

SURVEY NOTES:

1. BEING KNOWN AND DESIGNATED AS LOT 3.07 IN BLOCK 84 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY.
2. PROPERTY LIES IN THE R-BB ZONE, SINGLE-FAMILY RESIDENCE BB ZONING DISTRICT.
3. I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF THAT THE INFORMATION DEPICTED HEREON, BASED ON LOCAL MONUMENTATION, CORRECTLY REPRESENTS THE PHYSICAL CONDITIONS FOUND DURING A FIELD SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY. SURVEY CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
4. SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS" NJAC 13:40-5.1
5. OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, SETBACK LINES, FOR CONSTRUCTION OF ANY TYPE OR ANY OTHER PURPOSES OTHER THAN FOR TITLE CLOSING.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
7. THIS SURVEY DOES NOT SHOW OR INTEND TO SHOW ANY UNRECORDED EASEMENTS, GRANTS OR RIGHT OF WAY.
8. TO THE BEST OF OUR KNOWLEDGE AND BELIEF NO DEED RESTRICTIONS OR COVENANTS EXIST OTHER THAN THAT IS SHOWN AND SUCH FACTS AND INFORMATION WHICH MAY BE REVEALED BY A CURRENT AND CORRECT ABSTRACT OR TITLE SEARCH.
9. THE LOCATION AND DEPTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE. FOR THEIR EXACT LOCATION AND DEPTHS, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AT 1-800-272-1000. PRIOR TO ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
10. FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 204 OF 332, MAP NO.34003C0204H, MAP REVISED, AUGUST 28, 2019. ENTIRE PROPERTY IS SHOWN AS BEING IN THE FOLLOWING FLOOD ZONE: "ZONE X". Areas determined to be outside the 0.2% annual chance floodplain.
11. BEARINGS ARE SHOWN HEREON AS PER NAD83 AND DEED Bk. 8038, Pg. 960.
12. VERTICAL DATUM = NAVD 1988. ESTABLISHED VIA RAPID STATIC GPS OBSERVATION, GEOID18 (CONUS). (DATUM CONVERSION: NAVD 1988 + 1.0 FOOT = NGVD 1929).

DESCRIPTION OF PROPERTY BLOCK 84, LOT 3.07 (Bearing System, NAD 83)

All that certain tract or parcel of land and the premises situated, lying and being in the Borough of Demarest in the County of Bergen and State of New Jersey:

Beginning at a point on the northeasterly side line of Pine Terrace distant 954.05 feet southeasterly from the intersection formed by the northeasterly line of Pine Terrace and the southerly side line of Piermont Road, running thence:

- 1) North 38°10'25" East, a distance of 172.86 feet to a point, thence;
- 2) South 49°34'71" East, a distance of 286.57 feet to a point, thence;
- 3) South 37°06'23" West, a distance of 172.89 feet to a point in the northeasterly side line of Pine Terrace, thence;
- 4) Along the same North 51°49'35" West, a distance of 289.79 feet to the point or place of BEGINNING;

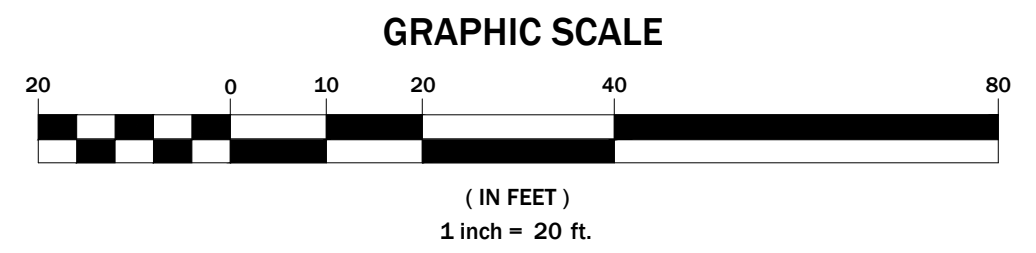
The above described parcel contains 49814.8 S.F. 1.144 Ac.

ZONING SCHEDULE: R-BB SINGLE-FAMILY RESIDENCE BB ZONE

MINIMUMS	REQUIRED	EXISTING (LOT 3.07)
LOT AREA	30,000 S.F.	49,815 S.F. (1.1436 AC.)
LOT FRONTAGE	150 FEET	289.79 FEET
LOT DEPTH	150 FEET	172.86 FEET
FRONT YARD	35 FEET	50.23 FEET
REAR YARD	50 FEET	63.68 FEET
SIDE YARD	25 FEET	28.07 FEET
MAXIMUMS	REQUIRED	EXISTING
STORIES	2 1/2	2
BUILDING HEIGHT	30 FEET	> 30 FEET
BUILDING COVERAGE	15%	24.64% (E)
IMPR. LOT COVERAGE	30%	34.48% (E)
RESIDENTIAL PARKING COV.	25%	14.44%
ACCESSORY STRUCTURES	REQUIRED	EXISTING
MAX. HEIGHT	12 FEET	< 12 FEET
FRONT YARD	35 FEET	> 35 FEET
SIDE YARD	25 FEET	22.95 FEET (E)
REAR YARD	10 FEET	1.58 FEET (E)

(E) = EXISTING NON-CONFORMITY

PRELIMINARY



DATE	BY	CHKD	DESCRIPTION
REVISIONS			

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER

SIGNED: _____ DATE: _____

DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

SIGNED: _____ DATE: DECEMBER 3, 2024

C COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
State of New Jersey Certificate of Authorization No. GA 276726.
325 So. RIVER STREET - SUITE 300, HACKENSACK, N.J. 07601
TEL (201) 487-0015 FAX (201) 487-5122

DRAWING TITLE: **BOUNDARY AND TOPOGRAPHIC SURVEY**

PROJECT NAME: SIBONI

LOCATION: BLOCK 84, LOT 3.07 (TAX MAP SHEET 4)
44 PINE TERRACE
BOROUGH OF DEMAREST, BERGEN COUNTY

PROJ. NO. 24-2398 SCALE: 1" = 20' DRAWN BY: GO