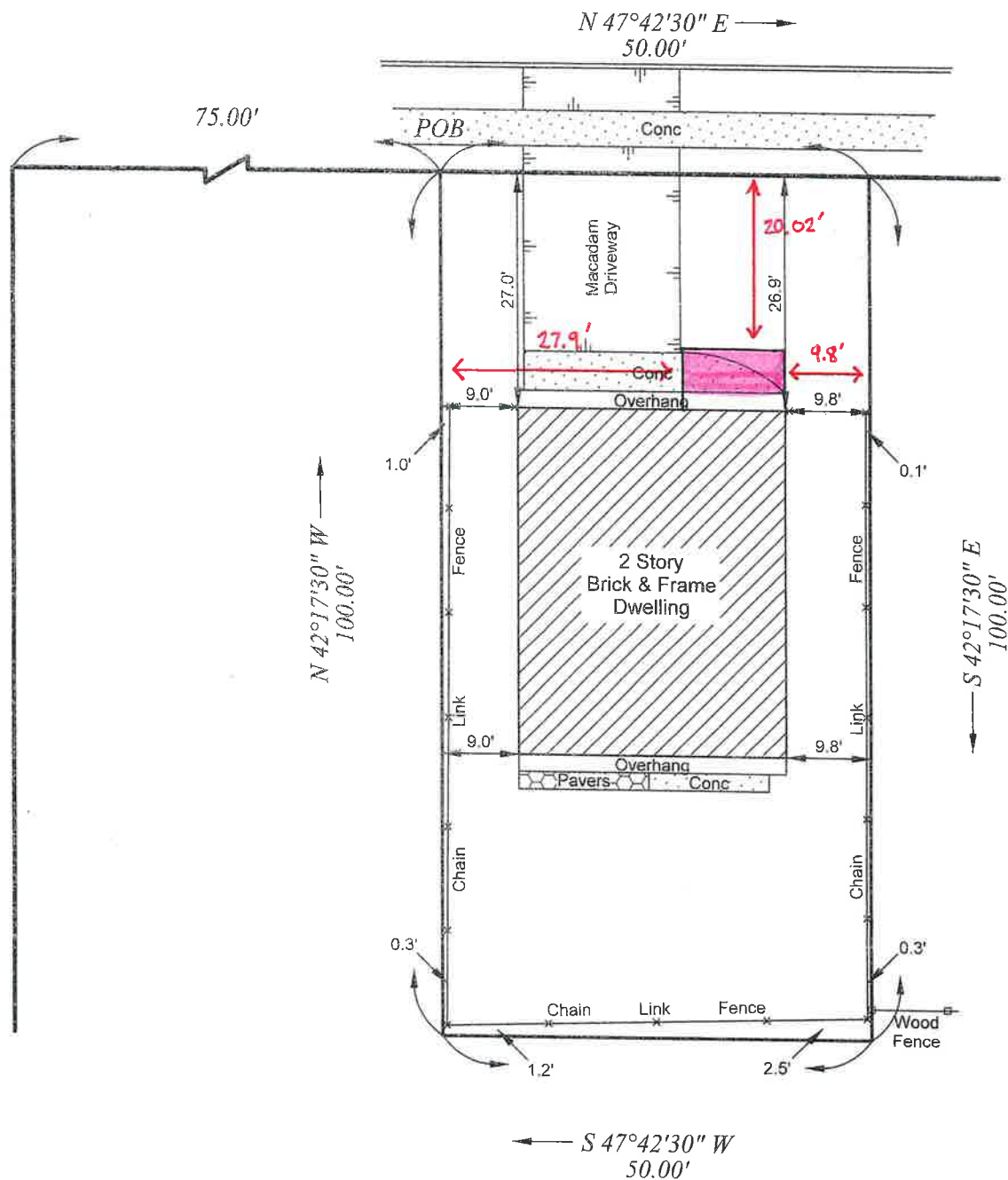


## BROOK TERRACE (50' Wide)

**OVERLOOK AVENUE**



Subject to easements and restrictions that affect subject property. Boundary lines are to be determined by corner markers as set only. Certifications are not transferable to subsequent owners or additional institutions. Underground utilities, if any, are not shown hereon. Subject to an accurate title search. A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d).

