Survey of Property Tax Lot 1 - Block 1207
111 West Madison Avenue
Borough of Dumont
Bergen County, New Jersey

Surveyor: Andrew A. Schmidt

Surveyor's Certificate:
This Survey is certified by Andrew Schmidt, Land Surveyor
by the Borough of Dumont, Bergen County, New Jersey

Lot Area (minimum square feet): 7500
Lot width (minimum feet): 60
Lot depth (minimum feet): 125
Lot frontage (minimum feet): 60
Front yard setback (minimum feet): 26.5
Side yard setback (minimum feet): 10.3
Rear yard setback (minimum feet): 44.9
Lot coverage (maximum percent): 70%
Green area (minimum percent): 50.3
Height (maximum feet): 28
Sidewalk area (minimum feet): 10 on Johnson Ave, 10 on Madison Ave
Sidewalk area (minimum feet): 10 on Johnson Ave, 10 on Madison Ave

References:
1. KNOWN AND DESIGNATED as Lots 20, 21 and 22 as shown on a certain map entitled, "Map of Property of Dumont Realty Co., Dumont, N. J., Section 2," filed in the Bergen County Clerk's Office on June 2, 1905 on Map No. 1020.
2. KNOWN AND DESIGNATED as Lot 1 Block 1207 as shown on the current Tax Assessment Map, Borough of Dumont, Bergen County, New Jersey.
3. Deed Book 3070 Page 2452.

Notes:
1. The survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current TMA report.
4. Property corners have not been set pursuant to NJ.A.C. 13:40-5.2.

West Madison Avenue
(50' Wide)