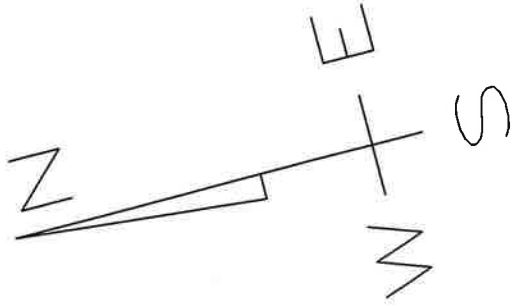
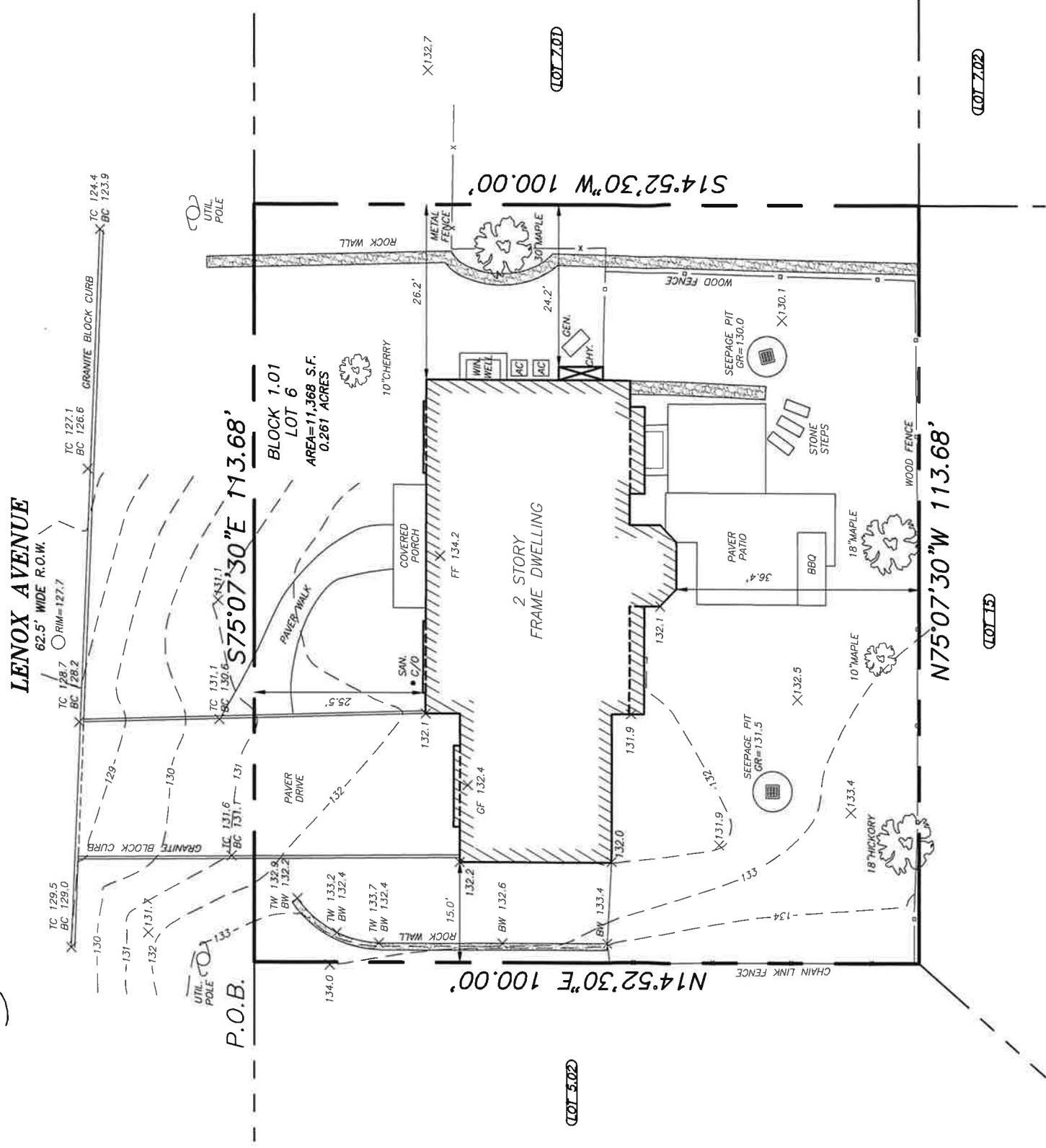




LOT COVERAGE ANALYSIS (ZONE R-D)	
PROPERTY AREA = 11,368 S.F.	
ITEM DESCRIPTION	AREA
BUILDING & COVERED PORCH	2,266 S.F.
DRIVEWAY	657 S.F.
WALKS/PATIOS/MIN. WELL	853 S.F.
AC UNITS & GENERATOR	20 S.F.
TOTAL BUILDING COVERAGE	2,266 S.F. (19.93%)
TOTAL LOT COVERAGE	3,796 S.F. (33.39%)



NOTES:

- SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE, CURRENT AND COMPLETE ABSTRACT OF TITLE MIGHT DISCLOSE.
- STREET NAMES AND RIGHT-OF-WAY WIDTHS AND BLOCK AND LOT DESIGNATIONS ARE PER THE CURRENT MUNICIPAL TAX MAPS. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT MUNICIPAL SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SIGNED BY THE SURVEYOR AND MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY. GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS BASED ON EXISTING PHYSICAL CONDITIONS FOUND AT THE SITE ON THE DATES OF THE FIELD SURVEY AND ON DEED, FILED, AND UNFILED MAP INFORMATION.
- ELEVATIONS ARE SCALED PER "YONKERS" DIGITAL USGS 7.5-MINUTE QUADRANGLE MAP AND HAVE A CONTOUR INTERVAL OF 1 FOOT.

REFERENCES:

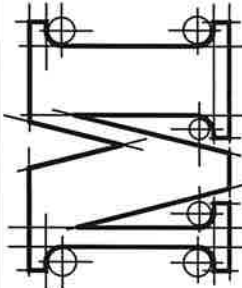
- TAX MAP FOR THE BOROUGH OF DEMAREST.
- DEED BOOK 464 PAGE 1075.
- FIELD WORK PERFORMED JULY 2026.
- "MAP OF HEATHER HILLS HOMES, PROPERTY OF, LYNN ASSOCIATES INC., OF, DEMAREST & CRESSKILL, BERGEN COUNTY-NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON DECEMBER 19, 1949 AS MAP NO. 3839.

PROJECT NO.: 26036

DOUGLAS W. DOOLITTLE
PROFESSIONAL ENGINEER,
LAND SURVEYOR & PLANNER

DOUGLAS W. DOOLITTLE P.E., L.S., P.P.
NJ Lic. No. 299869

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY



CONEN

BLOCK 1.01 - LOT 6
11 LENOX AVENUE
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY

McNALLY, DOOLITTLE ENGINEERING, L.L.C.
Certificate of Authorization 24GA27928700
169 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
(201) 337-9051

REV. DATE DESCRIPTION

1" = 20'

DATE: 07/08/2026

SHEET NO.: 1 OF 1

DWG. No.: SB-1