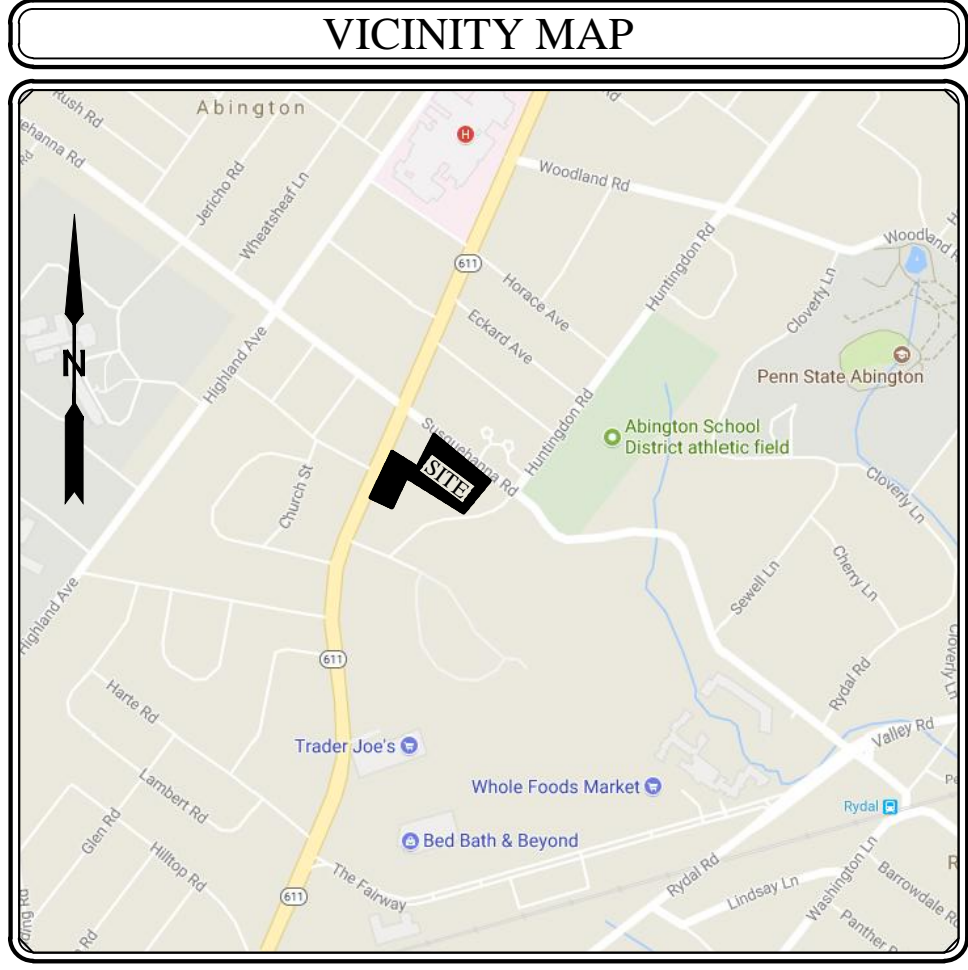
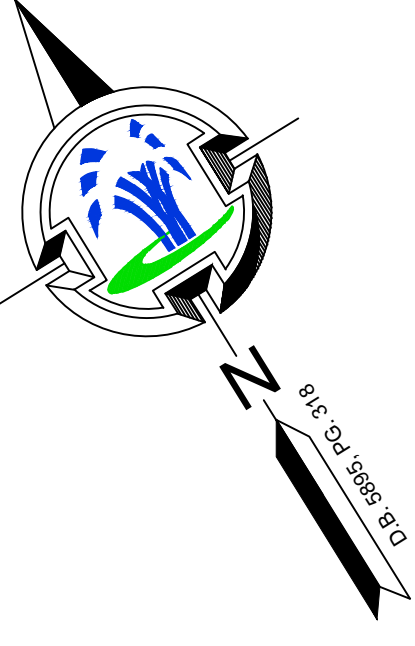


FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42091C0401G, WHICH BEARS A PRELIMINARY DATE OF MARCH 2, 2016. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



ZONING DATA

ZONE: COMMUNITY SERVICE (SD) ZONE
MEDIUM DENSITY RESIDENTIAL (R3) ZONE

BULK REQUIREMENTS:

ITEMS	REQUIRED R3 ZONE	CS ZONE DEFAULT	ROUTE 611
MIN. LOT AREA	10,000 S.F.	5 AC.	5 AC.
MIN. LOT WIDTH	25'	400'	400'
MIN. LOT DEPTH	100'	400'	400'
MIN. FRONT YARD	30'	75'	25'
MIN. SIDE YARD	12'	50'	25'
MIN. REAR YARD	30'	50'	25'
MAX. BUILDING AREA	30%	25%	55%
MAX. IMPERVIOUS COVERAGE	40%	40%	80%
MIN. GREEN AREA	60%	62%	20%
MAX. BUILDING HEIGHT	35'	45'+*	45'+*
MAX. BUILDING LENGTH	100'	160'	160'
MIN. SEPARATION	24'	30'	30'

*30' (THE FRONT YARD ON ONE SIDE OF A CORNER LOT MAY BE REDUCED TO A DEPTH NOT LESS THAN 20')

*** E-8 HOSPITAL HEIGHT = 65 FT. (BUT IS ONLY 55 FT. WHEN WITHIN 150 FT. OF RESIDENTIAL PROPERTY, AND 45 FT. WHEN WITHIN 100 FT. OF RESIDENTIAL PROPERTY).

