

TAX MAPS N.T.S.

MEETS AND BOUNDS
 BLOCK 233
 100 10TH STREET
 BOROUGH OF WOOD RIDGE
 BERGEN COUNTY, NEW JERSEY

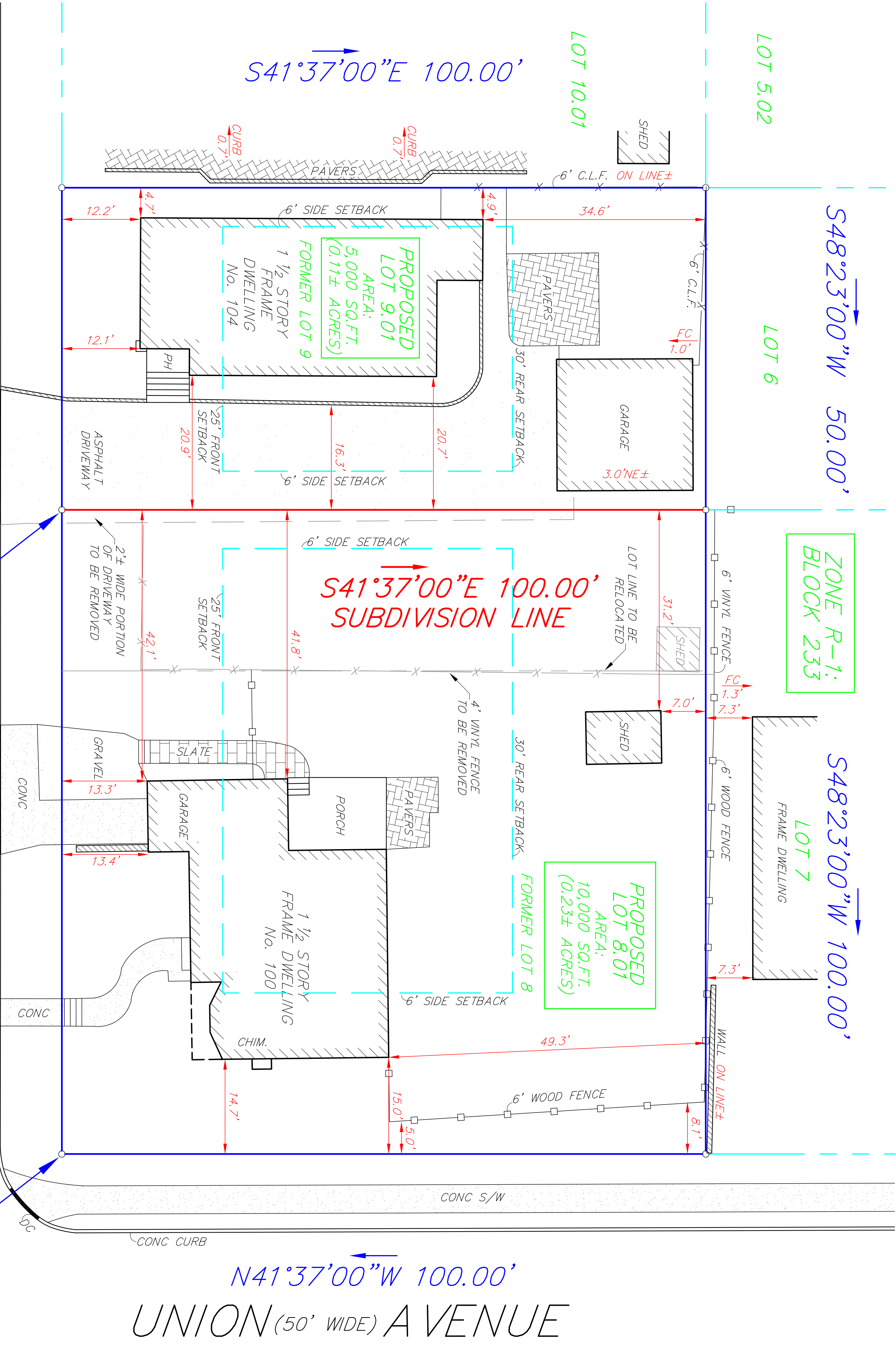
BEGINNING at a point on the southeasterly line of 10th Street (50 feet wide) where the same is intersected by the northeasterly line of Union Avenue (50 feet wide), and from said point running, thence
 1) Along said southeasterly line of 10th Street, North 48 degrees 23 minutes 00 seconds East, a distance of 100.00 feet to a newly created Subdivision Line, thence
 2) Along the same, South 41 degrees 37 minutes 00 seconds East, a distance of 100.00 feet to a point, thence
 3) South 48 degrees 23 minutes 00 seconds West, a distance of 100.00 feet to a point on said northeasterly line of Union Avenue, thence
 4) Along the same, North 41 degrees 37 minutes 00 seconds West, a distance of 100.00 feet to the POINT AND PLACE OF BEGINNING

