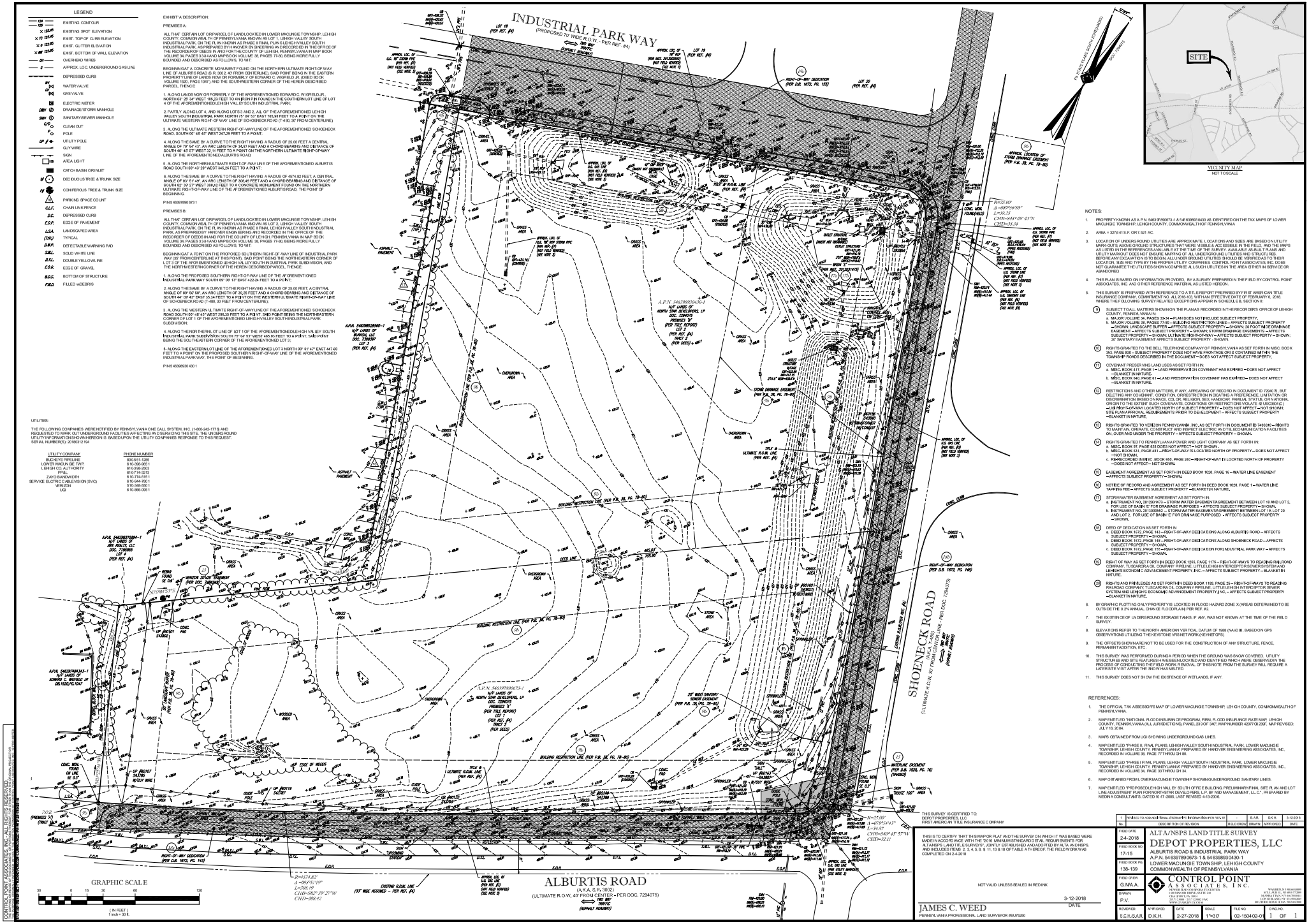
INDUSTRIAL PARK WAY
(PROPOSED 70' WIDE R.O.W. - PER REF. #4)
TWO WAY TRAFFIC (ASPHALT ROADWAY)
LOT 19 (PER REF. #4)
LOT 20 (PER REF. #4)
SHOENECK ROAD
(ULTIMATE R.O.W. 80' FROM CENTER - PER DOC. 7294075)
ALBURTIS ROAD
(A/K/A, S.R. 3002)
(ULTIMATE R.O.W. 40' FROM CENTER - PER DOC. 7294075)
SITE
VICINITY MAP
NOT TO SCALE
LEGEND
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXIST. TOP OF CURB ELEVATION
EXIST. GUTTER ELEVATION
EXIST. BOTTOM OF WALL ELEVATION
OVERHEAD WIRES
APPROX. LOC. UNDERGROUND GAS LINE
DEPRESSED CURBS
WATER VALVE
GAS VALVE
ELECTRIC METER
DRAINAGE/STORM MANHOLE
SANITARY/SEWER MANHOLE
CLEAN OUT
POLE
UTILITY POLE
GUY WIRE
SIGN
AREA LIGHT
CAT CH BASIN OR INLET
DECIDUOUS TREE & TRUNK SIZE
CONIFEROUS TREE & TRUNK SIZE
PARKING SPACE COUNT
CHAIN LINK FENCE
DEPRESSED CURB
EDGE OF PAVEMENT
LANDSCAPED AREA
TYPICAL
DETECTABLE WARNING PAD
SOLID WHITE LINE
DOUBLE YELLOW LINE
EDGE OF GRAVEL
BOTTOM OF STRUCTURE
FILLED w/DEBRIS
EXHIBIT 'A' DESCRIPTION
PREMISES A:
ALL THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA KNOWN AS LOT 1, LEHIGH VALLEY SOUTH INDUSTRIAL PARK, ON THE PLAN KNOWN AS PHASE II FINAL PLAN S LEHIGH VALLEY SOUTH INDUSTRIAL PARK, AS PREPARED BY HANOVER ENGINEERING AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LEHIGH, PENNSYLVANIA IN MAP BOOK VOLUME 34, PAGES 3 3-34 AND MAP BOOK VOLUME 38, PAGES 77-80, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTHERN ULTIMATE RIGHT-OF-WAY LINE OF ALBURTIS ROAD (S.R. 3002, 40' FROM CENTERLINE), SAID POINT BEING IN THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF EDWARD C. WIGFIELD, JR. (DEED BOOK VOLUME 1533, PAGE 1047) AND THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE:
