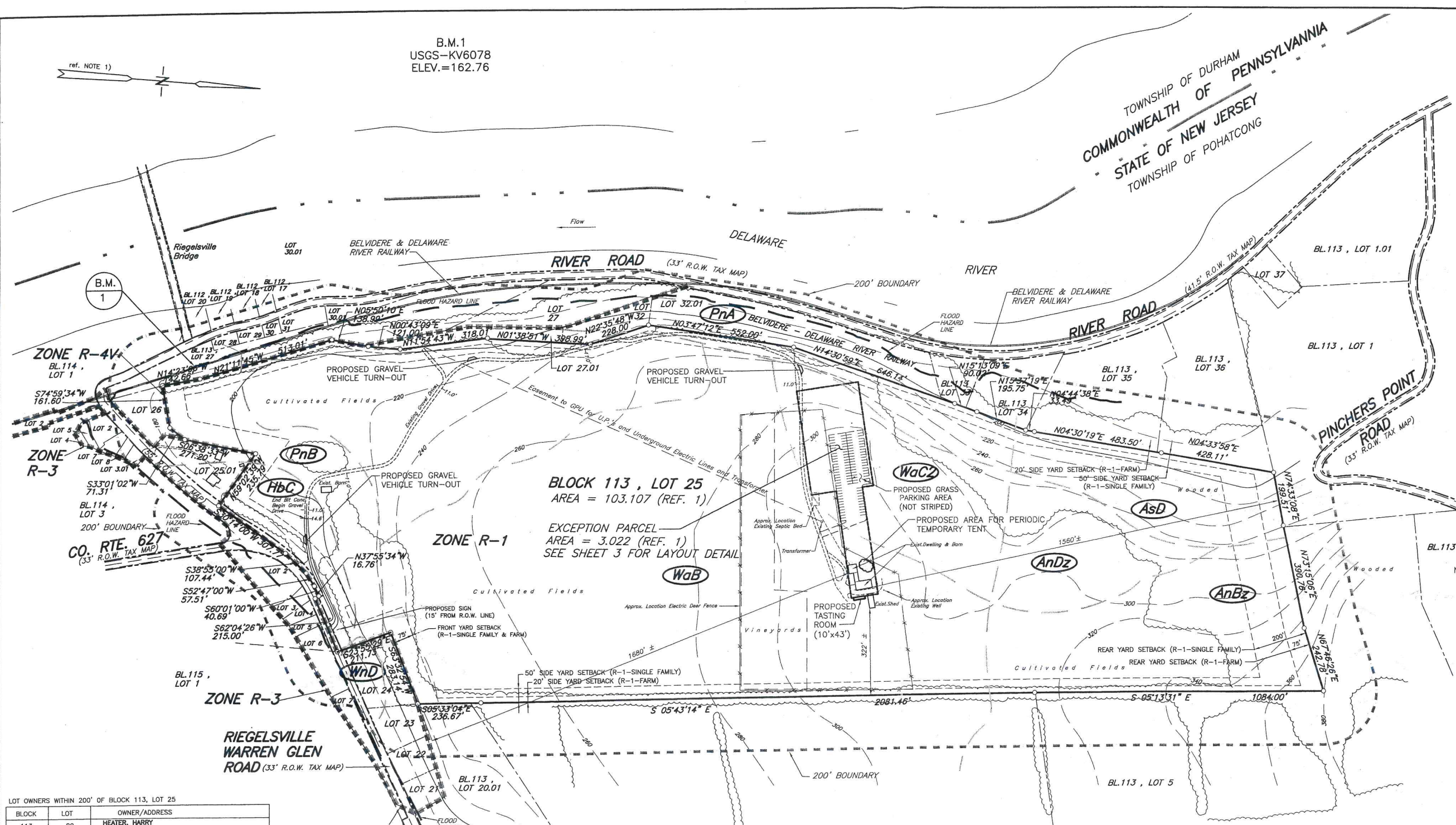


B.M.1
USGS-KV6078
ELEV.=162.76

TOWNSHIP OF DURHAM
COMMONWEALTH OF PENNSYLVANIA
STATE OF NEW JERSEY
TOWNSHIP OF POHATCONG



BLOCK 113, LOT 25
AREA = 103.107 (REF. 1)