METS AND BOUNDS
 NEW TAX LOT 9.01 BLOCK 233
 100 10TH STREET
 BOROUGH OF WOOD RIDGE
 BERGEN COUNTY, NEW JERSEY

BEGINNING at a point on the southeasterly line of 10th Street (50 feet wide) from its intersection with the northeasterly line of Union Avenue (50 feet wide), and from said point running, thence
 1) Along said southeasterly line of 10th Street, North 48 degrees 23 minutes 00 seconds East, a distance of 50.00 feet to a point, thence
 2) Along the same, South 41 degrees 37 minutes 00 seconds East, a distance of 100.00 feet to a point, thence
 3) South 48 degrees 23 minutes 00 seconds West, a distance of 50.00 feet to a newly created Subdivision Line, thence
 4) Along the same, North 41 degrees 37 minutes 00 seconds West, a distance of 100.00 feet to the POINT AND PLACE OF BEGINNING

Said description is in accordance with a "Merger Subdivision of Tax Lots 8 & 9 in Block 233, Borough of Wood Ridge, Bergen County, NJ" made by Butler Surveying and Mapping, INC. dated September 25, 2020

SITE DATA CHART					
OWNER/ APPLICANT:					
ZONE R-1 LOT AND YARD REQUIREMENTS					
DESCRIPTION	CODE	NEW LOT 8.01	VARIANCE REQUIRED	NEW LOT 9.01	VARIANCE REQUIRED
MIN. LOT AREA	5,000 SQ.FT.	10,000 SQ.FT.	NO	5,000 SQ.FT.	NO
MIN. WIDTH	50 FT.	100.00 FT.	NO	50.00 FT.	NO
MIN. DEPTH	100 FT.	100.00 FT.	NO	100.00 FT.	NO
FRONT SETBACK	25 FT.	13.3 FT.	NO/EXIST.	12.1 FT.	NO/EXIST.
REAR SETBACK	30 FT.	49.3 FT.	NO	39.6 FT.	NO
SIDE SETBACK	6 FT.	14.7 FT.	NO	4.7 FT.	NO/EXIST.
ONE SIDE	6 FT.	56.5 FT.	NO	25.4 FT.	NO
BOTH SIDES	30 FT.	EXIST.	NO	EXIST.	NO
MAX HEIGHT	30%	15.01%	NO	33.94%	YES
MAX BLDG. COVER	3 FT.	7.0 FT.	NO	2.0 FT.	YES
ACCESSORY BLDG. SETBACK					



BUILDING COVERAGE NEW LOT 8.01		BUILDING COVERAGE NEW LOT 9.01	
HOUSE:	1,235 SF	1,235 SF	1,235 SF
PORCH:	171 SF	1,717 SF	1,717 SF
SHED:	95 SF	0.95%	0.95%
TOTAL:	1,501 SF	15.01%	15.01%

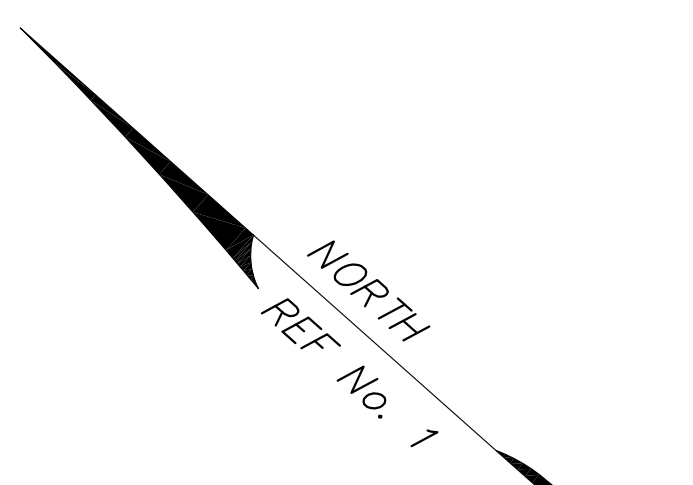
AVERAGE FRONT SETBACK:	
LOT 8:	13.3'
LOT 9:	12.1'
LOT 10.01:	25.5'
LOT 10.02:	25.5'
LOT 10.03:	13.2'
LOT 10.04:	13.2'
AVERAGE:	17.98'

BUILDING COVERAGE NEW LOT 9.01		BUILDING COVERAGE NEW LOT 8.01	
HOUSE:	1,160 SF	1,160 SF	1,160 SF
FR. PORCH:	55 SF	1,108 SF	1,108 SF
GARAGE:	432 SF	8,642 SF	8,642 SF
TOTAL:	1,647 SF	32.94%	32.94%



POINT OF BEGINNING LOT 9.01

POINT OF BEGINNING LOT 8.01



EXISTING IMPROVEMENT LEGEND	
THICK BLACK LINE	EXISTING CURB
DASHED LINE	EXISTING DRIVEWAY
SOLID LINE	EXISTING DRIVEWAY
...	...

GENERAL NOTES:
 1) THESE PLANS TO THE FOLLOWING PARTIES LISTED BELOW:
 BUTLER SURVEYING & MAPPING, INC.
 78 WRELAND AVENUE • WINDLAND PARK, NJ 07432
 PH: (201) 390-0740 • FAX: (201) 857-8694 • EMAIL: INFO@BUTLER-SURVEYING.COM
 2) OFFICIAL TAX MAP OF BOROUGH OF WOOD-RIDGE

BUTLER SURVEYING & MAPPING, INC.
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JOHN J. BUTLER, PLS
 N.J. PROFESSIONAL LAND SURVEYOR, LIC. NO. 43267