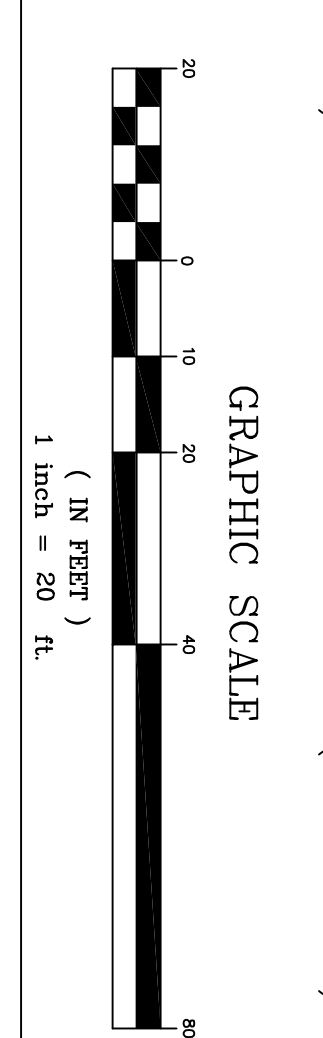


LEGEND
 □ - Corner markers to be set.
 ○ - Monument point.
 ○ - Curved/flat road.

MAP REFERENCES
 FINAL MAP OF NICHOLAS MIKULA CLIFTON, PASSAIC COUNTY, N.J. SCALE 1"=50'
 PASSAIC COUNTY REGISTER'S OFFICE ON MAY 25, 1977 AS MAP NO. 2764.

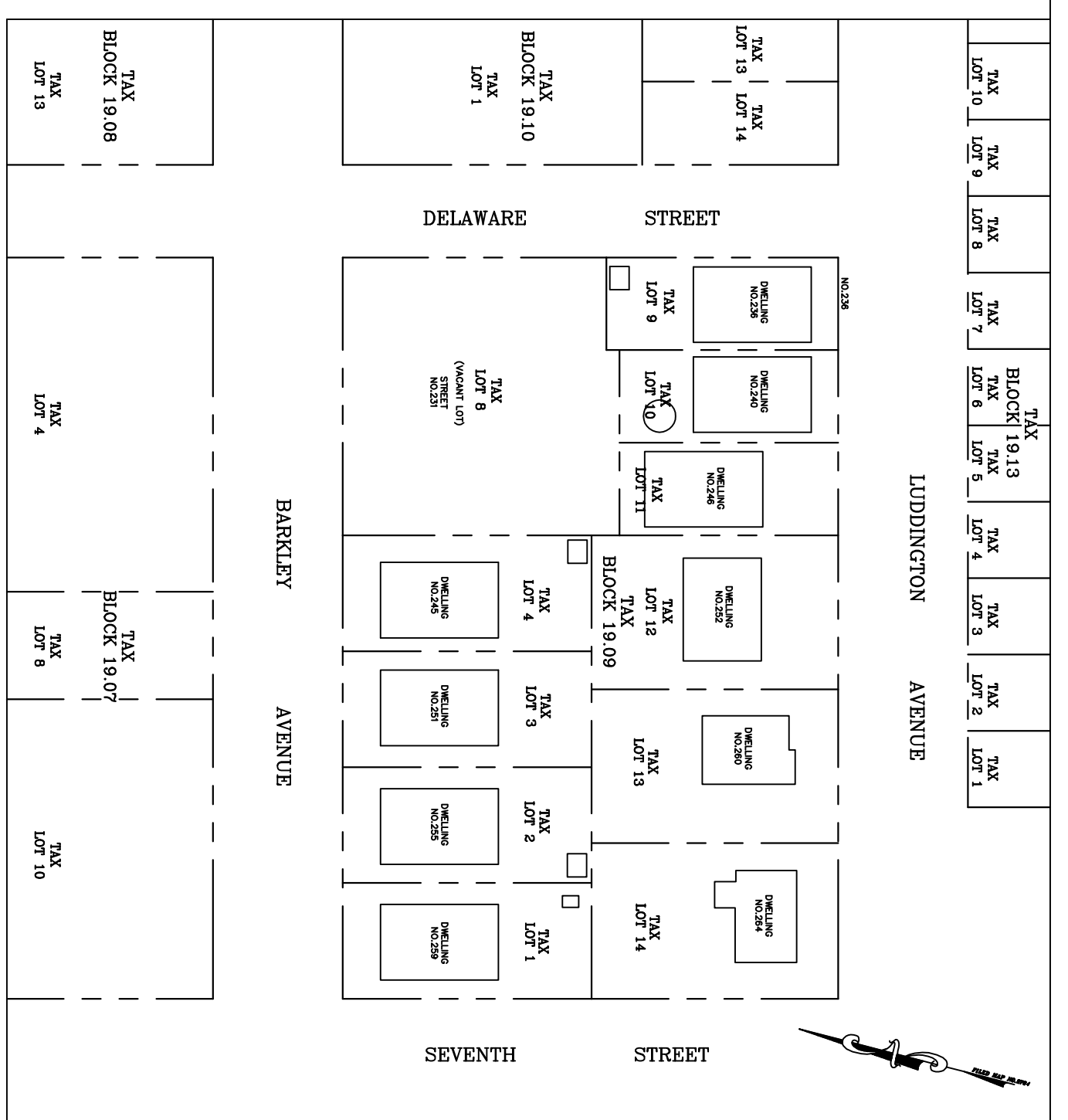
DEED REFERENCES
 1) DEED BOOK 0323 PAGE 247
 2) DEED BOOK 0323 PAGE 288

