

TOWNSHIP OF MAHWAH
S43°59'00"E 295.19'

BOROUGH OF FRANKLIN LAKES

NEW JERSEY STATE HIGHWAY ROUTE NO 287
S15°23'32"W 180.37'

N47°16'00"E
26.54'

20' NO DISTURBANCE BUFFER SETBACK

25' BUILDING SETBACK

BOT. OF ROCK SLOPE
TOP OF ROCK SLOPE

50' WETLANDS BUFFER

WETLANDS

S15°23'32"W 100.00'

180.37'

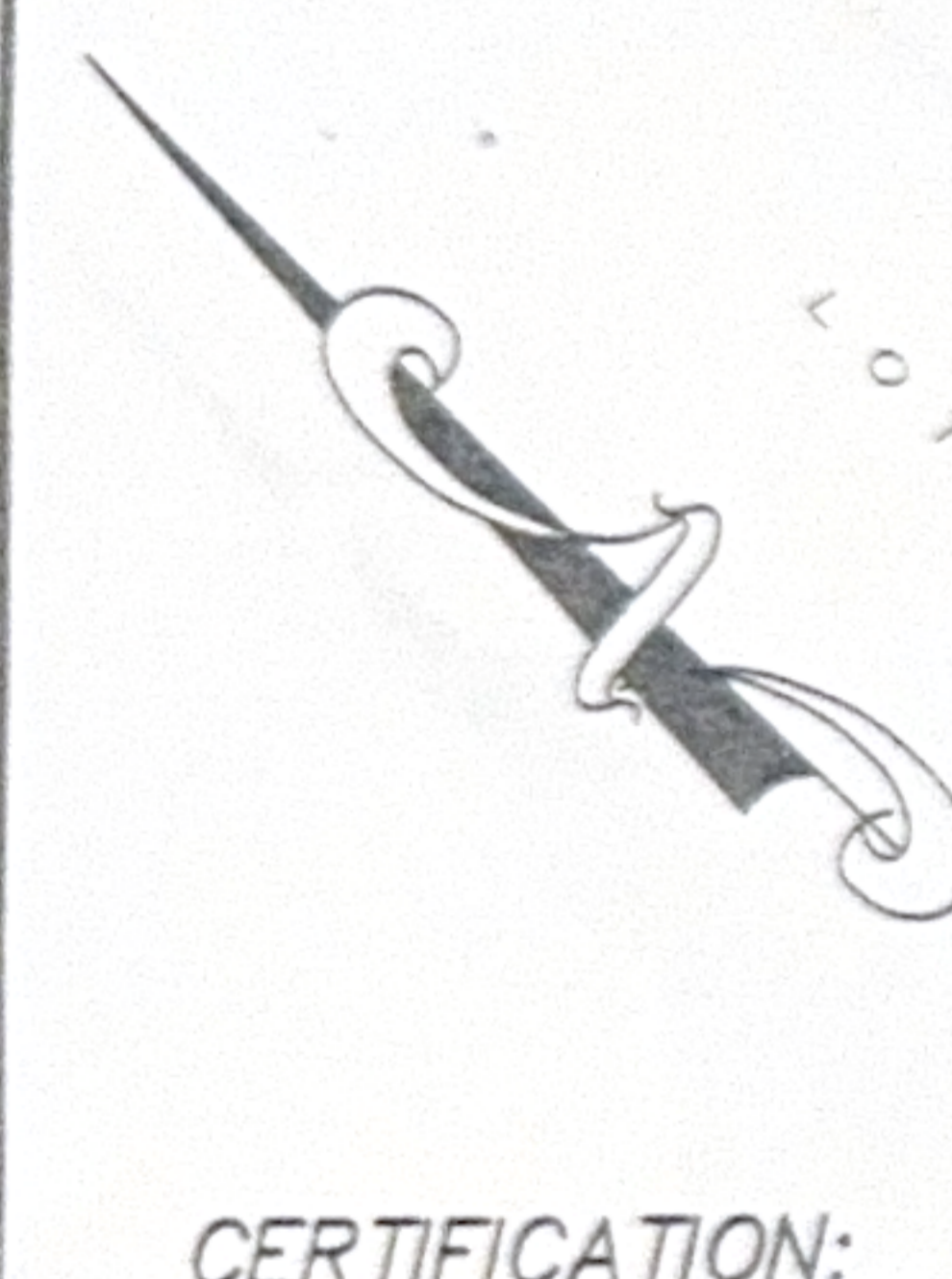
15' WETLANDS BUFFER

S15°23'32"W 100.00'

