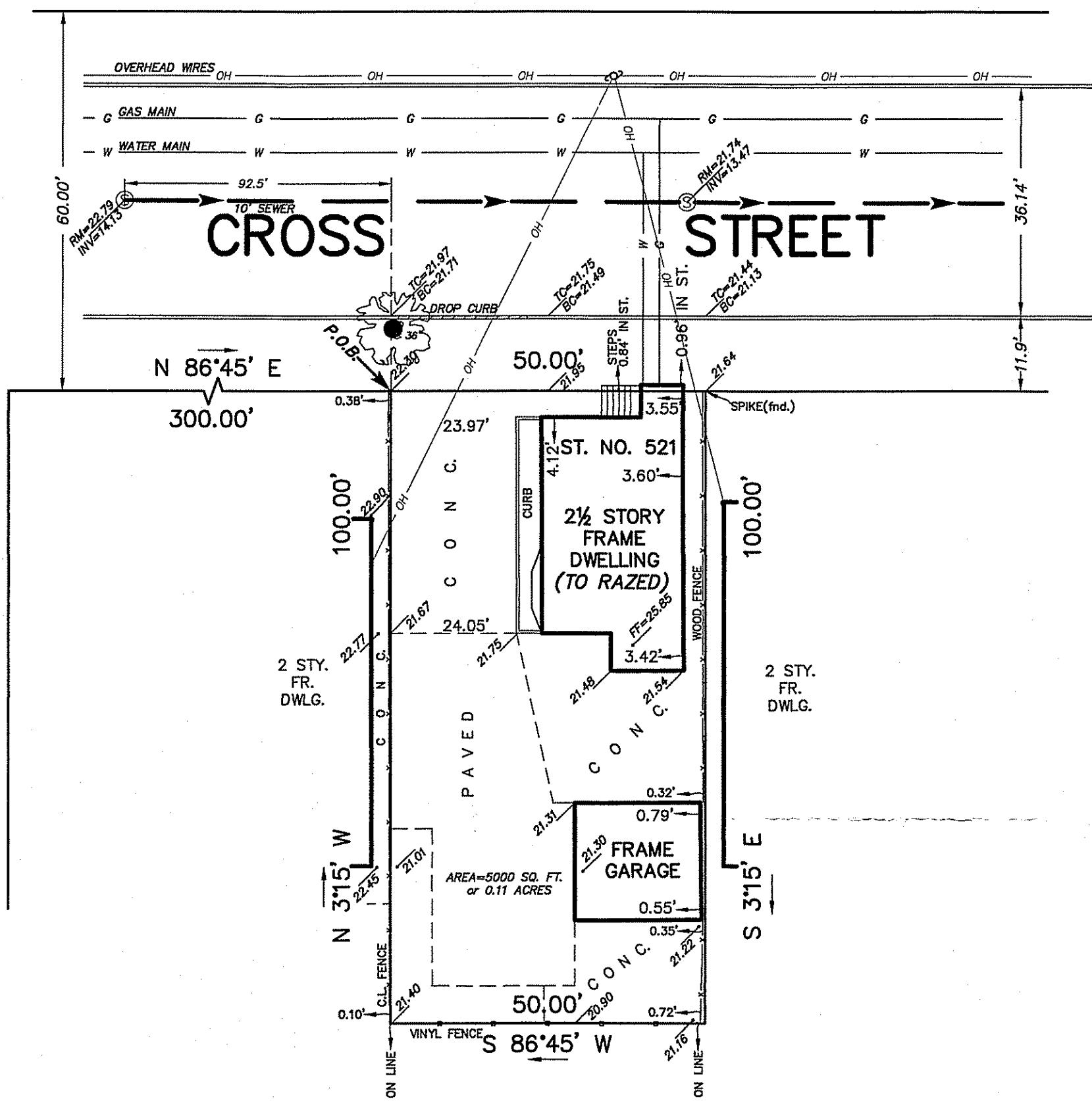


BEFORE

DAVIS AVENUE



NOTES:

BOUNDARY INFORMATION IS BASED UPON DEEDS PROVIDED BY THE OWNER AND IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH

THIS PARCEL MAY BE SUBJECT TO UNDERGROUND EASEMENTS WHICH ARE NOT SHOWN

SUBSURFACE UTILITIES SHOWN ARE TAKEN FROM A PAINTED MARKOUT. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD

RIMS AND INVERTS WERE MEASURED

ELEVATIONS SHOWN ARE BASED ON NAVD 1929

THIS PARCEL IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE NO. 34017C0019D, EFFECTIVE DATE AUGUST 16, 2006 FOR COMMUNITY NUMBER 340221

