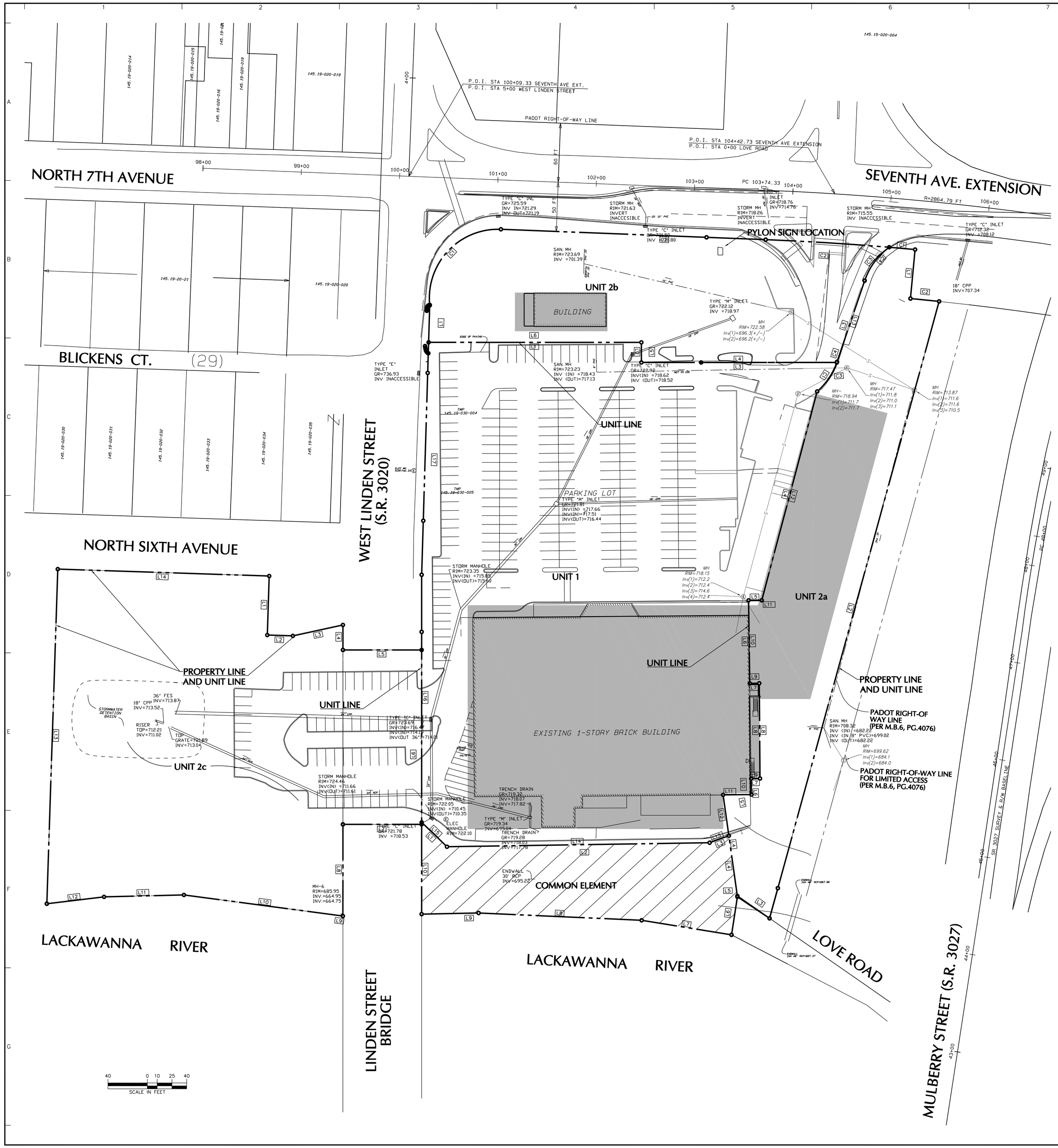

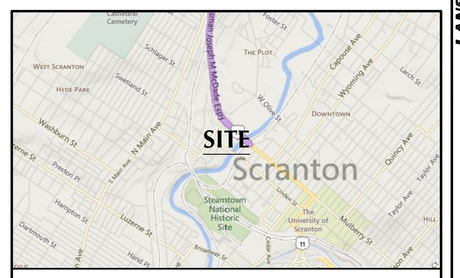

SITE LOCATION MAP
NOT TO SCALE
SOURCE: BING

UNIT	FLOOR AREA
UNIT 1	52,905
UNIT 2A, 2B AND 2C	27,486
AGGREGATE FLOOR AREA	80,391

NOTE:
1. UNIT 2A, 2B AND 2C IS THE ENTIRE SITE EXCLUDING UNIT 1 AND COMMON ELEMENTS.
2. AS TO ALL IMPROVEMENTS NEED NOT BE BUILT

NOTES

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.

2. TOPOGRAPHIC INFORMATION SHOWN BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES IN MARCH, 2015.

3. MERIDIAN IS REFERENCED TO MAP REFERENCE #2, PREPARED BY JOHN MICHAEL HENNEMUTH, PLS, DATED MAY 12, 1995 AND RECORD DEED.

4. VERTICAL DATA SHOWN IS BASED ON NGVD 1929.

5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.

6. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.

7. BASED ON FEMA FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY PANEL NO. 42053B 0015 B, EFFECTIVE DATE AUGUST 15, 1980. FOR THE CITY OF SCRANTON, PENNSYLVANIA, LACKAWANNA COUNTY, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "A10", AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, FLOOD ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEARS FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AND FLOOD ZONE "C", AREAS OF MINIMAL FLOODING.

8. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS, UNLESS SPECIFICALLY NOTED HERE-ON. THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE. NOR ARE IN THE EXACT LOCATION OR CONFIGURATIONDICATED HEREON. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON LIST REFERENCED DOCUMENTS AS NEEDED

9. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).

REFERENCES

1. PLAN ENTITLED "ALTA/ACSM STANDARDS BOUNDARY AND TOPOGRAPHIC MAP OF SURVEY OF TAX PARCELS: #145.19-030-002,030-003,030-004,030-005, 030-006,#145.15-020-005, AND P/O #145.19-020-036" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES AND DATED 9/13/2000.

2. PLAN ENTITLED "LANDS OF COGNETTI ENTERPRISES, INC." PREPARED BY JOHN MICHAEL HENNEMUTH, PLS, DATED MAY 12, 1995.

3. PLAN ENTITLED "ALTA/ACSM BOUNDARY AND TOPOGRAPHIC MAP OF SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES AND DATED APRIL 12, 1999.

UNIT ONE LINE TABLE

LINE	BEARING	DISTANCE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	N29°47'32"E	216.24'					
L2	S60°12'23"E	20.42'					
L3	N29°47'37"E	198.59'					
C1			35.98'	S26°08'05"E	70.00'	29°27'14"	35.59'
L4	S45°20'53"E	219.51'					
L5	S29°37'37"W	13.40'					
L6	S61°03'55"E	84.40'					
L7	N28°58'36"E	9.64'					
L8	S60°39'54"E	96.74'					
L9	S29°56'36"W	9.64'					
L10	S61°03'55"E	84.40'					
L11	S29°37'37"E	13.40'					
L12	S45°20'53"W	219.51'					
C1			36.65'	N26°24'27"W	70.00'	29°59'59"	36.23'
L13	N41°24'27"W	87.15'					
C4		42.78'	N23°54'01"W	70.00'	35°00'51"	42.12'	