55.00'

25' BLDG. SETBACK
20' N.D. BUFFER

137.45'
55' WIDE DRAINAGE AND MAINTENANCE EASEMENT



LOT 8.05, BLOCK 1601.02
N01°16'50"E 282.85'

2 STORY BRICK DWELLING
FF FL EL 480.7
BSMT FL EL 471.46
RIDGE EL 512.15
GAR FL EL 467.72

SEPTIC TANK

SEPTIC FIELD

5' SHADE TREE ESMT.
R=50.00' L=86.96'

KINGS POINTE TRAIL

557.93' TO THE INTERSECTION FORMED BY THE EASTERLY SIDELINE OF KINGS POINTE TRAIL AND THE NORTHERLY SIDELINE OF PHELPS ROAD

CERTIFICATION:

THIS SURVEY IS CERTIFIED AS BEING ACCURATE AND CORRECT TO:

RALPH MONTE & CARMEN R. MONTE, husband and wife;
GMAC MORTGAGE CORPORATION, its successors and/or assigns;
LAND TITLE AGENCY, INC.;
STEWART TITLE GUARANTY COMPANY;

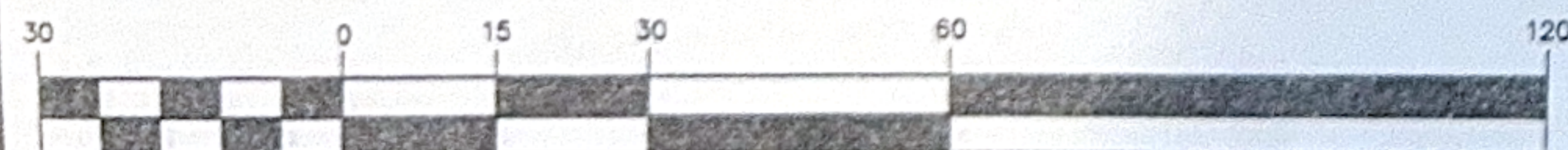
MAP REFERENCE:

"KINGS POINTE ESTATES"
PREPARED BY: EDWARD T. GANNON, L.S.
CHERRY HILL ROAD, BLOOMING GROVE, NEW YORK
MAP SIGNED BY: EDWARD T. GANNON, NJPLS LIC 36728
MAP DATED: APRIL 24, 1995
FILED AS MAP NO 9009, ON NOV. 13, 1996

WAIVER:

WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(D)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEY

LOT 8.06 , BLOCK 1601.02

CURRENT TAX ASSESSMENT MAP NO. 16

525 KINGS POINTE TRAIL

BOROUGH OF FRANKLIN LAKES, BERGEN COUNTY, NEW JERSEY

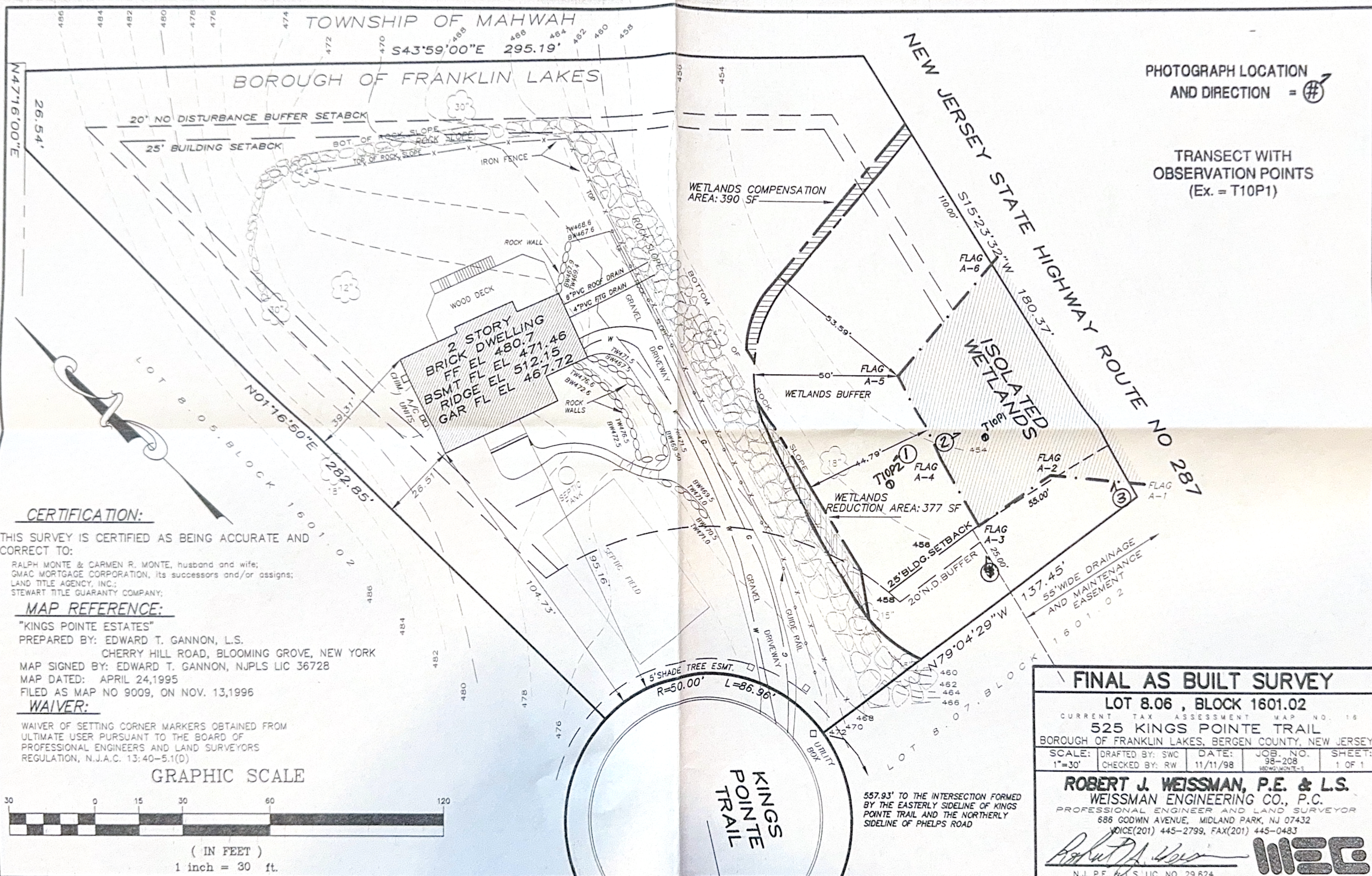
SCALE: 1"=30'	DRAFTED BY: SWC	DATE: 09/17/98	JOB. NO. 98-208 180701MONTE-5	SHEET: 1 OF 1
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ROBERT J. WEISSMAN, P.E. & L.S.
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VOICE(201) 445-2799, FAX(201) 445-0483

Robert J. Weissman
WEC

N.J. P.E. & L.S. LIC. NO. 29,624



PHOTOGRAPH LOCATION AND DIRECTION = #

TRANSECT WITH OBSERVATION POINTS (Ex. = T10P1)

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GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

FINAL AS BUILT SURVEY

LOT 8.06 , BLOCK 1601.02
 CURRENT TAX ASSESSMENT MAP NO. 18
 525 KINGS POINTE TRAIL
 BOROUGH OF FRANKLIN LAKES, BERGEN COUNTY, NEW JERSEY
 SCALE: 1"=30' DRAFTED BY: SWC DATE: 11/11/98 JOB. NO. 98-208 SHEET: 1 OF 1
 CHECKED BY: RW

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557.93' TO THE INTERSECTION FORMED BY THE EASTERLY SIDELINE OF KINGS POINTE TRAIL AND THE NORTHERLY SIDELINE OF PHELPS ROAD