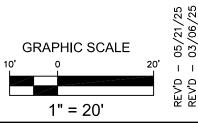


GENERAL NOTES

- 1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND ON 02/19/2025.
- 2. DEED REFERENCE: BLOCK 4 LOT 8 FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE DEED BOOK 2618 PAGE 302 DATE 07/03/2024 PARTIES: GRANTOR (SELLER): KENNETH TURI GRANTEE (BUYER): IAN A. DORKO &
- 3. A TITLE SEARCH OR REPORT WAS NOT PROVIDED OR USED IN THE PREPARATION OF THIS SURVEY.
- 4. IF THIS PLAN DOES NOT CONTAIN AN IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
- 5. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREIN WERE REPRODUCED FROM THE TAX MAPS FOR THE MUNICIPALITY(S) INDICATED.
- THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES UNLESS VISIBLE OR MARKED AT THE TIME OF THIS SURVEY.
- 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. C45: 8-36.3 AND N.J.A.C.13: 40-5.1(D).
- THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE. PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.
- DENOTES A BOUNDARY LINE COURSE THAT MATCHES THE DEED OF RECORD FOR THE SUBJECT PROPERTY, ADJOINING PROPERTY OR PRIOR DEED.

SURVEY REFERENCE:

A PLAN ENTITLED "LOT LINE ADJUSTMENT PLAN, FOR GLORIA GARAFINO, LOTS 7 & 8 BLOCK 4, STOCKTON BOROUGH, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY FRANK R. KLAPINSKI PROFESSIONAL LAND SURVEYOR, DATED 05/08/2014, LAST REVISED ON 11/19/2014.



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ZONING:

ZONE: CR - COMMERCIAL/RESIDENTIAL REQUIREMENT 5,000 SQ.FT. ZONE ITEM LOT AREA EXISTING & PROPOSED 13,282 SQ.FT. 50' 25% OF WIDTH MAX 15% MIN OPEN SPACE LOT WIDTH 87.0' 31% 61% CURB CUT LOT COVERAGE TOTAL IMPERVIOUS 39% HEIGHT <35' **SETBACKS** FRONT 25' 102.3 30% OF LOT WIDTH=26.7' 30.5' RIGHT REAR 15% OF LOT DEPTH=20.9 9.4

PLAN OF SURVEY

6 RISLER STREET BLOCK 4 LOT 8

LOCATED IN

STOCKTON BOROUGH **HUNTERDON COUNTY NEW JERSEY**



ROBERT ENT, Jr. PROFESSIONAL LAND SURVEYOR 8 GRIST MILL ROAD PHILLIPSBURG, NEW JERSEY 908-581-4720 resurveying@gmail.com

05/21/2025

DATE

DATE: FEB 2025 | SCALE: 1" = 20' DRAWN BY: R.E.Jr. CHKD BY: R.E.Sr. SHEET 1 of 1 CLIENT: IAN DORKO FILE: 1023-04-08 DWG FILE: 6 RISSLER ST SVY