1. ALONG LANDS NOW OR FORMERLY OF THE AFOREMENTIONED EDWARD C. WIGFIELD, JR., NORTH 03° 25' 34" WEST 165.23 FEET TO AN IRON PIN FOUND IN THE SOUTHERN LOT LINE OF LOT 4 OF THE AFOREMENTIONED LEHIGH VALLEY SOUTH INDUSTRIAL PARK;
2. PARTLY ALONG LOT 4 AND ALONG LOTS 3 AND 2, ALL OF THE AFOREMENTIONED LEHIGH VALLEY SOUTH INDUSTRIAL PARK NORTH 75° 54' 53" EAST 705.38 FEET TO A POINT ON THE ULTIMATE WESTERN RIGHT-OF-WAY LINE OF SCHOENECK ROAD (T-480, 30' FROM CENTERLINE);
3. ALONG THE ULTIMATE WESTERN RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SCHOENECK ROAD, SOUTH 00° 49' 45" WEST 247.29 FEET TO A POINT;
4. ALONG THE SAME BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 79° 54' 43", AN ARC LENGTH OF 34.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40° 45' 57" WEST 32.11 FEET TO A POINT ON THE NORTHERN ULTIMATE RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ALBURTIS ROAD;
5. ALONG THE NORTHERN ULTIMATE RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ALBURTIS ROAD SOUTH 85° 43' 28" WEST 348.26 FEET TO A POINT;
6. ALONG THE SAME BY A CURVE TO THE RIGHT HAVING A RADIUS OF 4574.92 FEET, A CENTRAL ANGLE OF 00° 51' 49", AN ARC LENGTH OF 306.49 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82° 39' 27" WEST 306.42 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHERN ULTIMATE RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ALBURTIS ROAD, THE POINT OF BEGINNING.