THIS INFORMATION IS TAKEN FROM REFERENCE #3. PRIOR TO USE FOR ANY EVALUATION OR DESIGN PURPOSE USER MUST CONFIRM CURRENT ZONING CODE.

- POSSIBLE ENCROACHMENTS**
- OVERHEAD WIRE CROSSES SOUTHWESTERLY PROPERTY LINE
 - RAILROAD TIE WALL CROSSES SOUTHWESTERLY PROPERTY LINE BY ±0.4'
 - 4 FEET HIGH CHAIN LINK FENCE & STONE WALL CROSSING NORTHWESTERLY PROPERTY LINE.
 - STONE WALL CROSSING NORTHWESTERLY PROPERTY LINE.

SEE SHEET 2 FOR NOTE, REFERENCES TITLE REPORT EXCEPTIONS AND METES & BOUND DESCRIPTION

LEGEND OF SYMBOLS & ABBREVIATIONS

--- 100 ---	CONTOUR (MAJOR/MINOR)	•	BOLLARD	---	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL, RELATIVE TO PROPERTY LINE
x 337.00	SPOT ELEVATION	→	PAINTED ARROWS	E.O.P.	E.D.P.	EDGE OF PAVEMENT
x T.C. 337.00	TOP OF CURB ELEVATION	△	PARKING COUNT	C.L.F.	C.H.L.F.	CHAIN LINK FENCE
x G 337.00	GUTTER ELEVATION	▽	HANDICAP	D.C.	D.E.P.	DEPRESSED CURB
x T.W. 332.00	TOP OF WALL ELEVATION	□	AREA LIGHT	L.S.A.	L.A.S.A.	LANDSCAPED AREA
x B.W. 337.00	BOTTOM OF WALL ELEVATION	○	HANDHOLE	O.H.	O.V.H.	OVERHANG
x D.S. 335.00	DOOR SILL ELEVATION	○	INLET	---	---	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
x F.F. 335.00	FINISH FLOOR ELEVATION	---	CLEAN OUT	---	---	APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE
---	FENCE	---	WALK	---	---	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
---	EDGE OF WOODS	---	GAS METER	---	---	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
---	OVERHEAD WIRES	---	WATER VALVE	---	---	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE (PER REF. MAP #5)
---	UTILITY POLE WITH LIGHT	---	UTILITY POLE	---	---	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE (PER REF. MAP #6)
---	TREE W/TRUNK DIAMETER	---	---	---	---	---

THIS SURVEY IS CERTIFIED TO:
 ABINGTON TERRACE, LLC (F.K.A. RYDAL TERRACE, LLC)
 FIRST AMERICAN TITLE INSURANCE COMPANY
 BET INVESTMENTS, INC.
 DIANA HELWEG NEWTON & JOSEPH HELWEG THE MARY WALBRIDGE WURMSTEDT REVOCABLE TRUST
 LAND SERVICES USA, INC

SURVEYOR'S CERTIFICATION

DATE: 7-7-2017
 SCALE: 1" = 30'
 FIELD BK. NO.: 17-09A
 PROJECT NO.: 17-A058-160
 DRAWN BY: S.W./J.P.
 REVIEWED BY: T.D.M./J.J.W.
 REV-1: 7/24/2017
 REVISED PER ATTORNEY'S COMMENTS
 REV-2: 10/19/2017
 REVISED TO ADD UNIT 3 & 4
 REV-3: 11/2/2017
 REVISED CERTIFIED PARTIES
 REV-4: 11/7/2017
 REVISED TITLE COMMITMENT
 REV-5: 7/13/2018
 REVISE TO ADD ADDITIONAL TOPO & LOCATIONS

JOSEPH J. WRIGHT
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #31-37826-E

ALTA/NSPS LAND TITLE SURVEY

ABINGTON TERRACE, LLC
 #1059, 1067 & 1073 OLD YORK ROAD & #1062 HUNTINGDON ROAD
 BLOCK 90, UNITS 1, 3, 4 & 11
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

