



6" RCP
SEWER
RM=104.06
1 IN=96.56
2 OUT=96.76

INTENDED TO BE Lot 4 Block 175C as shown on a certain map entitled, "Subdivision Plat of Cherry Hill Estates for Steinar Gundersen, Borough of Hilldale, Bergen County, New Jersey" filed in the Bergen County Clerk's Office on December 17, 1957 as Map No. 5204

- This survey references:**
- 1) Deed Book 696 Page 668
 - 2) Bergen County Filed Map No. 5204
 - 3) Survey of Property by Control Layouts, Inc. dated 08/16/2013

- Notes:**
- 1) Field Survey Performed on 03/06/2024
 - 2) Subject to documents of record
 - 3) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
 - 4) Building setback lines shown hereon are based on recorded deeds/field maps and may not reflect current zoning requirements.
 - 5) This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.
 - 6) Vertical Datum: NAVD88 | Horizontal Datum: Assumed
 - 7) This map does not create an easement. This easement does not exist until the recording of a properly prepared instrument defines each party's intent and terms.

This survey certified to:
JOHN M. SABATIE & JENNIFER M. SABATIE

TOPOGRAPHIC SURVEY OF PROPERTY				
Tax Lot 20 - Block 2201				
7 Cherry Hill Court, Borough of Hilldale				
Bergen County, New Jersey				
FIELD:	DMN BY:	CHECKED:	PAPER SIZE:	SCALE:
AAD	ES	JSG	18"x24" LS	1"=20'
PROJECT NUMBER:	DATE:			
240429	03/08/2024			

Lakeland Surveying
Certificate of Authorization #24GA2809200
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MARC J. CIFONE, N.J. P.L.S.
JEFFREY S. GRUNN, N.J. P.L.S.
WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 24GS04132900
N.J. LIC. NO. 24GS04339900
N.J. LIC. NO. 24GS04341900

NO.	INITIALS	DATE	REVISIONS

