

N 55°27'00" W 127.65'

LOT 37

LOT 36

LOT 35



LOT 7
(LOT 36 F.M.)
BLOCK 504

BLOCK 4-05 F.M.)
AREA=0.365± AC.

DRIVEWAY 1.0'

ADJ. DRIVEWAY 4.0'

N 34°33'00" E 129.89'

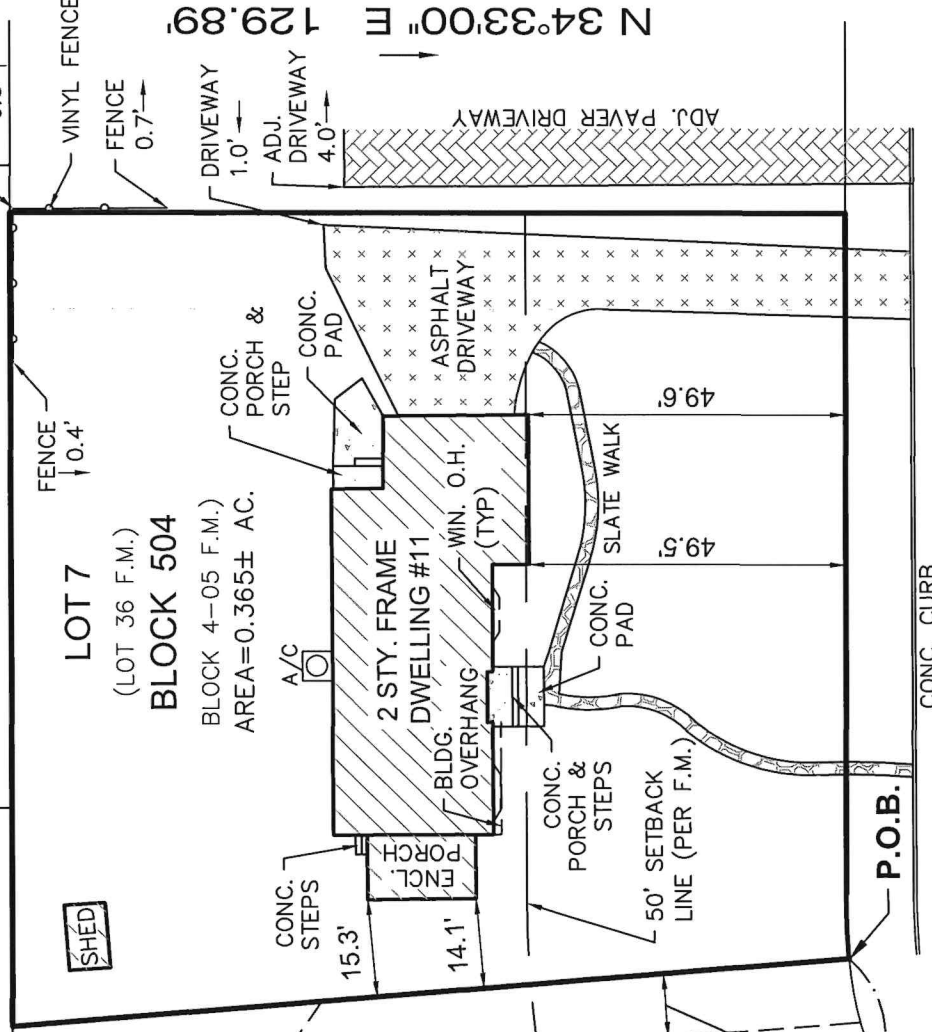
LOT 8

S 29°52'00" W 130.73'

LOT 6

10' WIDE DRAINAGE EASEMENT (PER F.M.)

10' WIDE DRAINAGE EASEMENT (PER F.M.)



R=125.00'
L=10.19'

S 55°27'00" E 106.83'

ELLEN COURT
(50' R.O.W.)

HILLSDALE AVENUE
(VARIABLE R.O.W.)

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING
DWELLING	1,831 S.F.
DRIVEWAY	1,343 S.F.
CONCRETE	121 S.F.
SLATE	110 S.F.
CONCRETE PORCH	82 S.F.
SHED	66 S.F.
IMPERVIOUS COVERAGE	3,553 S.F.
LOT AREA	15,891 S.F.
TOTAL IMP. COVERAGE	22.4%

PREPARED FOR: ANTERO A. CORTES and KATELYN S. CORTES

Filed Map Reference: SUBDIVISION PLAT, WOOD DALE ESTATES, BOROUGH OF HILLSDALE, BERGEN COUNTY, STATE OF NEW JERSEY
 Filed Map Block: 4-05
 Filed Map Lot: 36
 Filed Date: FEB. 25, 1963
 Filed Map No. 5972

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/11/19 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 8281 PG 335

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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N.J. LIC. No. 34-500

SURVEY OF PROPERTY

LOT 7
BOROUGH OF HILLSDALE
COUNTY OF BERGEN
BLOCK 504
NEW JERSEY

Scale: 1"=30'
Drawn By: VS
Date: 4/11/19
Job #: 19-03062b
CAD File #: 19-03062
Sheet #: 1 OF 1