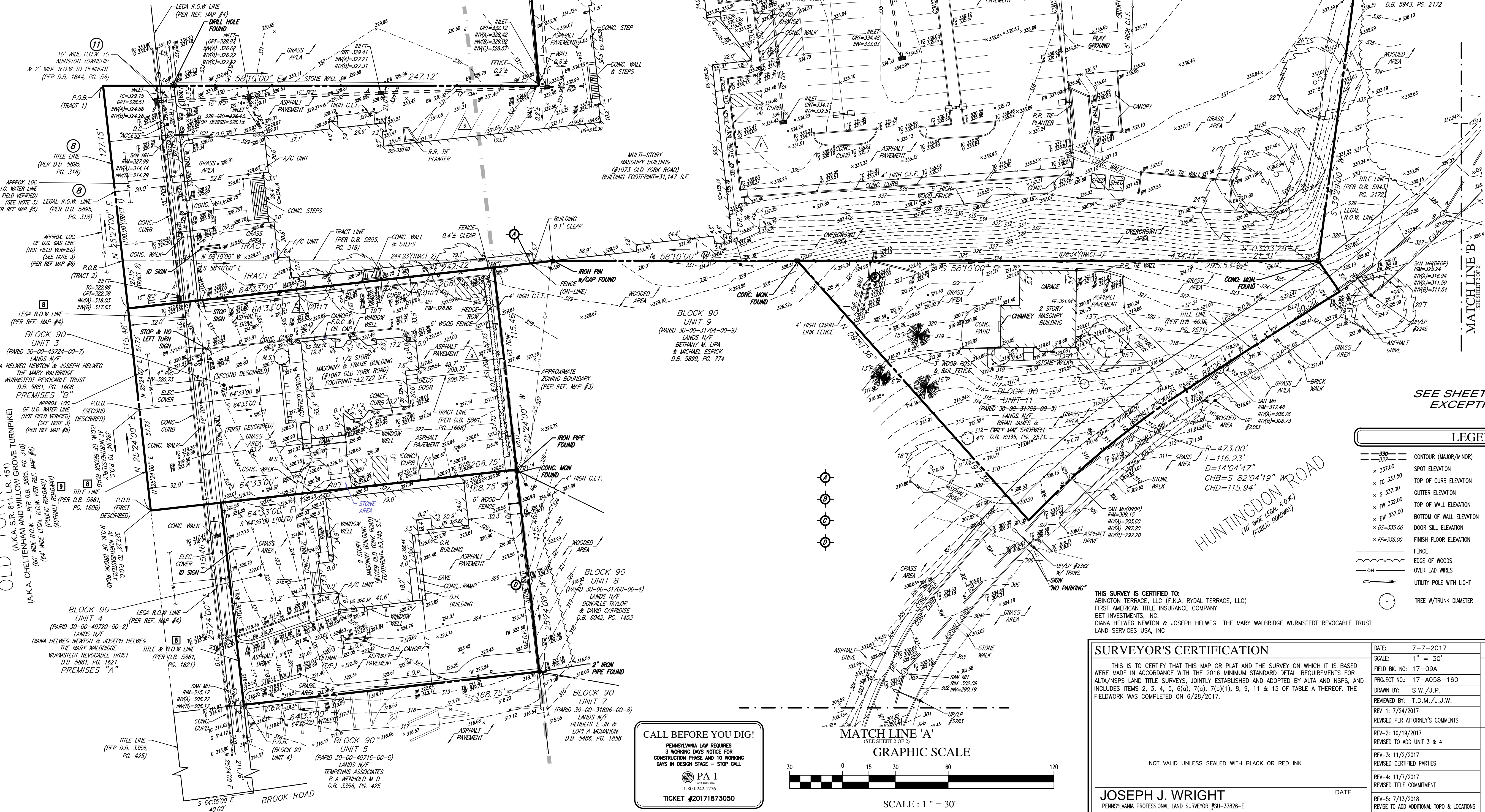
BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS

P.O. BOX 543 - 2385 TABASHA DRIVE
 WASHINGTON, PA 15376-2370
 215-278-4053 (MAIN) EXT. 201
 215-278-4058 (DIRECT)
 215-943-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
 TOMAS BLVD., NJ 08753
 215-278-4053 (MAIN) EXT. 250
 215-278-4058 (DIRECT)
 215-943-0218 (FAX)

www.BlueMarshAssociates.com

SHEET: 1 OF 2

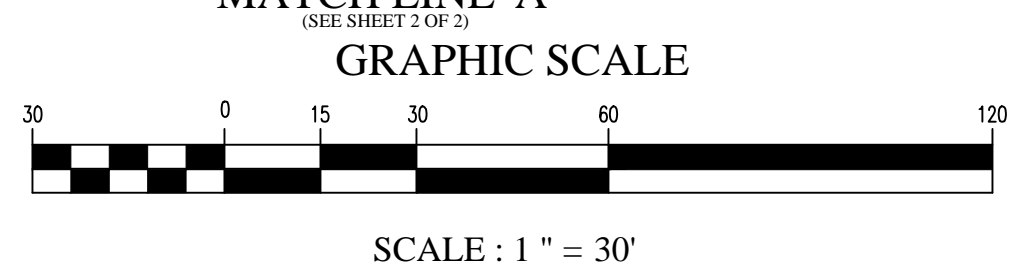


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 3 WORKING DAYS NOTICE FOR
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 DAYS IN DESIGN STAGE - STOP CALL

PA 1
 1-800-242-1776

TICKET #20171873050



TITLE METES & BOUND DESCRIPTION

WITH RESPECT TO BLOCK 90, UNIT 1 (PARID 30-00-49728-00-3):

