

# KNICKERBOCKER ROAD

44.25' ROW

Sanitary Rim=112.68  
Inaccessible

BENCHMARK  
NAIL SET IN PAVEMENT  
ELEV: 115.9390  
VERTICAL DATUM NAVD88

BENCHMARK  
NAIL SET IN PAVERS  
ELEV: 115.1752  
VERTICAL DATUM NAVD88

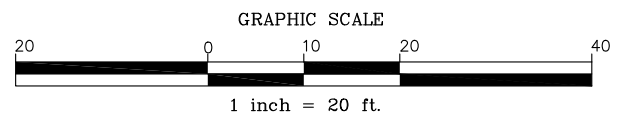
**This survey certified to:**  
Hyun Jin Park and Hyun Joo Lee  
Mortgage World Bankers, Inc., its successors  
and/or assigns as their interest may appear  
Apple Title Agency, LLC  
WFG National Title Insurance Company  
Choi Law Group, LLC

KNOWN AND DESIGNATED as Lots 37, 38, and 39 as shown on a certain map entitled, "Plan of The Boston Land Co., Estate, Demarest, New Jersey" filed in the Bergen County Clerk's Office on November 9, 1891 as Map No. 546

**This survey references:**  
Deed Book 8885 Page 289  
Mortgage Book 1261 Page 1017  
Bergen County Filed Map No. 546

**Notes:**  
Updated Field Survey Performed on 07/19/25  
Field Survey Performed on 07/27/16  
Subject to an accurate title search  
Subject to documents of record

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.



[1] REVISED 07/21/25 BY DN: SURVEY UPDATE/TOPO/TREES

**Lakeland Surveying**

117 Hibernia Avenue | Rockaway | NJ  
Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #24GA28090000

PROJECT NUMBER 161858		
REFERENCE NUMBER 16AT596		
SCALE 1"=20'	DATE 07/28/16	
FIELD: AAD	DWN BY: JES	CHECKED: MJC

**SURVEY OF PROPERTY**  
Tax Lot 37 - Block 2  
35 Knickerbocker Road, Borough of Demarest  
Bergen County, New Jersey

MARC J. CIFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900  
JEFFREY O. MALES, Professional Land Surveyor N.J. Lic. No 24GS03008700

A Written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).