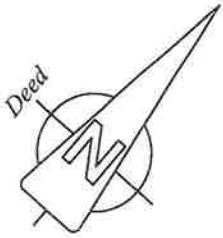
### SURVEY OF PROPERTY AT 11 BROOK TERRACE

Borough of Leonia

Bergen County, N.J.

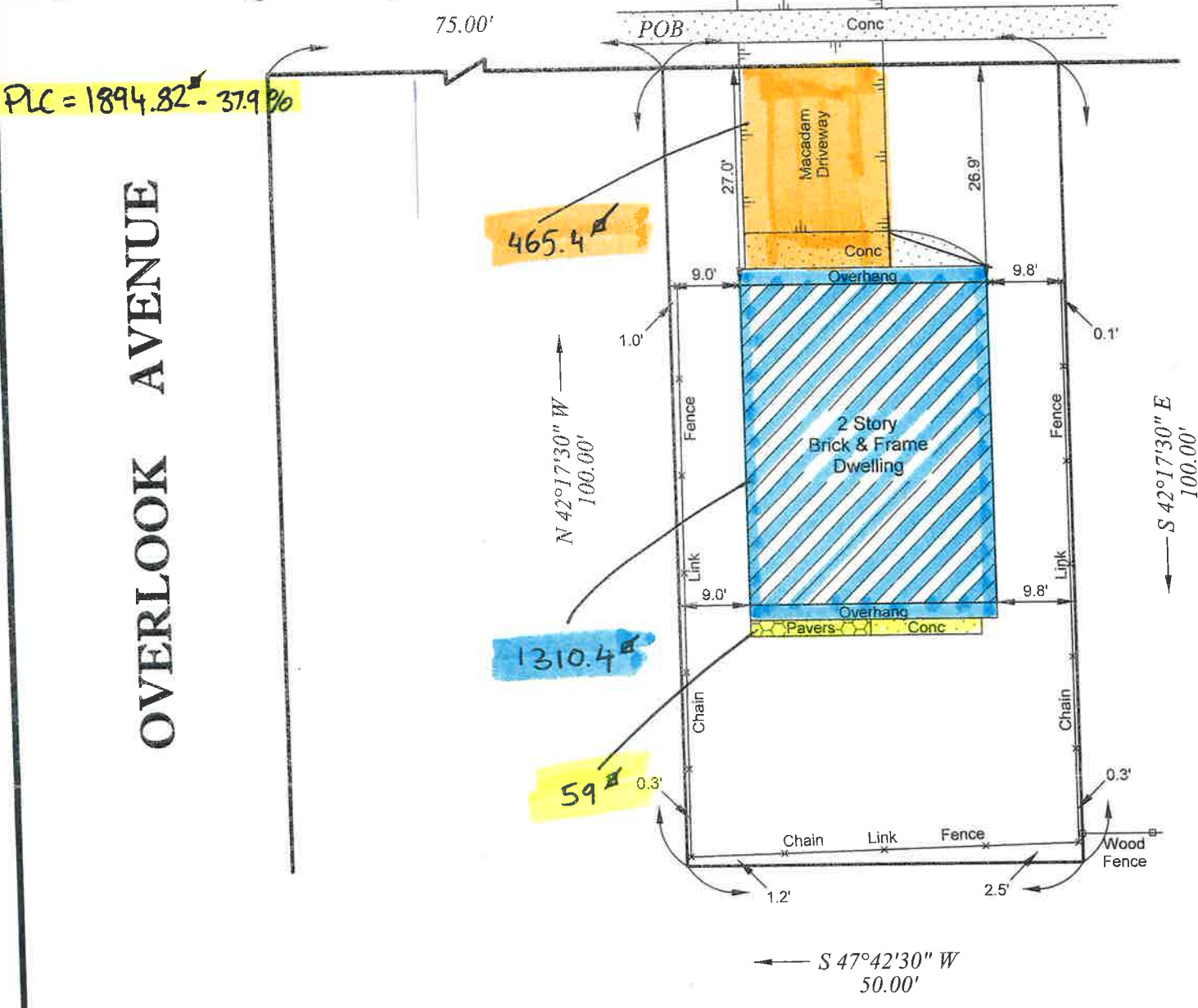
Scale : 1" = 20'

