

VICINITY MAP
ADD THE MAP PEOPLE
PERMIT USE NO. 2059872

- NOTES:**
- PROPERTY KNOWN AS UNIT 11 & 17, BLOCK 2, AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, GREEN LANE BOROUGH, COMMONWEALTH OF PENNSYLVANIA
 - AREA = 38751 SF OR 0.890 ACRES
 - 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 ADULT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO PH199-759/NA # 10266 WITH A EFFECTIVE DATE 9/13/01. UPON OUR REVIEW OF SCHEDULE B, SECTION II, WE HAVE REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS
 - TITLE TO SAID PREMISES WITHIN THE BEDS OF SUMNEYTOWN PIKE, GRAVEL PIKE AND MACOBY STREET, IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN, SHOWN
 - RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 5042, PAGE 2360 - THE RIGHT TO ERECT, INSTALL, CONSTRUCT, USE, INSPECT, MAINTAIN, REPAIR, RENEW AND REMOVE ONE (1) ANCHOR GUY WITH GUY WIRES AND APPURTENANCES IN AND UPON THE PREMISES OF THE SUBJECT PROPERTY, BLANKET
 - SUBJECT TO THE PROVISIONS OF THE ACTS OF ASSEMBLY AS AUTHORIZED IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION TO EXTEND THE BOUNDARIES OF STATE ROADS
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY
 - ELEVATIONS ARE BASED UPON USCG&G DATUM (NGVD '29) REFERENCE FIRM BENCHMARK RM #61, ELEV = 232.56
 - PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) PER REF #2
 - UTILITY MARK-OUT WAS NOT PRESENT AT THE TIME OF FIELD SURVEY

- REFERENCES:**
- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, GREEN LANE BOROUGH, COMMONWEALTH OF PENNSYLVANIA, BLOCK 2
 - MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 103 OF 451", MAP NUMBER 42091C0103 E, EFFECTIVE DATE DECEMBER 19, 1996
 - MAP ENTITLED "LAND DEVELOPMENT PLAN PREPARED FOR CARL ERB, SITUATE GREEN LANE BOROUGH, MONTGOMERY COUNTY, PA., PREPARED BY URWILER & WALTER, INC., SUMNEYTOWN, PA, SHEET 1 OF 4, DATED AUG 7, 1992, LAST REVISED 5-17-95
 - MAP ENTITLED "MEDIUM PRESSURE MAP, BUMKSMONT REGION, LAST REVISED 6-23-99, OBTAINED FROM PECO ENERGY COMPANY GAS OPERATIONS
 - MAP ENTITLED "CABLE AND CONDUIT MAP, BUMKSMONT REGION", LAST REVISED 10-28-96, OBTAINED FROM PECO ENERGY COMPANY
 - PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 989 FOR L.R. 198, LAST REVISED JULY 10, 1958

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST SERIAL NUMBER(S): 2641520

UTILITY COMPANY	PHONE NUMBER
PECO ENERGY	610-943-5522
SUBURBAN CABLE	215-323-6400
BELL ATLANTIC	215-963-6000

METS AND BOUNDS DESCRIPTION
UNITS 11 & 17, BLOCK 2
GREEN LANE BOROUGH
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT WITHIN THE BED OF SUMNEYTOWN PIKE (A.K.A. SR 0063, A.K.A. MAIN STREET, A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 63, A.K.A. LR 198, 50 FOOT WIDE RIGHT-OF-WAY PER PENNDOT FORM 989), SAID POINT ALSO BEING ON THE MOST SOUTHERLY CORNER OF UNIT 11, SAID POINT ALSO BEING THE DIVIDING LINE BETWEEN UNIT 11 & UNIT 99, BLOCK 2, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE:

- 1 WITHIN THE BED OF SUMNEYTOWN PIKE, NORTH 58 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 123.71 FEET TO A SET PK NAIL, THENCE,
- 2 NORTH 29 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.59 FEET TO A SET PK NAIL ALSO BEING WITHIN THE BED OF GRAVEL PIKE (A.K.A. SR 0029, A.K.A. LR 158, A.K.A. PERKIOMEN AVENUE, 50 FOOT WIDE LEGAL RIGHT-OF-WAY), THENCE,
- 3 DEPARTING SAID GRAVEL PIKE, ALONG THE BED OF MACOBY STREET (VARIABLE WIDTH RIGHT-OF-WAY), NORTH 55 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 158.32 FEET TO A SET REBAR WITH CAP, THENCE;
- 4 ALONG THE DIVIDING LINE BETWEEN UNIT 12 & UNIT 17, BLOCK 2, SOUTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A SET REBAR WITH CAP, THENCE,
- 5 ALONG THE DIVIDING LINE BETWEEN UNIT 11 & UNIT 12, BLOCK 2, NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 57.22 FEET TO A FOUND PINCH PIPE, THENCE;
- 6 ALONG THE DIVIDING LINE BETWEEN UNIT 11 & UNIT 13, BLOCK 2, SOUTH 56 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 54.06 FEET TO A SET REBAR WITH CAP, THENCE,

THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 11 & UNIT 99, BLOCK 2:

- 7 SOUTH 56 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 41.64 FEET TO A SET REBAR WITH CAP, THENCE,
- 8 SOUTH 52 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.85 FEET TO A SET REBAR WITH CAP, THENCE,
- 9 SOUTH 43 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 164.08 FEET TO A SET PK NAIL ALSO BEING THE POINT AND PLACE OF BEGINNING

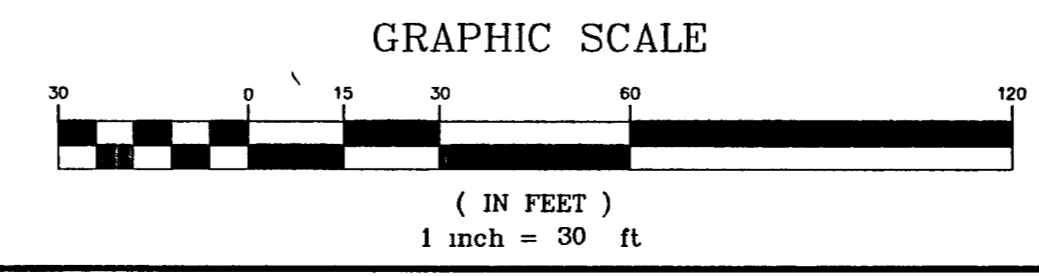
CONTAINING 38751 SQUARE FEET OR 0.890 ACRES

THIS PROPERTY MAY BE SUBJECT TO RECORDED RESTRICTIONS, COVENANTS AND/OR EASEMENTS, AS CONTAINED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO PH199 - 759/NA #10266 EFFECTIVE DATE 9/13/01.

7-ELEVEN, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLA' AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,3,4,5, 9,10,11(G)(5) & 13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL UNCERTAINTY TO BE ACHIEVED BY THE SURVEY.

Joseph J. Wright
JOSEPH J. WRIGHT
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #5137826
AND SURVEYOR No. SJ-031826



LEGEND

— 123 —	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
⊕	HYDRANT
⊗	UTILITY VALVE
— OH —	OVERHEAD WIRES
— G —	APPROX. LOC. UNDERGROUND GAS LINE
— W —	APPROX. LOC. UNDERGROUND WATER LINE
— T —	APPROX. LOC. UNDERGROUND TEL. LINE
— E —	APPROX. LOC. UNDERGROUND ELEC. LINE
⊕	UTILITY POLE
⊗	TRAFFIC SIGNAL
⊙	MONITORING WELL
L.S.A.	LANDSCAPED AREA
C.L.F.	CHAIN LINK FENCE

No.	PER CLIENT COMMENTS	W.G.L.	DATE
4	REVISED PER UPDATED TITLE REPORT	W.G.L.	10-22-01
3	REVISED PER ATTORNEYS COMMENTS	P.A.C.	5/17/00
2	REVISED PER TITLE REPORT NO. PH199-759	R.T.H.	5/3/00
1	DESCRIPTION OF REVISION	BY:	DATE

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

Joseph J. Wright
JOSEPH J. WRIGHT
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #5137826

DATE: 10/22/01

FIELD DATE: 12-14-99
F/A NO.: CP99-19
F/P NO.: 89-92

ALTA/ACSM LAND TITLE & TOPOGRAPHICAL SURVEY
7-ELEVEN, INC. STORE #32906
ROUTE 63 & ROUTE 29
UNIT 11 AND 17, BLOCK 2
GREEN LANE BOROUGH
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
776 MOUNTAIN BOULEVARD
WACHUNG, NJ 07090
908.668.0099 - 908.668.9595 FAX

CHECKED: [Signature]
P.A.C.
REV. NO.: 4
DATE: 02-01-00
SCALE: 1"=30'
FILE NO.: CP99180
DWG. NO.: 1 OF 1

AS-IS