PIN 5 463978900 673 1
PREMISES B:
ALL THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA KNOWN AS LOT 2, LEHIGH VALLEY SOUTH INDUSTRIAL PARK, ON THE PLAN KNOWN AS PHASE II FINAL, LEHIGH VALLEY SOUTH INDUSTRIAL PARK, AS PREPARED BY HANOVER ENGINEERING AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LEHIGH, PENNSYLVANIA IN MAP BOOK VOLUME 34, PAGES 3 3-34 AND MAP BOOK VOLUME 38, PAGES 77-80, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE PROPOSED SOUTHERN RIGHT-OF-WAY LINE OF INDUSTRIAL PARK WAY (50' FROM CENTERLINE AT THIS POINT), SAID POINT BEING THE NORTH-EASTERN CORNER OF LOT 3 OF THE AFORMENTIONED LEHIGH VALLEY SOUTH INDUSTRIAL PARK SUBDIVISION, AND THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE:
1. ALONG THE PROPOSED SOUTHERN RIGHT-OF-WAY LINE OF THE AFOREMENTIONED INDUSTRIAL PARK WAY SOUTH 89° 09' 13" EAST 422.24 FEET TO A POINT;
2. ALONG THE SAME BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 56' 56", AN ARC LENGTH OF 39.26 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44° 09' 43" EAST 35.34 FEET TO A POINT ON THE WESTERN ULTIMATE RIGHT-OF-WAY LINE OF SCHOENECK ROAD (T-480, 30 FEET FROM CENTERLINE);
3. ALONG THE WESTERN ULTIMATE RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SCHOENECK ROAD SOUTH 89° 48' 45" WEST 295.26 FEET TO A POINT, SAID POINT BEING THE NORTH-EASTERN CORNER OF LOT 1 OF THE AFOREMENTIONED LEHIGH VALLEY SOUTH INDUSTRIAL PARK SUBDIVISION;
4. ALONG THE NORTHERN LOT LINE OF LOT 1 OF THE AFOREMENTIONED LEHIGH VALLEY SOUTH INDUSTRIAL PARK SUBDIVISION SOUTH 75° 54' 53" WEST 465.93 FEET TO A POINT, SAID POINT BEING THE SOUTH-EASTERN CORNER OF THE AFOREMENTIONED LOT 3;
5. ALONG THE EASTERN LOT LINE OF THE AFOREMENTIONED LOT 3 NORTH 00° 51' 47" EAST 647.49 FEET TO A POINT ON THE PROPOSED SOUTHERN RIGHT-OF-WAY LINE OF THE AFOREMENTIONED INDUSTRIAL PARK WAY, THE POINT OF BEGINNING.
PIN 5 463989930 430 1
UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (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): 20180321194

UTILITY COMPANY	PHONE NUMBER
BUCKEYE PIPELINE	800-631-1285
LOWER MACUNGIE TWP.	610-398-9651
LEHIGH CO. AUTHORITY	610-398-2503
PPAL	610 774-3213
ZAYO BANDWIDTH	610-774-5151
SERVICE ELECTRIC CABLEVISION (SVC)	610-944-7801
VERIZON	570-348-5921
UGI	610-866-0951

NOTES:
1. PROPERTY KNOWN AS A P.N. 5463978900673-1 & 5463989930430 AS IDENTIFIED ON THE TAX MAPS OF LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 327,641 S.F. OR 7.521 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. 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 AS-BUILT PLANS AND UTILITY MARK-OUTS 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. CONTROL POINT ASSOCIATES INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. 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.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. ALL-2016-103, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
(5) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF LEHIGH COUNTY, PENNSYLVANIA IN
a. MAJOR VOLUME 34, PAGES 33-34 — PLAN DOES NOT INCLUDE SUBJECT PROPERTY.
b. MAJOR VOLUME 38, PAGES 77-80 — BUILDING RESTRICTION LINES — AFFECTS SUBJECT PROPERTY — SHOWN; LANDSCAPE BUFFER — AFFECTS SUBJECT PROPERTY — SHOWN; 20 FOOT WIDE DRAINAGE EASEMENT — AFFECTS SUBJECT PROPERTY — SHOWN; 30 FOOT WIDE DRAINAGE EASEMENTS — AFFECTS SUBJECT PROPERTY — SHOWN; ULTIMATE RIGHT-OF-WAY — AFFECTS SUBJECT PROPERTY — SHOWN; 20' SANITARY EASEMENT AFFECTS SUBJECT PROPERTY - SHOWN.
