

PROPERTY SITUATED IN THE BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY

Final As-Built Survey of walls on Property known as Lots 44, 45, and 46 in Block 12 as shown on a certain map entitled "Map of Hillsdale Manor, Washington Township, Bergen Co., N.J." and filed in the Bergen County Clerk's Office on July 25, 1892 as Map No. 598.

Certified to: MICHAEL KANTER; to be correct.

Scale: 1" = 20 feet

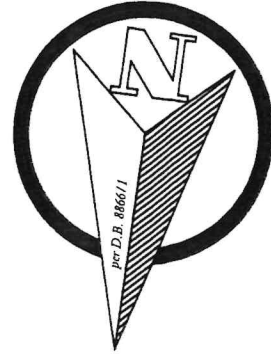
Being Lot 13 in Block 1517 on the Tax Map.



STEVEN L. KOESTNER
 P.E. & L.S. NJ LIC. # 27901/ NY LIC. # 50865
 KOESTNER ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 HACKENSACK, N.J. 07602
 October 27, 2023

Rev. to show Proposed Kitchen Outdoor:
 August 16, 2024

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14(C45-B-36.3) AND N.J.A.C. 13:40+5.1(D).



LOT AREA = 7,500 S.F. = 0.1722 ACRES

AS-BUILT LOT COVERAGE CALCULATIONS:

DWELLING =	1,368 S.F.
BIT. DRIVE =	690 S.F.
PAVERS (50%) =	377 S.F.
OUTDOOR KITCHEN =	46 S.F.
STEPS/PL. =	56 S.F.
A.C./GEN. =	11 S.F.
CONC. WALKS & PATIO =	87 S.F.
TOTAL COVERAGE =	2,635 S.F.

BUILDING COVERAGE: (1,368 S.F./7,500 S.F.) * 100 = 18.24% < 25%
 LOT COVERAGE: (2,635 S.F./7,500 S.F.) * 100 = 35.13% < 35%

