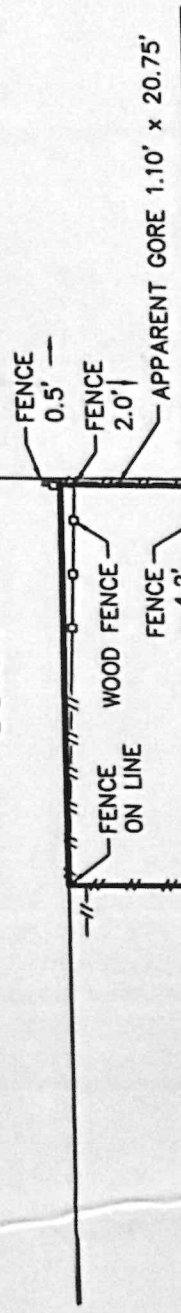


DB 9401 PG 418

LOT 6

S 67°24'00" E  
65.00'

LOT 7



LOT 4  
BLOCK 2111  
AREA=0.268± AC.

N 22°15'00" E 179.67'  
(DEED 179.78')

LOT 5

S 22°15'00" W 179.78'

LOT 3

HEIGHTS ROAD  
(50' R.O.W.)

N 67°18'00" W  
65.00'

RIDGE ROAD  
(40' R.O.W.)

PREPARED FOR: MATTHEW S. COHEN and STEPHANIE COHEN

TITLE INSURER: WEICHERT TITLE AGENCY (W520178)  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: BANK OF AMERICA,  
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: DEBORAH L. PICO, Esquire  
MYERS & PICO

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/2/19 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(0))

DB 9401 PG 418



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**DAVID J. VON STEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

**SURVEY OF PROPERTY**

LOT 4                      BLOCK 2111

VILLAGE OF RIDGEWOOD

COUNTY OF BERGEN                      NEW JERSEY

Scale: 1"=30'	Drawn By: VS	Date: 8/2/19	JOB #: 19-07822	CAD File #: 19-07822	Sheet #: 1 OF 1
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CERTIFICATE OF AUTHORIZATION: 24GA28229800