CONTAINING 177,410 SF, 4.073 ACRES

UNIT 2A LINE TABLE

LINE	BEARING	DISTANCE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C11		26.45'	N34°51'28"E	2814.79'	0°32'18"	26.44'	
L1	S54°49'12"E	50.00'					
C12		29.27'	N35°25'46"E	2764.79'	0°30'33"	29.26'	
L2	S44°50'31"E	650.10'					
L3	S64°34'57"W	39.87'					
L4	N68°14'25"W	103.73'					
L5	N29°11'06"E	28.83'					
L6	N61°04'05"W	16.21'					
L7	N28°58'48"E	8.96'					
L8	N60°39'54"W	96.74'					
L9	S28°58'36"W	9.64'					
L10	N61°03'55"W	84.40'					
L11	N29°37'37"E	13.40'					
L12	N45°20'53"W	219.51'					
C3		36.65'	N26°24'27"W	70.00'	29°59'59"	36.23'	
L13	N41°24'27"W	87.15'					
C4		42.78'	N23°54'01"W	70.00'	35°00'51"	42.12'	

CONTAINING 53,061 SF, 1.218 ACRES

UNIT 2B LINE TABLE

LINE	BEARING	DISTANCE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	N58°30'05"W	37.58'					
C1			120.05'	N17°06'48"W	70.00'	98°15'43"	105.87'
L2	N32°01'44"E	269.29'					
C2			125.77'	N33°18'33"E	2814.79'	2°33'35"	125.76'
C3		42.78'	S23°54'01"E	70.00'	35°00'51"	42.12'	
L3	S41°24'27"E	87.15'					
C4		0.67'	S41°08'05"E	70.00'	0°32'45"	0.67'	
L4	S29°47'37"W	108.59'					
L5	N60°12'23"W	20.42'					
L6	S29°47'37"W	216.24'					

CONTAINING 50,860 SF, 1.168 ACRES

UNIT 2C LINE TABLE

LINE	BEARING	DISTANCE
L1	S58°20'28"E	50.00'
L2	N31°39'32"E	26.00'
L3	N17°29'23"E	52.08'
L4	S60°12'23"E	25.40'
L5	N29°47'37"E	80.00'
L6	S60°12'23"E	177.22'
L7	S29°47'37"W	80.00'
L8	S60°12'23"E	92.75'
L9	S28°59'45"W	2.34'
L10	S37°35'21"W	160.60'
L11	S38°24'51"W	81.22'
L12	S22°56'21"W	58.50'
L13	N58°20'28"W	140.16'
L14	N29°39'29"E	213.20'

CONTAINING 108,429 SF, 2.489 ACRES

COMMON ELEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N73°42'23"E	35.77'
L2	N28°50'06"E	266.93'
L3	N09°40'03"E	20.82'
L4	S68°14'25"E	61.83'
L5	N64°34'57"E	0.19'
L6	S51°28'40"E	39.66'
L7	S38°59'25"W	92.50'
L8	S32°20'25"W	165.83'
L9	S28°39'45"W	57.93'
L10	N60°12'23"W	93.50'

CONTAINING 124,465 SF, 0.562 ACRES

LEGEND

COMMON ELEMENTS

PROPERTY LINE AND/OR UNIT TITLE BOUNDARY AS LABELED

BUILDABLE AREA (NOT AS TOWNSHIP APPROVED PLAN)

3210 CERTIFICATION

THE UNDERSIGNED CERTIFIES THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY SECTION 3210 OF PENNSYLVANIA'S UNIFORM CONDOMINIUM ACT (68 PA. C.S.A. SECTION 3210).

SHAUN F. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC. No. SU-051088-E

DATE

Date	Description	No.
REVISIONS		

SHAUN F HIGGINS
PROFESSIONAL LAND SURVEYOR
STATE LIC. No. SU-051088-E

DATE

LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan Holdings, LLC
Langan International LLC
Collectively known as Langan.

Project
THE WEST LINDEN STREET MARKETPLACE
CITY OF SCRANTON
LACKAWANNA COUNTY PENNSYLVANIA

Drawing Title
SCRANTON - WEST LINDEN STREET RETAIL - REVISED CONDOMINIUM PLAN

Project No. 200068701	Drawing No. EXHIBIT X
Date 6/29/2016	
Scale 1" = 40'	
Drawn By KCS / Checked By SFH	
Submission Date N/A	Sheet 1 of 1