

PROPERTY SITUATED IN THE BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY

Final As-Built Survey of Dwelling on property known as Lot 2 in Block 16-H as shown on a certain map entitled "Kenwood Section No.4, Property of Reis Homes, Borough of River Edge, Bergen County, N.J." and filed in the Bergen County Clerk's Office on June 21,1938 as Map No. 2984.

Certified to: RICH POWERS & MARY POWERS, to be correct.

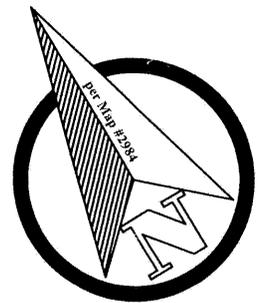
Scale: 1" = 20 feet

Being Lot 10 in Block 115 on the Tax Map




STEVEN L. KOESTNER
 P.E. & L.S. NJ LIC. # 27901/ NY LIC. # 50865
KOESTNER ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 HACKENSACK, N.J. 07602
 March 22, 2023

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).



LOT AREA= 6,000 S.F.=0.1377 ACRES

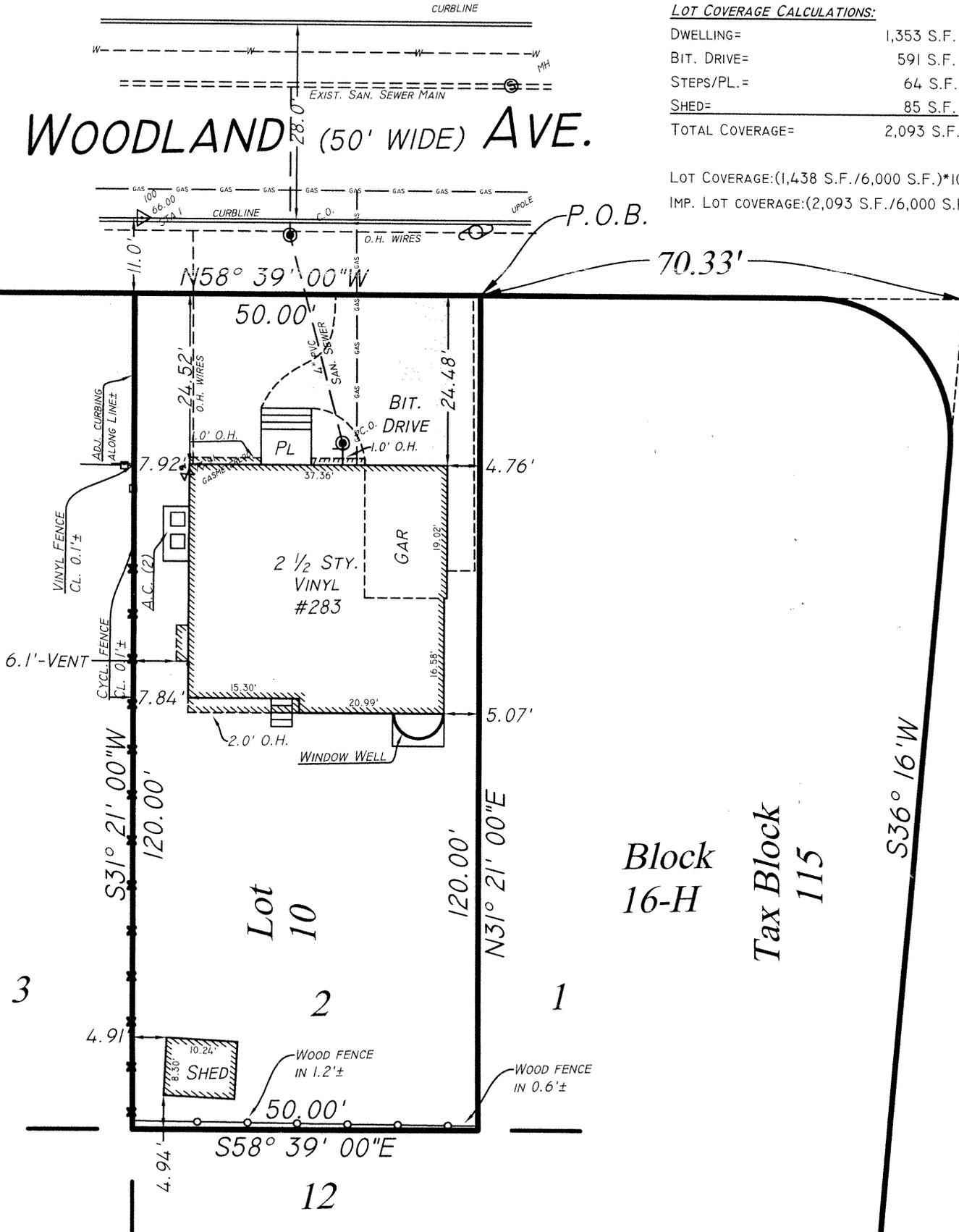
LOT COVERAGE CALCULATIONS:

DWELLING=	1,353 S.F.
BIT. DRIVE=	591 S.F.
STEPS/PL.=	64 S.F.
SHED=	85 S.F.
TOTAL COVERAGE=	2,093 S.F.

LOT COVERAGE:(1,438 S.F./6,000 S.F.)*100=23.97%<25%

IMP. LOT COVERAGE:(2,093 S.F./6,000 S.F.)*100=34.88%<35%

WOODLAND (50' WIDE) AVE.



Block 16-H
 Tax Block 115

FIFTH (50' WIDE) AVE.