TRACT 1

ALL THAT CERTAIN TRACT OR PIECE OF LAND, SITUATE IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY J. WALTER RUDDACH, ESTATE, CIVIL ENGINEER, OF JENKINTOWN IN THE COUNTY OF MONTGOMERY AFORESAID ON THE 25TH DAY OF APRIL, 1914, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER OF THE CHELLENHAM AND WILLOW GROVE TURNPIKE OR OLD YORK ROAD (60 FEET WIDE) THE SAME BEING A CORNER OF LAND OF CEMETERY OF THE ABINGTON PRESBYTERIAN CHURCH; THENCE BY THE CEMETERY OF THE ABINGTON PRESBYTERIAN CHURCH, SOUTH 58 DEGREES 10 MINUTES EAST 247.12 FEET TO A POINT A CORNER AND STILL BY THE SAME, NORTH 27 DEGREES 6 MINUTES EAST 255.02 FEET TO A CORNER IN THE CENTER LINE OF THE SUSQUEHANNA STREET ROAD (33 FEET WIDE); THENCE ALONG THE SAID CENTER LINE SOUTH 50 DEGREES 31 MINUTES EAST 506.32 FEET TO A POINT; THENCE SOUTH 39 DEGREES 29 MINUTES WEST 288.70 FEET TO A POINT, A CORNER; THENCE NORTH 58 DEGREES 10 MINUTES WEST 678.34 FEET TO A POINT IN THE CENTER LINE OF THE CHELLENHAM AND WILLOW GROVE TURNPIKE OR OLD YORK ROAD; AND THENCE ALONG THE SAME NORTH 25 DEGREES 27 MINUTES EAST 100 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4 ACRES.

TRACT 2

ALL THAT CERTAIN TRIANGULAR LOT OR PIECE OF GROUND SITUATE IN ABINGTON TOWNSHIP COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY J. WALTER RUDDACH, ESTATE CIVIL ENGINEER OF JENKINTOWN IN THE COUNTY OF MONTGOMERY AFORESAID ON THE 25TH DAY OF APRIL, 1914, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF CHELLENHAM AND WILLOW GROVE TOWNSHIP OR OLD YORK ROAD (60 FEET WIDE) THE SAME BEING A CORNER OF THIS AND GROUND RECENTLY CONVEYED TO THE SAID THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF PHILADELPHIA; THENCE EXTENDING BY SAID GROUND SOUTH 58 DEGREES 10 MINUTES EAST 244.23 FEET TO A POINT IN THE LINE OF SAID GROUND; THENCE NORTH 64 DEGREES 33 MINUTES WEST 242.72 FEET TO A POINT IN THE CENTER LINE OF SAID CHELLENHAM AND WILLOW GROVE TURNPIKE OR OLD YORK ROAD AND THENCE ALONG THE SAME NORTH 25 DEGREES 27 MINUTES EAST 27.15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6590 SQUARE FEET.

BEING KNOWN AS 1073 OLD YORK ROAD.

BENG TAX PARCEL NO.: 30-00-49728-00-3.

WITH RESPECT TO BLOCK 90, UNIT 3 (PARID 30-00-49724-00-7) & BLOCK 90, UNIT 4 (PARID 30-00-49720-00-2):

PREMISES "A"

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, AND DESCRIBED ACCORDING TO A PLAN OF PROPERTY MADE FOR JOHN TENER GARBITT BY CHARLES E. SHOEMAKER, REGISTERED PROFESSIONAL ENGINEER, ABINGTON, PA, ON THE 26TH DAY OF JANUARY, 1960, AS FOLLOWS, TO WIT:

BEGINNING AT POINT ON THE SOUTHEASTERLY SIDE OF OLD YORK ROAD (80 FEET WIDE) WHICH POINT IS MEASURED SOUTH 64 DEGREES 35 MINUTES EAST 40 FEET FROM THE CENTERLINE OF OLD YORK ROAD, WHICH POINT IS MEASURED NORTH 25 DEGREES 24 MINUTES EAST 211.76 FEET FROM THE NORTHEASTERLY SIDE OF BROOK ROAD (30 FEET WIDE); THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE SOUTHEASTERLY SIDE OF OLD YORK ROAD NORTH 25 DEGREES 24 MINUTES EAST 115.46 FEET TO A POINT; THENCE EXTENDING SOUTH 64 DEGREES 35 MINUTES EAST (SOUTH 64 DEGREES 33 MINUTES EAST - SURVEY) 168.75 FEET TO A POINT, THENCE EXTENDING SOUTH 25 DEGREES 24 MINUTES WEST 115.46 FEET TO A POINT, THENCE EXTENDING NORTH 64 DEGREES 35 MINUTES WEST (NORTH 64 DEGREES 33 MINUTES WEST - SURVEY) 168.75 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OLD YORK ROAD, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING KNOWN AS 1059 OLD YORK ROAD.

BEING TAX PARCEL #30-00-49720-00-2.

