



- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  2. NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING OFFSETS OR SCALED DISTANCES HEREON.
  3. SURVEY REFERENCE: LOTS 1, 02 & 03 BLOCK 203 ON MAP ENTITLED "FINAL SUBDIVISION PLAT, LOT 1 BLOCK 203, PROPERTY OF WARNER W. BRACKETT" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 6, 1993 AS MAP NUMBER BERGEN COUNTY ENGINEER'S OFFICE MAP 51-R-15-1-0-3.
  4. ONLY COPIES BEARING THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TRUE AND VALID COPIES. THE UNAUTHORIZED COPYING OR REPRODUCTION OF SURVEY MAPS IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

**DATE:** 12-17-19  
**REVISION:** 2-11-20  
**DESCRIPTION:** REVERSE LOT LINE OUT TO CREESENT AVENUE

**MINOR SUBDIVISION**  
LOTS 1, 02 & 03 BLOCK 203  
BERGEN COUNTY  
TOWNSHIP OF WYCKOFF

**DANIEL M. DUNN**  
N.J. PROFESSIONAL LAND SURVEYOR 30398  
400 WYCKOFF AVENUE, SUITE 400  
WYCKOFF, NEW JERSEY 07481  
DRAWN BY: D.M.D. CHECKED BY: SCALE: 1" = 50' REVISION NO. 14865 DRAWING NO. 14865

DATE: 15 NOV. 2019  
DUNN SURVEYING & MAPPING P.A.  
400 WYCKOFF AVENUE, SUITE 400  
WYCKOFF, NEW JERSEY 07481

**ZONING DATA**  
RA-25 ZONE

	LOT 1, 02		LOT 1, 03	
	REQUIRED	EXISTING	PROPOSED	PROPOSED
AREA (sq. ft.)	25000	555,280 +/-	573,860 +/-	92,980 +/-
FRONTAGE	125	1729.32'	1,623.88'	302.08'
DEPTH	150	612 +/-	612 +/-	460 +/-
FRONT YARD	40	N/A	N/A	177.3'
SIDE YARD	20	N/A	N/A	20.3'
REAR YARD	40	N/A	N/A	220 +/-

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF AT A MEETING HELD ON

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE COUNTY OF BERGEN ON

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

