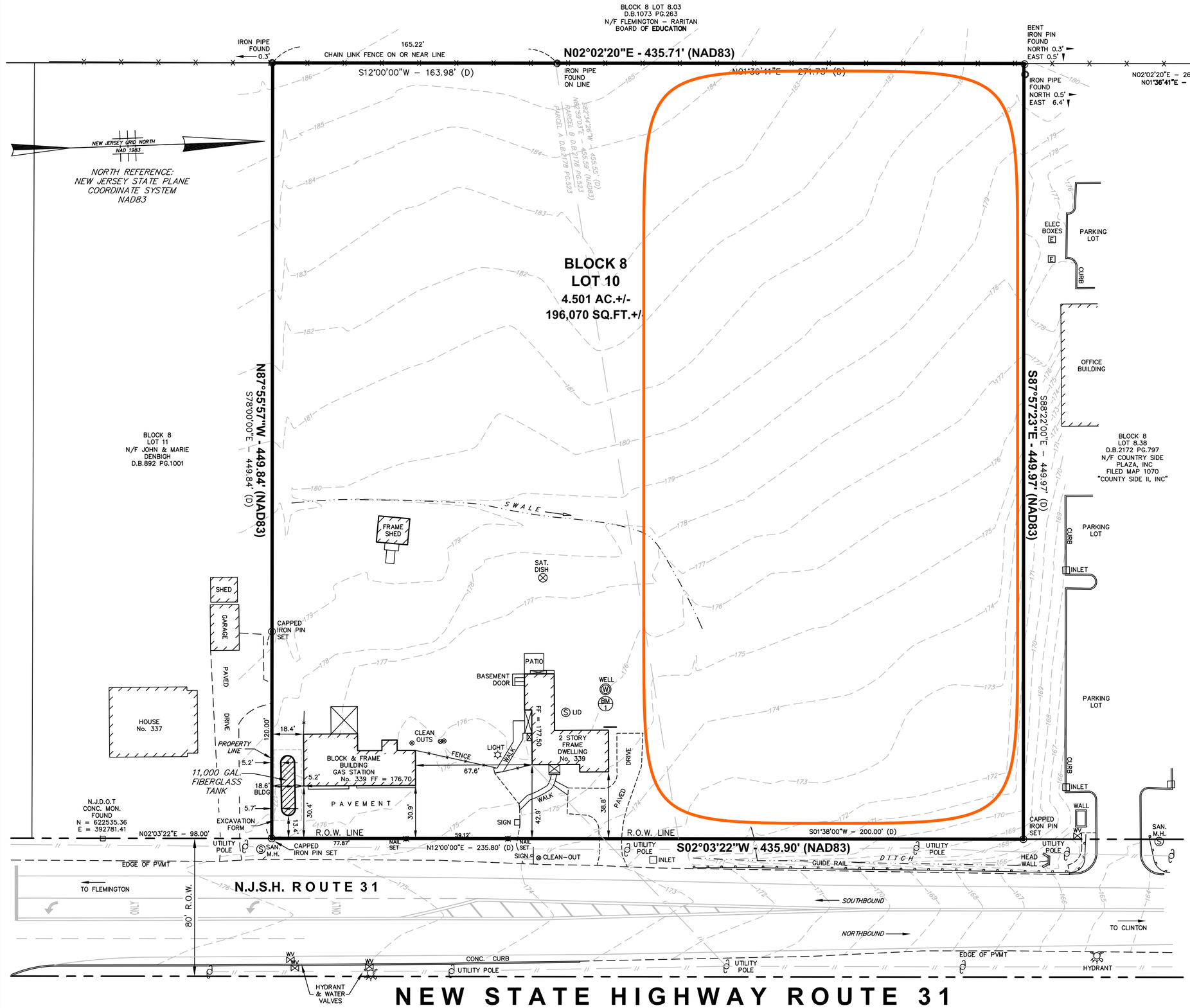

GENERAL NOTES

1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND ON 02/01/2023.
2. DEED REFERENCE: BLOCK 8 LOT 10
   FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE
   DEED BOOK 2178 PAGE 523 DATE 02/20/2007
   PARTIES: GRANTOR (SELLER): FLEMINGTON FUEL OUTLET, INC
   GRANTEE (BUYER): 339 STATE HWY 31 FLEMINGTON, LLC
3. A TITLE SEARCH OR REPORT WAS NOT PROVIDED OR USED IN THE PREPARATION OF THIS SURVEY.
4. IF THIS PLAN DOES NOT CONTAIN AN IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
5. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREIN WERE REPRODUCED FROM THE TAX MAPS FOR THE MUNICIPALITY(S) INDICATED.
6. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
7. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES UNLESS VISIBLE OR MARKED AT THE TIME OF THIS SURVEY.
8. CORNER MARKERS WERE SET OR FOUND PURSUANT TO P.L.2003, C.14 N.J.S.A. C45:8-36.3 AND N.J.A.C.13:40-5.1(D).
9. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE. PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.
10. HORIZONTAL CONTROL (BEARINGS) FOR THIS PROJECT IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) ESTABLISHED BY NETWORK G.P.S. OBSERVATIONS USING THE LEICA SMARTNET REAL TIME G.P.S. NETWORK.
11. VERTICAL CONTROL (ELEVATIONS) FOR THIS PROJECT IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY NETWORK G.P.S. OBSERVATIONS USING THE LEICA SMARTNET REAL TIME G.P.S. NETWORK.

(D) DENOTES A BOUNDARY LINE COURSE THAT MATCHES THE DEED OF RECORD FOR THE SUBJECT PROPERTY, ADJOINING PROPERTY OR PRIOR DEED.

(NAD83) DENOTES A PROPERTY LINE COURSE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM – NORTH AMERICAN DATUM 1983 (NAD83).

SURVEY REFERENCE:

A PLAN ENTITLED "FINAL SITE PLAN, FOR, COUNTRY SIDE II, INC, BLOCK 8 LOT 8.38, RARITAN TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY RBZ ENTERPRISES, INC, SHEET 2 OF 17 DATED 05/13/2003 & SHEET 3 OF 17 DATED 08/07/2002 .

FILED MAP REFERENCE:

A MAP ENTITLED "FINAL PLAT, SECTION I, OF, ROBIN HILL, IN, RARITAN TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY STUDER AND McELDOWNEY, P.A., DATED 06/13/1991, LAST REVISED ON 07/22/1991 AND FILED IN THE HUNTRDON COUNTY CLERK'S OFFICE ON 08/13/1991 AS FILED MAP NUMBER 1067.

A MAP ENTITLED "FINAL PLAT, SECTION II, OF, ROBIN HILL, IN, RARITAN TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY STUDER AND McELDOWNEY, P.A., DATED 11/21/1991, LAST REVISED ON 02/08/1992 AND FILED IN THE HUNTRDON COUNTY CLERK'S OFFICE ON 02/24/1992 AS FILED MAP NUMBER 1070.

A MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP, ROUTE 31 (1967), SECTION 6, FLEMINGTON CIRCLE TO STANTON ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE, BOROUGH OF FLEMINGTON, TOWNSHIPS OF RARITAN AND READINGTON, COUNTY OF HUNTERDON." DATED APRIL 1996.

DEED REFERENCES:

TAX MAP SHEET 4 – RARITAN TOWNSHIP
DEEDS FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE

BLOCK	LOT	D.B.	PG.	DATE	PARTIES
8	10	2178	523	02/20/2007	FLEMINGTON FUEL OUTLET, INC 339 STATE HWY 31 FLEMINGTON, INC
8	10	2143	837	12/13/2005	ROSALLE BARONE FLEMINGTON FUEL OUTLET, INC
MERGER OF 2.436 AC OF LAND OF FROM LOT 10 TO LOT 8 (PAGES 405–406)					
8	10	1056	401	08/24/1991	MEMORIAL SLOAN KETTERING ROBIN HILL ASSOCIATES

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

339 ROUTE 31
BLOCK 8 LOT 10

LOCATED IN

RARITAN TOWNSHIP HUNTERDON COUNTY
NEW JERSEY

ROBERT ENT, Jr.
PROFESSIONAL LAND SURVEYOR
8 GRIST MILL ROAD
PHILLIPSBURG, NEW JERSEY
908-581-4720 resurveying@gmail.com

ROBERT ENT, JR. LAND SURVEYING

ROBERT ENT, Jr - N.J.P.L.S. GS43256 — DATE 09/05/2024

DATE	REVISION	AUTH. BY
02/16/2024	SET R.O.W. & PROPERTY LINE POINTS	R.E.Jr
09/02/2024	TANK AS-BUILT	R.E.Jr

DATE: FEB 2023	SCALE: 1" = 40'	DRAWN BY: R.E.Jr.	CHKD BY: R.E.Sr.	SHEET 1 of 1
CLIENT: TYAGI		FILE: 1021-08-10	DWG FILE: 339 ROUTE 31 SURVEY	

GRAPHIC SCALE
20' 0 40'
1" = 40'

BENCHMARK:

BM 1 TOP OF WELL CASING BEHIND THE HOUSE LOCATED WESTERLY 24' +/- FROM THE NORTHWESTERLY REAR HOUSE CORNER.
ELEV = 176.58