PREMISES "B"

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT POINT IN THE CENTER LINE OF YORK ROAD (60 FEET WIDE) AT THE DISTANCE OF 327.22 FEET NORTHEASTERLY FROM THE NORTHEASTERLY SIDE OF BROOK ROAD (PRODUCED); THENCE EXTENDING ALONG THE CENTER LINE OF YORK ROAD NORTH 25 DEGREES 24 MINUTES EAST 57.72 FEET TO A POINT; THENCE BY OTHER LAND OF G. P. SARGENT SOUTH 64 DEGREES 33 MINUTES EAST 208.75 FEET TO A POINT; THENCE BY LAND OF EDWARD E. MARSHALL SOUTH 25 DEGREES 24 MINUTES WEST 57.72 FEET TO A POINT, THENCE STILL BY THE SAME NORTH 64 DEGREES 35 MINUTES WEST 208.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

ALSO ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF YORK ROAD (60 FEET WIDE) AT THE DISTANCE OF 384.94 FEET NORTHEASTERLY FROM THE NORTHERLY SIDE OF BROOK ROAD (PRODUCED); THENCE EXTENDING ALONG THE CENTERLINE OF YORK ROAD NORTH 25 DEGREES 24 MINUTES EAST 57.73 FEET TO A POINT; THENCE SOUTH 64 DEGREES 31 MINUTES EAST ALONG GROUND NOW OR LATE OF THE ABINGTON BRANCH, Y.M.C.A., 208.75 FEET TO A POINT; THENCE SOUTH 25 DEGREES 24 MINUTES WEST ALONG GROUND NOW OR LATE OF EDWARD E. MARSHALL ON A LINE PARALLEL WITH THE SAID YORK ROAD 57.73 FEET TO A POINT; THENCE NORTH 64 DEGREES 33 MINUTES WEST ALONG GROUND NOW OR LATE OF G. P. SARGENT 208.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING KNOWN AS 1067 OLD YORK ROAD.

BEING TAX PARCEL #30-00-49724-00-7.

TITLE REPORT EXCEPTIONS

WITH RESPECT TO BLOCK 90, UNIT 1 (PARID 30-00-49728-00-3):

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 9AFA17-2318 GD, WITH AN EFFECTIVE DATE OF 5/15/2017. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