EXCEPTION PARCEL
AREA = 3.022 (REF. 1)
SEE SHEET 3 FOR LAYOUT DETAIL

- NOTES:
- 1) PROPERTY BOUNDARY IS BASED ON A SURVEY MAP PREPARED BY B2A CONSULTANTS, BRUCE R. BLAIR (LAND SURVEYOR) TO THE STATE OF NEW JERSEY STATE AGRICULTURAL DEVELOPMENT COMMITTEE FARMLAND PRESERVATION FOR STEVEN R. GAMBINO & AUDREY T. GAMBINO H/W FOR BLOCK 113, LOT 25, SITUATE IN THE TOWNSHIP OF POHATCONG, WARREN COUNTY, NEW JERSEY DATED AUG. 23, 2002.
 - 2) ADJOINING PROPERTY LINES BASED ON POHATCONG TOWNSHIP TAX MAPS SHEETS 26, 27 AND 27.01.
 - 3) SOILS INFORMATION IS BASED ON WARREN COUNTY SOILS SURVEY MAPS.
 - 4) PROPOSED VEHICLE TURN-OUT ARE PLACED APPROXIMATELY EVERY 1000 ALONG EXISTING GRAVEL DRIVEWAY.
 - 5) ADJOINING PROPERTY OWNERS ARE BASED ON THE NEW JERSEY ASSOCIATION OF COUNTY TAX BOARDS CURRENT AS OF FEB. 28, 2007 AND ARE TO BE UPDATED BY A CERTIFIED LIST PROVIDED BY THE POHATCONG TOWNSHIP TAX ASSESSOR.
 - 6) CONTOURS ARE BASED ON USGS MAP.
 - 7) FLOOD LINE ESTABLISHED BY NJDEP DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, DELAWARE RIVER MILE 174.12 TO 175.37 (SHEET 22)
 - 8) NO WETLANDS EXIST ON THIS SITE ACCORDING TO I-MAP DATA PROVIDED BY N.J.D.E.P.

LOT OWNERS WITHIN 200' OF BLOCK 113, LOT 25

BLOCK	LOT	OWNER/ADDRESS
113	29	HEATER, HARRY 812 RIVER ROAD PHILLIPSBURG NJ 08865
113	30	FERRERA, JOSE P & LYNN-FERRERA A18 RIVER ROAD PHILLIPSBURG NJ 08865
113	31	ANDERSON, JENNIFER K C/O RICHARD 28 MCCATHERN ROAD LEBANON NJ 08833
113	31.01	ANDERSON, DEBORAH 28 MCCATHERN ROAD LEBANON NJ 08833
113	32	BELVIDERE & DELAWARE RIVER RAILWAY P O BOX 22 RINGOES, NJ 08551
113	32.01	BELVIDERE & DELAWARE RIVER RAILWAY P O BOX 22 RINGOES, NJ 08551
113	33	PEIPER, LAURENCE & CHARLES STILL 70 RIVER RD PHILLIPSBURG, NJ 08865
113	34	LIPPINCOTT, KEITH & JANE 74 RIVER ROAD PHILLIPSBURG NJ 08865
113	35	VAN WALLENDAL, PETER & SMITH, GAIL 80 RIVER ROAD PHILLIPSBURG, NJ 08865
113	36	HIGLEY, JOHN A & KELLY 86 RIVER ROAD PHILLIPSBURG NJ 08865
114	1	STONE SOUP PRESERVATION, LLC 115 MOUNTAIN ROAD PHILLIPSBURG NJ 08865
114	2	BELVIDERE & DELAWARE RIVER RAILWAY P O BOX 22 RINGOES, NJ 08551
114	3	STATE OF NEW JERSEY DEP 401 STATE STREET TRENTON NJ 08625
114	3.01	UNKNOWN OWNERSHIP 50 MUNICIPAL DRIVE PHILLIPSBURG, N.J. 08865
114	4	JOHNSON, ALEXANDER J & BERNADETTE AB RIEGELSVILLE-WARREN GLENPHILLIPSBURG NJ
114	5	SUDAM, DONALD E10 ROUTE 827 PHILLIPSBURG, N.J. 08865
114	6	AMADA, VICTOR A & LAUR A41 CORY ROAD FLANDERS NJ 07836
114	7	COLAJICE, DONALD L & BONNIE L 181 BUTTERMILK BRIDGE RD ASBURY NJ 08802
114	8	COCHRAN, DONALD & LINDA K 16 RIEGELSVILLE-WARREN GLPHILLIPSBURG, NJ
115	2	MUSTO, ABBIE J 24 ROUTE 827 PHILLIPSBURG NJ 08865
115	3	MESHACH, WILLARD & TERRY 26 ROUTE 827 PHILLIPSBURG, N.J. 08865
115	4	SLIKER, PAUL J. & JANET A. 28 ROUTE 827 PHILLIPSBURG, N.J. 08865