REFERENCES		CERTIFIED TO
TAX MAP LOT 9	FILED MAP LOT 178 & 179	Weimin Zhang and Kuk Fung Ma, h/w ; Summit Mortgage Bankers, Inc., ISAOA ATIMA ; Evergreen Land Title Services, Inc. ; EL19 - 042623 Yuk - Shim Mak, Esq.
BLOCK 206	BLOCK	
"Map of Leonia - Englewood Estates, Leonia, Bergen Co., N.J.", filed in the Bergen County Clerk's Office on October 23, 1913 as Map No. 1489.		<b>RECEIVED</b>  FEB 21 2023
<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <b>RECEIVED</b>  <b>BOROUGH OF LEONIA</b>  <b>PLANNING BOARD</b> </div> <div style="text-align: center;"> <b>NOT RECORDED</b>  <b>NOV 11 2023</b> </div> </div>		<b>WELLS ASSOCIATES LAND SURVEYING</b> 15 Walker Drive, Ringwood, N.J. 07456 www.NorthJerseyLandSurveyor.com Tel. (973) 962-1444 (973) 962 - 4969 FAX ARTHUR J. WELLS, Professional Land Surveyor New Jersey License No. 33184 Authorization No. 24GA27973200
Job No. 9036	Area = 0.1148 Acres	May 8, 2019



# BROOK TERRACE (50' Wide)

Existing Building Coverage - 1310.4' - 26.2%  
Proposed Building Coverage - 1370.42' - 27.41%



PLC = 1894.82' - 37.9%

OVERLOOK AVENUE

Subject to easements and restrictions that affect subject property. Boundary lines are to be determined by corner markers as set only. Certifications are not transferable to subsequent owners or additional institutions. Underground utilities, if any, are not shown hereon. Subject to an accurate title search. A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d).

## SURVEY OF PROPERTY AT 11 BROOK TERRACE

Borough of Leonia

Bergen County, N.J.

Scale : 1" = 20'

REFERENCES		CERTIFIED TO
TAX MAP LOT 9	FILED MAP LOT 178 & 179	Weimin Zhang and Kuk Fung Ma, h/w ; Summit Mortgage Bankers, Inc., ISAOA ATIMA ; Evergreen Land Title Services, Inc. : EL19 - 042623 Yuk - Shim Mak, Esq.
BLOCK 206	BLOCK	
"Map of Leonia - Englewood Estates, Leonia, Bergen Co., N.J.", filed in the Bergen County Clerk's Office on October 23, 1913 as Map No. 1489. <div style="text-align: center; color: red; font-weight: bold;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold;">BOROUGH OF LEONIA</div> <div style="text-align: center; color: red; font-weight: bold;">PLANNING BOARD</div> <div style="text-align: center; color: blue; font-weight: bold; font-size: 1.2em;">NOV 06 2023</div>		RECEIVED
Job No. 9036		FEB 21 2023
Area = 0.1148 Acres		MAY 8 2019
WELLS ASSOCIATES LAND SURVEYING 15 Walker Drive, Ringwood, N.J. 07456 www.NorthJerseyLandSurveyor.com Tel. (973) 962-1444 (973) 962 - 4969 FAX ARTHUR J. WELLS, Professional Land Surveyor New Jersey License No. 33184 Authorization No. 24GA27973200		