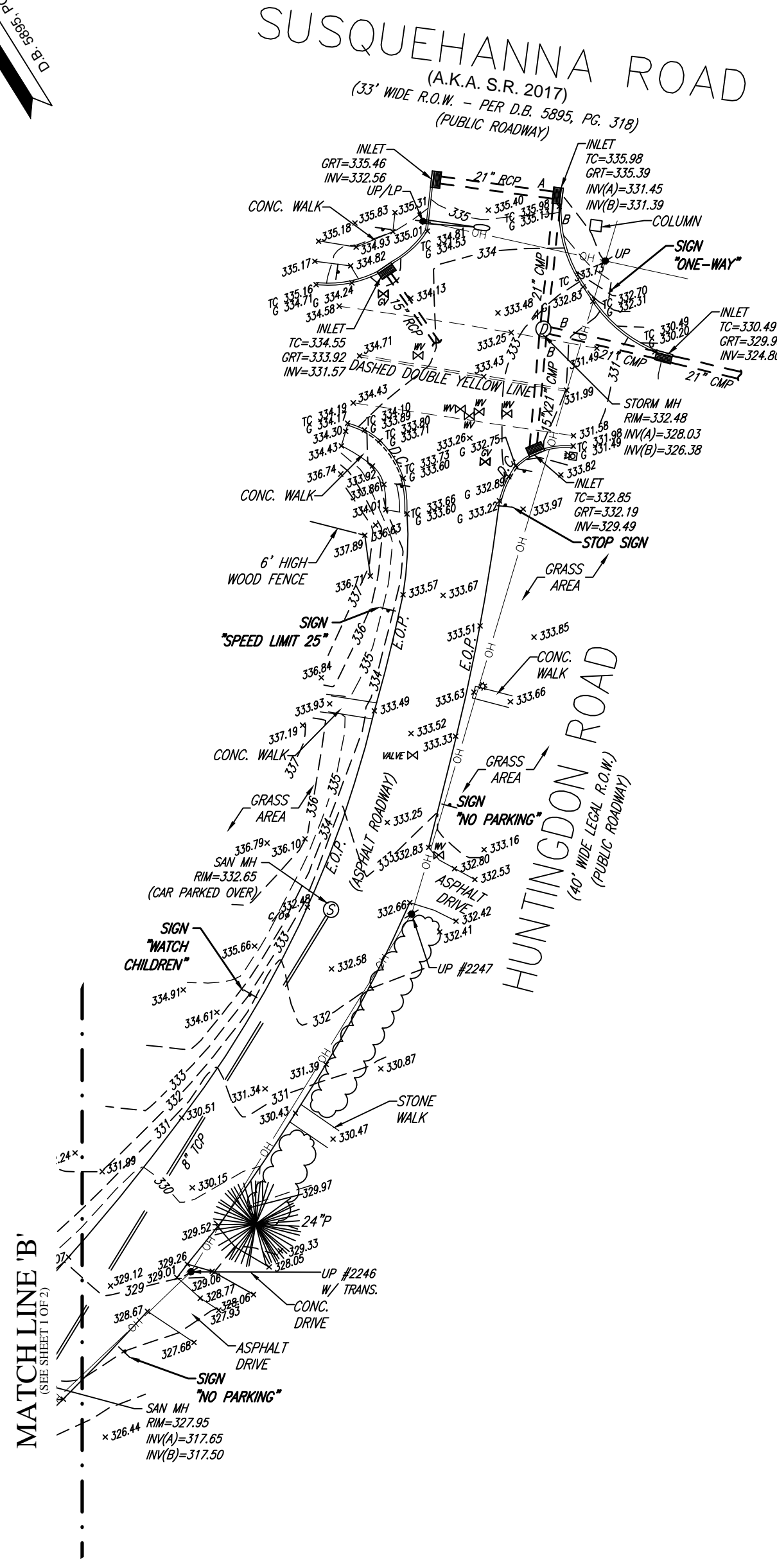
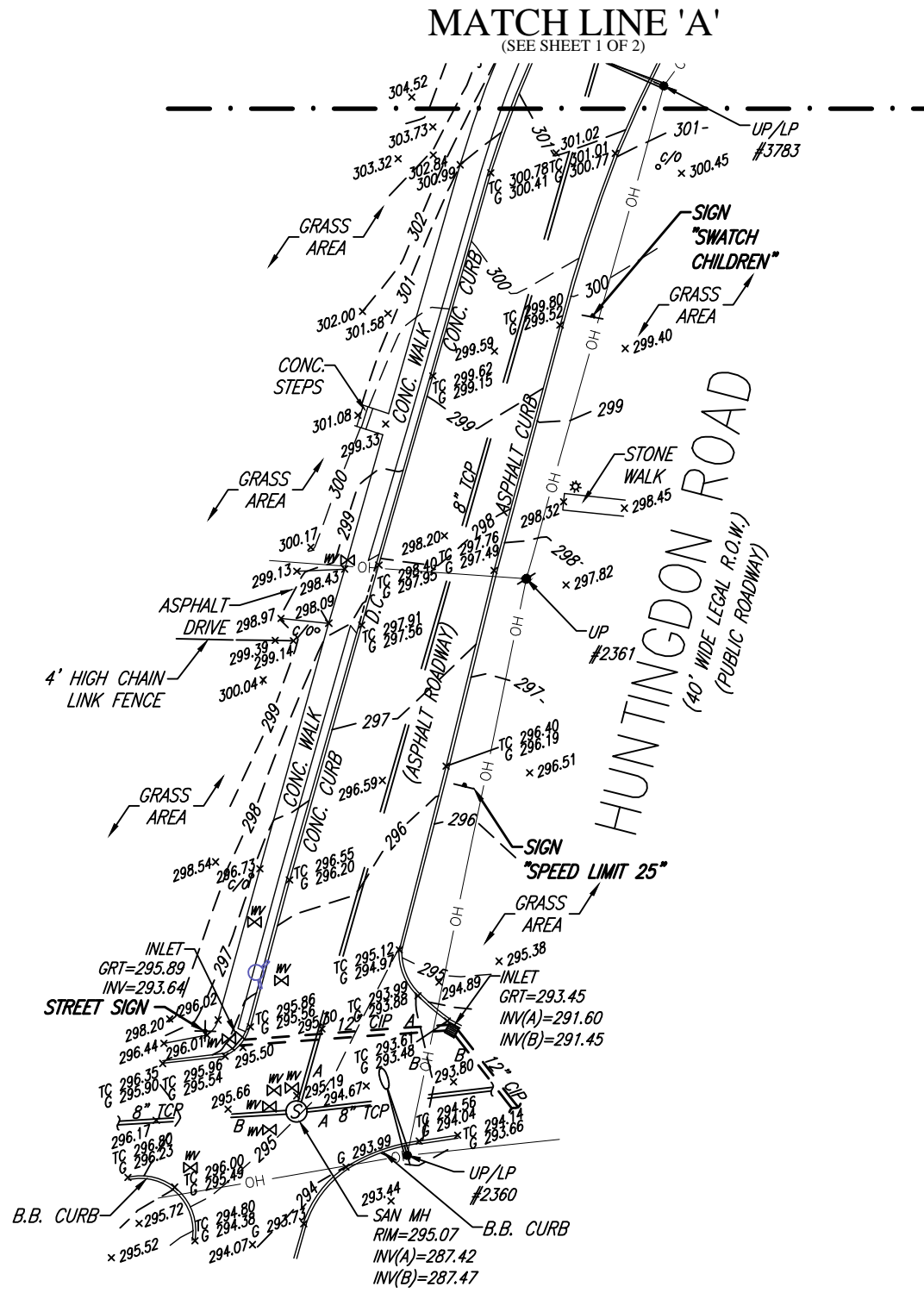
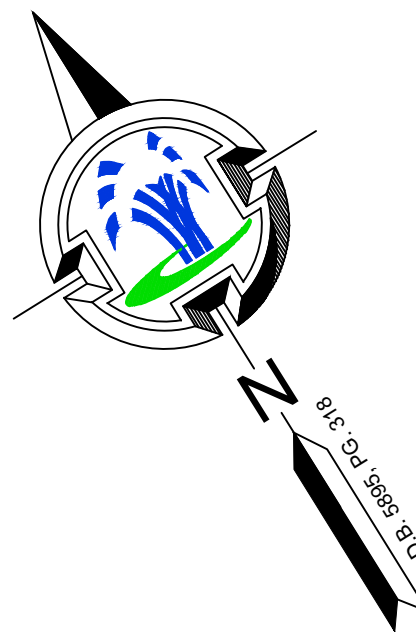
- 8) TITLE TO THAT PORTION OF THE PREMISES WITHIN THE BED OF CHELLENHAM AND WILLOW GROVE TURNPIKE (OLD YORK ROAD) AND SUSQUEHANNA STREET ROAD IS SUBJECT TO THE PUBLIC AND PRIVATE RIGHTS THEREIN - LEGAL RIGHT-OF-WAY LINE AND TITLE LINE SHOWN.
- 9) RESTRICTIONS AS SET FORTH IN DEED BOOK 624 PAGE 419 - RESTRICTION AS OUTLINE IN DOCUMENT (DESCRIBE PROPERTY COVERS BLOCK 90, UNIT 1) - AFFECTS THE PROPERTY - BLANKET - NO PLOTTABLE EASEMENTS.
- 10) RIGHT OF WAY GRANTED TO THE PHILADELPHIA ELECTRIC COMPANY AS IN:
 - A) DEED BOOK 1289 PAGE 520 - RIGHTS TO OPERATE AND MAINTAIN ELECTRICAL FACILITIES IMMEDIATELY OUTSIDE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SUSQUEHANNA ROAD - AFFECTS THE PROPERTY - UTILITY POLES - SHOWN.
 - B) DEED BOOK 1457 PAGE 591 - RIGHTS TO OPERATE AND MAINTAIN ELECTRICAL FACILITIES IMMEDIATELY OUTSIDE THE EASTERLY RIGHT-OF-WAY LINE OF OLD YORK ROAD - AFFECTS THE PROPERTY - UTILITY POLES NOT FOUND ALONG RIGHT-OF-WAY OF OLD YORK ROAD - NOT SHOWN.
 - C) DEED BOOK 2767 PAGE 144 - RIGHTS TO OPERATE AND MAINTAIN ELECTRICAL FACILITIES ALONG RIGHT-OF-WAY LINE OF OLD YORK ROAD AND SUSQUEHANNA ROAD - AFFECTS THE PROPERTY - UTILITY POLES NOT FOUND ALONG RIGHT-OF-WAY OF OLD YORK ROAD - NOT SHOWN. - UTILITY POLES ALONG RIGHT-OF-WAY LINE OF SUSQUEHANNA ROAD - SHOWN.
 - D) DEED BOOK 3398 PAGE 22 - DOES NOT AFFECT THE PROPERTY - NOT SHOWN.