PROPERTY IS LOCATED IN BUILDING ZONE 2F-1

THERE ARE NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS OF RECORD (DB.2904, P. 360)

BULK REGULATIONS- ZONE 2F-1

MINIMUM REQUIRED AREA			MINIMUM REQUIRED SETBACKS			MAXIMUM BULK REQUIREMENTS		
LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARD	REAR YARD	HEIGHT (FEET)	DENSITY	
2,500SF	25'	100'	*	3.0'	25'	35'	-	

* THE FRONT YARD REQUIREMENT SHALL BE SUCH THAT WHERE THE EXISTING PRINCIPAL BUILDINGS ON THE SITE ARE OF THE SAME SIZE AND WITHIN 200 FEET OF ANY SUBJECT LOT, THE ESTABLISHED SETBACK, NEW BUILDINGS SHALL CONFORM TO SUCH ESTABLISHED SETBACK OR, IF NONE IS ESTABLISHED, TO THE AVERAGE OF THE SETBACKS OF THE PRINCIPAL BUILDINGS WITHIN 200 FEET, PROVIDED THAT IN RESIDENTIAL ZONES THE MINIMUM FRONT YARD SETBACK SHALL BE 20 FEET

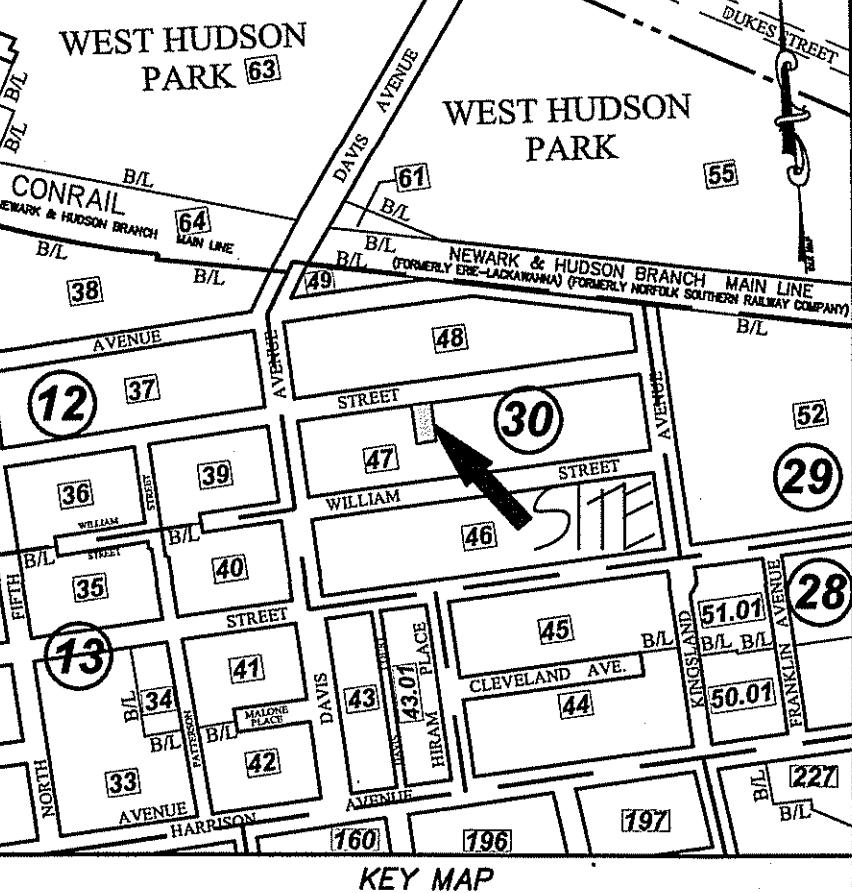
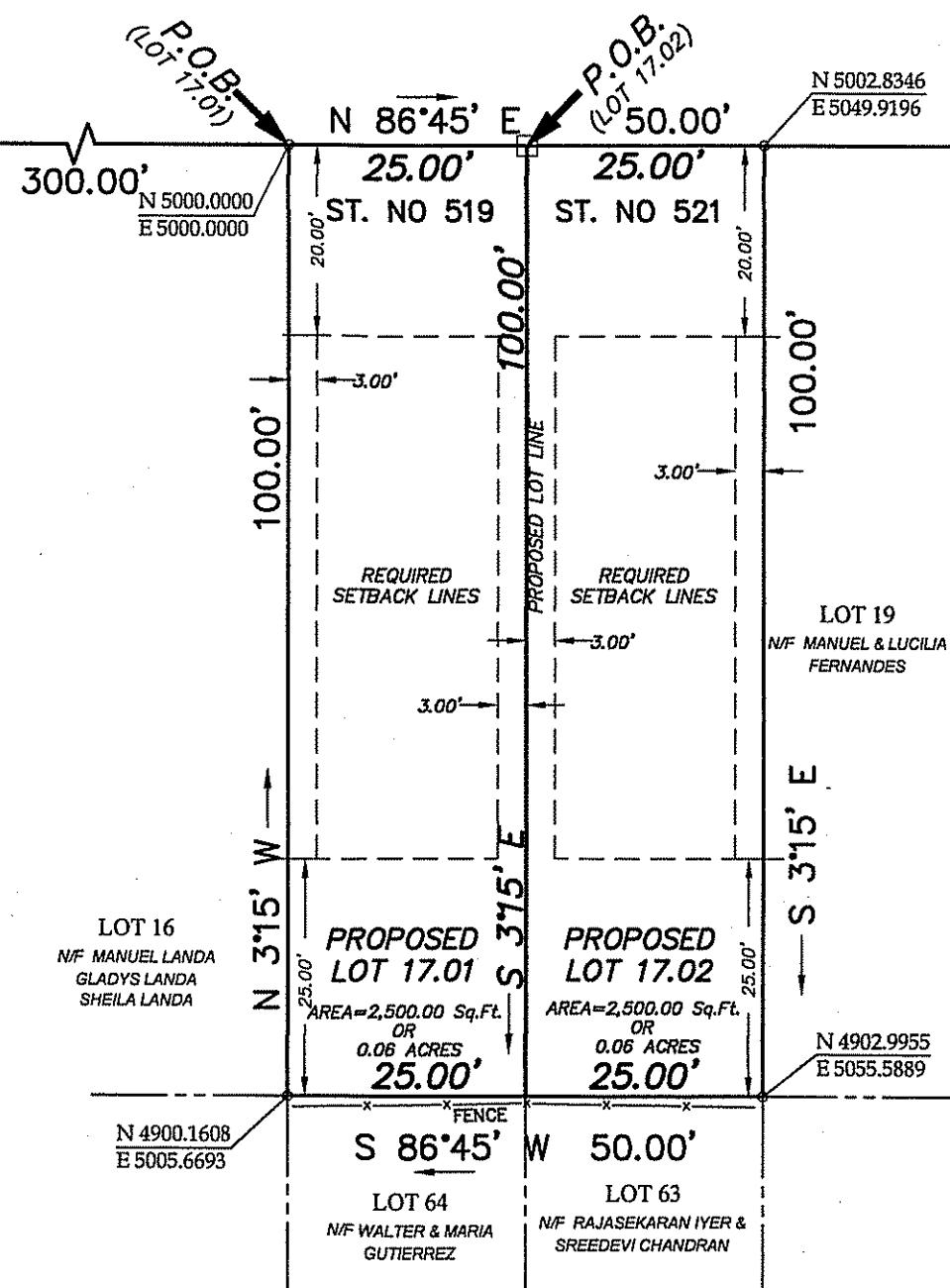
This certification is made only to the named parties for purchase and/or mortgage of lands delineated property by the named surveyor. No responsibility or liability is assumed by the Surveyor for use of any survey for any other purpose, including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(d)

AFTER

DAVIS AVENUE

CROSS STREET (60' WIDE)



APPROVED BY THE TOWN OF HARRISON
PLANNING BOARD

PLANNING BOARD CHAIRPERSON _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

PROPOSED MINOR SUBDIVISION BOUNDARY & TOPOGRAPHIC SURVEY EXISTING TAX LOT 17 - BLOCK 47

MAP OF PROPERTY LOCATED AT
HARRISON, HUDSON COUNTY, N.J.

SURVEY NO. 19111

OWNER/APPLICANT:
MULLOCK PROPERTIES LLC
2 COMMERCE STREET
BRANCHBURG, N.J. 08876

BORRIE, McDONALD & WATSON
LAND SURVEYORS
130 WASHINGTON STREET
BLOOMFIELD, N.J. 07003
(973)429-0049

Richard T. Watson
Richard T. Watson
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

DATE OCT. 30, 2019

SCALE 1" = 20'