

-Tax Lot 17.01-
"Subdivision Plat, Block 4107-Lots 14, 15, 16, 17 & 18"
(Filed Map No. 9698)

S70°53'00"E 306.43'

Adjoining Lot Line per Filed Map No. 9698 as Monumented

0.6' GORE
Between Lot Lines

Fence 0.5'

Vinyl Fence

Macadam Driveway

Hedge Row

Concrete

Frame Garage

Macadam Driveway

Capped Iron Rod Set

Pavers

Cov. Porch

Concrete

Chimney
1 Story Frame Dwelling
No. 314

Cleanout

Overhead Wires

41.9'

Capped Iron Rod Set

Concrete Curb
S15°15'00"W 64.86'

SOUTH VAN DIEN AVENUE (40' Wide)
24'± Pavement Width

N74°45'00"W 305.73'

-Tax Lot 20-

Capped Iron Rod Set

Vinyl Fence

1.3'

N15°15'00"E 85.52'

P.O.B.

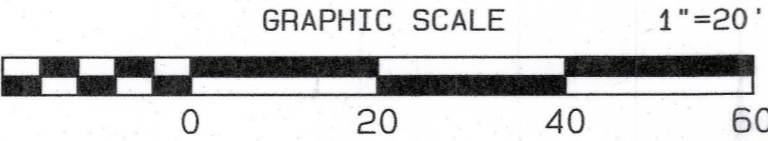
Capped Iron Rod Found

425.34'

Capped Iron Rod Found

X-Cut Found

GROVE (Various Widths) STREET



NOTES:

- 1) Subject to any easements or restrictions that affect subject property.
- 2) Dimensions shown hereon are not to be used as a basis for construction of improvements on or near property boundaries or setback lines. Any boundary or setback line determination must be made using property marker locations as staked or verified only.
- 3) Certifications are not transferable to subsequent owners or additional institutions.
- 4) Wetland locations, flood limits & underground utility locations were not reviewed or considered part of this survey.

REFERENCES: TAX MAP LOT 19, BLOCK 4107 - DEED BOOK 7055, PAGE 959

CERTIFIED TO:
Liny Mathew and Liza Keenall;
NJ Lenders Corp, ISAOA ATIMA;
RealSafe Title, LLC;
Title Resources Guaranty Company;
Raymond F. Miller, Esq.

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Stephen D. Rigg
Professional Land Surveyor
N.J. Reg. No. GS43263

Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid

**SURVEY OF PROPERTY
AT 314 SOUTH VAN DIEN AVENUE**

Village of Ridgewood, N.J.
Scale: 1"=20'

County of Bergen
December 27, 2023

Title No. 163694RN-01

Field Work Completed on 12/19/23.

DRAWN BY: SR

CHECKED BY:

PROJECT NO. 29819



List: (Survey)

29819-2023-12-27-Survey