NOTES
 1) DIMENSIONS SHOWN ON THIS MAP ARE BASED ON AN ASSUMED DATUM.
 2) MAP REFERENCES EMPLOYED USED FOR THIS MAP BASED ON FIELD MAP NO. 2764.



BULK ZONING INFORMATION

DISTRICT R-R-ONE FAMILY	REQUIREMENTS	EXISTING LOT 8	PROPOSED LOT 6	PROPOSED LOT 6	PROPOSED LOT 7
MIN. LOT SIZE	5,000 S.F.	22,045.0 S.F.	7,465 S.F.	7,465 S.F.	7,115 S.F.
MIN. LOT WIDTH	50'	150'	50'	50'	50'
MIN. LOT DEPTH	88'	142.3'	149.3'	149.3'	142.3'
MAX. LOT COVERAGE ALL BUILDINGS	27%	27%	27%	27%	27%
MAX. HEIGHT	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.
MIN. FRONT YARD SETBACK	25'	25'	25'	25'	25'
MIN. SIDE YARD SETBACK	6'/6"	6'/6"	6'/6"	6'/6"	6'/6"
MIN. REAR YARD SETBACK	35'	35'	35'	35'	35'



AREA MAP
 NOT TO SCALE

215-217 TRIMBLE AVE LIMITED LIABILITY COMPANY, OWNER OF LOT 8

DATE _____

MUNICIPAL CLERK OR SECRETARY OF THE PLANNING BOARD

DATE _____

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH APPLICABLE SECTIONS OF N.J.S.46:26A-1 et seq. AND N.J.S.46:26B-1 et seq.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

DATE _____

PROPOSED PROFESSIONAL LAND SURVEYOR, N.J. LICENSE #246303969060

DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMFORMS WITH THE PROVISIONS OF N.J.S.46:26A-1 et seq. AND N.J.S.46:26B-1 et seq. RESOLUTION OF APPROVAL, AND ANY APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS AS THEY PERTAIN TO SURVEYING MATTERS.

DATE _____

RODOLFO PIERRI, P.E.
 LICENSED PROFESSIONAL LAND SURVEYOR, N.J. LICENSE #245203860600

DATE _____

THIS IS TO CERTIFY THAT THIS MAP COMPLES WITH THE PROVISIONS OF P.L. 1983, C.141, (S.46:23-2, 6, 9, ET SEQ.) AS AMENDED, AND THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET. THE PROVISIONS OF N.J.S.46:26A-1 et seq. AND N.J.S.46:26B-1 et seq. RESOLUTION OF APPROVAL, AND ANY APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS AS THEY PERTAIN TO SURVEYING MATTERS, AND THAT THE OUTBOUND CORNER MARKERS HAVE BEEN FOUND OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP AND SO DESIGNATED FROM THE DATE OF THE SINKING OF THIS PLAT.

DATE OF _____ DAY OF _____ 20____ WHICH IS 95 DAYS FROM THE DATE OF THE SINKING OF THIS PLAT.

SECRETARY OF THE PLANNING BOARD

DATE _____

NO.	DATE	DESCRIPTION	BY
1		FINAL PLAT - MAJOR SUBDIVISION OF PROPERTY OF RODOLFO PIERRI P.L.S.	

SHARK RIVER LAND SURVEYING LLC (PHONE) 732-807-8008 N.J.P.E. LICENSE #245203860600 DATE OF SURVEY 4/11/2020 (PHONE) 201-823-1507 PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 245203860600 SHEET NO. 1/1