1	Class 15F	Lehigh-Perth Amboy RR L2, 3	Con Rail Corp PO Box 40036 Roanoke, VA 24022
48.1	2,011	Class 4A	70 Leonard St	BKM Leonard St LLC 70 Leonard St, Metuchen, NJ 08840
48.1	2,012	Class 1	Leonard St	Tree Top Partnership 60 Leonard St, Metuchen, NJ 08840
48.1	61.1	Class 4B	203 Norcross St	Leonard Street Partnership 4 Norcross St, Warren, NJ 07059
48.1	61.2	Class 4B	11 Leonard St	Samuel Tepp Associates Realty LLC 11 Leonard St, Metuchen, NJ 08840
48.1	61.2	Class 4B	46 Liberty St	Hexagon Metuchen LLC 46-48 Liberty St, Metuchen, NJ 08840
48.1	62	Class 4B	46 Liberty St	Hexagon Metuchen LLC 46-48 Liberty St, Metuchen, NJ 08840
48.1	62	Class 4B	50 Liberty St	Inayra LLC 50 Liberty St, Unit 3, Metuchen, NJ 08840
48.1	62	Class 4B	52 Liberty St	Summit Limit C/O Digo Albuquerque 15 W 53rd St Apt 41B, New York, NY 10019
48.1	64	Class 4B	60 Leonard St	P&V Warehouse & Distributing Co PO Box 4196 Metuchen, NJ 08840
48.1	65	Class 4B	4 Leonard St	Metuchen Realty LLC 4 Leonard St, Metuchen, NJ 08840
48.1	66	Class 4B	60 Liberty St	Liberty St Realty LLC 724 Clinton Ave, Kenilworth, NJ 07033
48.1	68	Class 4B	70 Liberty St	Technical Investment Group 70 Liberty St, Metuchen, NJ 08840
48.1	72	Class 4B	76-84 Liberty St	H B Associates 76 Liberty St, Metuchen, NJ 08840
48.1	74	Class 4B	74 Liberty St	74 Liberty St LLC 19 Ormont Ln, Metawan, NJ 07747
48.4	2.02	Class 4B	160-5A Liberty St	Alter Nothing Property MGMT LLC 160 Liberty St, Metuchen, NJ 08840
48.4	C-9B	Class 4B	160-5B Liberty St	Alter Nothing LLC 160 Liberty St, Metuchen, NJ 08840
48.4	C-9C	Class 4B	160-5C Liberty St	Chan, John Y 23 Hawthorn Dr, Plainsboro, NJ 08536
48.4	C-9D	Class 1	160-5D Liberty St	Chan, John Y 25 York Dr, 4A, Edison, NJ 08817
49	3.00	Class 15c	44 Jersey Ave	Borough of Metuchen 500 Main St, Metuchen, NJ 08840
49	11.00	Class 4C	57 Copperfield Lane	Hansstead Village at Metuchen, LLC 90 Woodbridge Center Dr, Woodbridge, NJ 07095
49	54.00	Class 4B	104-105 Norcross Ave	104 Norcross Acquisition LLC PO Box 4195 Metuchen, NJ 08840

ZONE: LIGHT INDUSTRIAL-LI

MINIMUMS:	REQUIRED:	NEW LOT A	NEW LOT B
LOT AREA	44,000 S.F.	301,377 S.F.	37,072 S.F.
LOT WIDTH	200 FT.	642.1 FT.	52.1 FT.**
LOT DEPTH	200 FT.	494.4 FT.	239.1 FT.
PRINCIPAL BUILDING			
FRONT SETBACK	40 FT.	44.4 FT.*	N/A
REAR SETBACK	50 FT.	65.1 FT.	N/A
SIDE SETBACK (EACH)	20 FT.	15.0 FT.*	N/A
SIDE SETBACK (COMBINED)	40 FT.	90.0 FT.	N/A
MAXIMUMS:			
BUILDING HEIGHT	3 STORIES	1 STORY	N/A

APPLICANT:
TREE TOP PARTNERS
60 LEONARD STREET
METUCHEN, NEW JERSEY 08840

OWNER:
BKM LEONARD ST., LLC
70 LEONARD STREET
METUCHEN, NEW JERSEY 08840

I HEREBY CERTIFY THAT I APPROVE THE FILING OF THIS PLAN.

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO TAX LOT 64 IN BLOCK 48.01 AS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

(APPLICANT) (OWNER)

SWORN TO AND SUBSCRIBED BEFORE ME. DATE NOTARY PUBLIC OF NEW JERSEY

APPLICANT:
BKM LEONARD ST., LLC
70 LEONARD STREET
METUCHEN, NEW JERSEY 08840

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER (AFFIX SEAL)

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JULY 30, 2021, MEET 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.

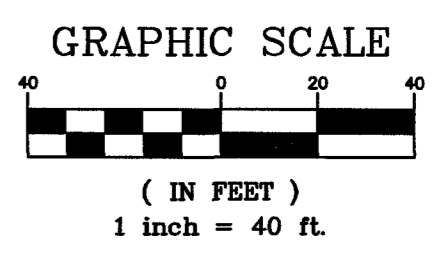
THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.A.C. 23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF _____, 20____ WHICH DATE IS 190 DAYS AFTER ITS APPROVAL BY THE MUNICIPAL BOARD.

SECRETARY OF THE PLANNING BOARD DATE

APPROVED BY THE
PLANNING BOARD OF METUCHEN BOROUGH
MIDDLESEX COUNTY, NEW JERSEY

CHAIRMAN DATE

SECRETARY DATE



MINOR SUBDIVISION MAP
TAX LOTS 2,012 & 64
BLOCK 48.01
70 LEONARD STREET
BOROUGH OF METUCHEN
MIDDLESEX COUNTY NEW JERSEY

SCALE: 1" = 40'
DATE: 7/20/2021
DRAWN BY: JAH
CHK'D BY: JAH

GRAPHIC SCALE
1 inch = 40 ft.

DRAWING FILE: 19-8441SD00
PROJECT NUMBER: 19-8441
SHEET 1 OF 1
REV. 0

James J. Heisen
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET

DPK CONSULTING
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N.J. Lic. 24650431100
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CT. Lic. 70476