11) DEED OF DEDICATION AND RELEASE TO PENNSYLVANIA DEPARTMENT OF HIGHWAYS AS IN DEED BOOK 1644 PAGE 58 - TEN (10) FOOT AND TWO (2) FOOT WIDE RIGHT-OF-WAY - AFFECTS THE PROPERTY - SHOWN.

WITH RESPECT TO BLOCK 90, UNIT 3 (PARID 30-00-49724-00-7) & BLOCK 90, UNIT 4 (PARID 30-00-49720-00-2):

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 9AFA17-4652 GD, WITH AN EFFECTIVE DATE OF 10/9/2017. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

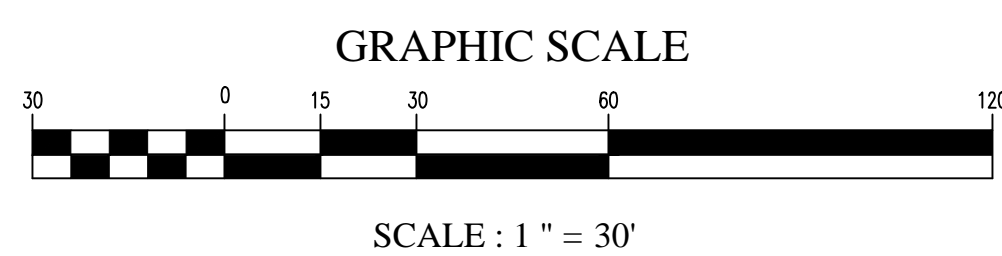
- 8) TITLE TO THAT PORTION OF THE PREMISES WITHIN THE BED OF YORK ROAD IS SUBJECT TO THE PUBLIC AND PRIVATE RIGHTS THEREIN - LEGAL RIGHT-OF-WAY LINE AND TITLE LINE - SHOWN.
- 9) SUBJECT TO THE PROVISIONS OF THE ACTS OF ASSEMBLY AUTHORIZING THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION TO EXTEND THE BOUNDARIES OF STATE ROADS - OLD YORK ROAD - SHOWN.
- 10) RESTRICTIONS AS IN
 - a. DEED BOOK 624 PAGE 419 - RESTRICTION AS OUTLINE IN DOCUMENT (DESCRIBE PROPERTY COVERS PREMISES A & B) - AFFECTS THE PREMISES A & B - BLANKET - NO PLOTTABLE EASEMENTS.
 - b. DEED BOOK 844 PAGE 358 - RESTRICTION AS OUTLINE IN DOCUMENT (DESCRIBE PROPERTY COVERS PREMISES A & B) - AFFECTS THE PREMISES B SECOND DESCRIBED - BLANKET - NO PLOTTABLE EASEMENTS.