LOT OWNERS WITHIN 200' OF BLOCK 113, LOT 25

BLOCK	LOT	OWNER/ADDRESS
112	16	ANDERSON, DEBORAH 28 MCCATHERN ROAD LEBANON NJ 08833
112	17	FERRERA, JOSE P & LYNN-FERRERA 18 RIVER ROAD PHILLIPSBURG NJ 08865
112	18	HEATER, MARVIN JR. 12 RIVER ROAD PHILLIPSBURG, N.J. 08865
112	19	HEATER, MARVIN JR. 12 RIVER ROAD PHILLIPSBURG, N.J. 08865
112	20	DEL. RIVER BRIDGE COM. RIEGELSVILLE NJ
113	1	HENRICH, BARRY A. 100 RIVER ROAD PHILLIPSBURG NJ 08865
113	5	WILLARD, MARGARET T MOUNTAIN ROAD PHILLIPSBURG NJ 08865
113	20	BILLYBOB PARTNERS 63-A ROUTE 827PHILLIPSBURG NJ 08865
113	20.01	REED, FRANK L & ALICE E 63 ROUTE 827PHILLIPSBURG, N.J. 08865
113	21	HUNKLE, WILLIAM J & NANCY 53 COUNTY ROAD 827PHILLIPSBURG NJ 08865
113	22	CARMAN, LYNN M49 ROUTE 627 PHILLIPSBURG NJ 08865
113	23	YOVANOVICH, JEFFREY 43 ROUTE 827 PHILLIPSBURG NJ 08865

ENTIRE TRACT

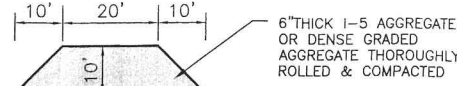


Soil Classification

- AnBz** Annandale gravelly loam, 3-8% slopes
- AnDz** Annandale gravelly loam, 15-25% slopes
- AsD** Annandale very stony loam, 15-25% slopes
- HbC** Hazen loam, 8-15% slopes
- PnA** Pope fine sandy loam, high bottom, 0-3% slopes
- PnB** Pope fine sandy loam, 3-8% slopes
- WaB** Washington loam, 3-8% slopes

LEGEND

- Fence
- FENCE
- Slant Lettering Indicates Existing Feature
- VERTICAL LETTERING INDICATES PROPOSED FEATURE
- FLOOD HAZARD LINE
- SOILS TYPE BOUNDARY
- ZONE BOUNDARY
- 200' TRACT BOUNDARY
- RAILROAD TRACKS



PRINT MADE

JAN 8 2009
MACE CONSULTING ENGINEERS

DATE	AUTH.	REVISIONS

COPYRIGHT © 2008 MCE / BIA - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF, WITHOUT THE WRITTEN PERMISSION OF MCE/BIA, IS PROHIBITED.

THESE PLANS CONTAIN DATA DESIGNED SPECIFICALLY FOR THE LISTED APPLICANT AND ARE NOT INTENDED FOR REUSE BY OTHERS.

UNLESS NOTED OTHERWISE, THESE PLANS ARE INTENDED AS A "COMPLETE" APPLICATION FOR MUNICIPAL AND/OR GOVERNMENTAL APPROVALS AND ARE NOT INTENDED AS CONSTRUCTION CONTRACT DOCUMENTS.

MACE CONSULTING ENGINEERS
A DIVISION OF BARRY ISETT & ASSOCIATES, INC.

ENGINEERS - PLANNERS - SURVEYORS
(908) 454-9500
985 BELVIDERE ROAD
PHILLIPSBURG, N.J. 08865

ENTIRE TRACT MAP FOR MINOR SITE PLAN
VILLA MILAGRO VINEYARDS

TAX MAP SHEETS 26 & 27, BLOCK 113, LOT 25
TOWNSHIP OF POHATCONG, WARREN COUNTY, NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 246A228081700