LEGEND OF SYMBOLS & ABBREVIATIONS

	CONTOUR (MAJOR/MINOR)		BOLLARD		OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	SPOT ELEVATION		SIGN		EDGE OF PAVEMENT
	TOP OF CURB ELEVATION		PAINTED ARROWS		EDGE OF PAVEMENT
	GUTTER ELEVATION		PARKING COUNT		D.C. DEPRESSED CURB
	TOP OF WALL ELEVATION		HANDICAP		L.S.A. LANDSCAPED AREA
	BOTTOM OF WALL ELEVATION		AREA LIGHT		O.H. OVERHANG
	DOOR SILL ELEVATION		MANHOLE		APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
	FINISH FLOOR ELEVATION		CLEAN OUT		APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE
	FENCE		VALVE		APPROXIMATE LOCATION OF UNDERGROUND WATER LINE (PER REF. MAP #)
	EDGE OF WOODS		GAS METER		APPROXIMATE LOCATION OF UNDERGROUND GAS LINE (PER REF. MAP #)
	OVERHEAD WIRES		WATER VALVE		UTILITY POLE
	UTILITY POLE WITH LIGHT		TITLE REPORT EXCEPTION		
	TREE W/TRUNK DIAMETER				

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TICKET #20171873050



THIS SURVEY IS CERTIFIED TO:
ABINGTON TERRACE, LLC (F.K.A. RYDAL TERRACE, LLC)
FIRST AMERICAN TITLE INSURANCE COMPANY
BET INVESTMENTS, INC.
DIANA HELWEG NEWTON & JOSEPH HELWEG THE MARY WALBRIDGE WURMSTEDT REVOCABLE TRUST
LAND SERVICES USA, INC

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/28/2017.
DATE: 7-7-2017
SCALE: 1" = 30'
FIELD BK. NO.: 17-09A
PROJECT NO.: 17-A058-160
DRAWN BY: S.W./J.J.P.
REVIEWED BY: T.D.M./J.J.W.
REV-1: 7/24/2017
REVISED PER ATTORNEY'S COMMENTS
REV-2: 10/19/2017
REVISED TO ADD UNIT 3 & 4
REV-3: 11/2/2017
REVISED CERTIFIED PARTIES
REV-4: 11/7/2017
REVISED TITLE COMMITMENT
REV-5: 7/13/2018
REVISE TO ADD ADDITIONAL TOPO & LOCATIONS
DATE: _____
JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #31-37826-E

NOTES

1. PROPERTY KNOWN AS BLOCK 90, UNIT 1 (PARID 30-00-49728-00-3), BLOCK 90, UNIT 3 (PARID 30-00-49724-00-7), BLOCK 90, UNIT 4 (PARID 30-00-49720-00-2) & BLOCK 90, UNIT 11 (PARID 30-00-31708-00-5) AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE MONTGOMERY COUNTY, ABINGTON TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF BLOCK 90, UNIT 1 (PARID 30-00-49728-00-3) TO TITLE LINE = 177,534 S.F. OR 4.076 AC.
TO R.O.W. LINE (PER DEED) = 165,445 S.F. OR 3.798 AC.
AREA OF BLOCK 90, UNIT 3 (PARID 30-00-49724-00-7) TO TITLE LINE = 24,102 S.F. OR 0.553 AC.
TO LEGAL R.O.W. LINE (PER REF. #4) = 20,408 S.F. OR 0.468 AC.
AREA OF BLOCK 90, UNIT 4 (PARID 30-00-49720-00-2) TO TITLE & R.O.W. LINE (PER DEED) = 19,484 S.F. OR 0.447 AC.
AREA OF BLOCK 90, UNIT 11 (PARID 30-00-31708-00-5) TO TITLE LINE = 23,072 S.F. OR 0.530 AC.
TO LEGAL R.O.W. LINE = 16,652 S.F. OR 0.428 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
7. THE PROPERTY DESCRIBED HEREON FOR BLOCK 90, UNIT 1 (PARID 30-00-49728-00-3) IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 9AFA17-2318 GD, WITH AN EFFECTIVE DATE OF 5/15/2017 ANS FILE NO. 9AFA17-4652 GD, WITH AN EFFECTIVE DATE OF 10/9/2017.
8. THE LAND AS DESCRIBED IN THIS SURVEY CONSTITUTES MORE THAN ONE PARCEL OR LOT, AND THERE ARE NO GAPS, CORES OR STRIPS.
9. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO OLD YORK ROAD AND SUSQUEHANNA ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
10. ENCROACHMENTS AND VIOLATIONS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

REFERENCES

1. THE OFFICIAL TAX MAPS OF THE MONTGOMERY COUNTY, ABINGTON TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 401 OF 451, MAP NUMBER 42091C04016, EFFECTIVE DATE MARCH 2, 2016.
3. ZONING MAP AND ORDINANCE OF THE ABINGTON TOWNSHIP.
4. MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS FOR CONSTRUCTION OF LEG. ROUTE 151, SECTION 27." PROVIDED BY PENNDOT DISTRICT 6.
5. PLAN SHOWING WATER MAIN PROVIDED BY AQUA PENNSYLVANIA, INC.
6. PLAN SHOWING GAS MAIN PROVIDED BY PECO.

ALTA/NSPS LAND TITLE SURVEY
ABINGTON TERRACE, LLC
#1059, 1067 & 1073 OLD YORK ROAD & #1062 HUNTINGDON ROAD
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