(10) RIGHTS GRANTED TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS SET FORTH IN MISC. BOOK 353, PAGE 532 — SUBJECT PROPERTY DOES NOT HAVE FRONTAGE OR IS CONTAINED WITHIN THE TOWNSHIP ROADS DESCRIBED IN THE DOCUMENT — DOES NOT AFFECT SUBJECT PROPERTY.
(11) COVENANT PRESERVING LAND USE AS SET FORTH IN
a. MISC. BOOK 417, PAGE 1 — LAND PRESERVATION COVENANT HAS EXPIRED — DOES NOT AFFECT — BLANKET IN NATURE.;
b. MISC. BOOK 640, PAGE 61 — LAND PRESERVATION COVENANT HAS EXPIRED — DOES NOT AFFECT — BLANKET IN NATURE.
(12) RESTRICTIONS AND OTHER MATTERS, IF ANY, APPEARING OF RECORD IN DOCUMENT ID 729457, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC3604(C).
— US2 RIGHT-OF-WAY LOCATED NORTH OF SUBJECT PROPERTY — DOES NOT AFFECT — NOT SHOWN.
SITE PLAN APPROVAL REQUIREMENTS PRIOR TO DEVELOPMENT — AFFECTS SUBJECT PROPERTY — BLANKET IN NATURE.
(13) RIGHTS GRANTED TO VERIZON PENNSYLVANIA, INC. AS SET FORTH IN DOCUMENTID 7496249 — RIGHTS TO MAINTAIN, OPERATE, CONSTRUCT AND INSPECT ELECTRIC AND TELECOMMUNICATIONS FACILITIES ON, OVER AND UNDER THE PROPERTY — AFFECTS SUBJECT PROPERTY — SHOWN.
(14) RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY AS SET FORTH IN
a. MISC. BOOK 87, PAGE 628 DOES NOT AFFECT — NOT SHOWN.;
b. MISC. BOOK 831, PAGE 481 — RIGHT-OF-WAY IS LOCATED NORTH OF PROPERTY — DOES NOT AFFECT — NOT SHOWN.
— RE-RECORDED IN MISC. BOOK 852, PAGE 240 — RIGHT-OF-WAY IS LOCATED NORTH OF PROPERTY — DOES NOT AFFECT — NOT SHOWN.
(15) EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 1020, PAGE 16 — WATER LINE EASEMENT — AFFECTS SUBJECT PROPERTY — SHOWN.
(16) NOTICE OF RECORD AND AGREEMENT AS SET FORTH IN DEED BOOK 1020, PAGE 1 — WATER LINE TAPPING FEE — AFFECTS SUBJECT PROPERTY — BLANKET IN NATURE.
(17) STORM WATER EASEMENT AGREEMENT AS SET FORTH IN
a. INSTRUMENT NO. 2012014473 — STORM WATER EASEMENT AGREEMENT BETWEEN LOT 18 AND LOT 2, FOR USE OF BASIN 'E' FOR DRAINAGE PURPOSES — AFFECTS SUBJECT PROPERTY — SHOWN.
b. INSTRUMENT NO. 2013009512 — STORM WATER EASEMENT AGREEMENT BETWEEN LOT 19, LOT 20 AND LOT 2, FOR USE OF BASIN 'E' FOR DRAINAGE PURPOSED — AFFECTS SUBJECT PROPERTY — SHOWN.
(18) DEED OF DEDICATION AS SET FORTH IN
a. DEED BOOK 1672, PAGE 145 — RIGHT-OF-WAY DEDICATIONS ALONG ALBURTIS ROAD — AFFECTS SUBJECT PROPERTY — SHOWN.
b. DEED BOOK 1672, PAGE 146 — RIGHT-OF-WAY DEDICATIONS ALONG SHOENECK ROAD — AFFECTS SUBJECT PROPERTY — SHOWN.
c. DEED BOOK 1672, PAGE 155 — RIGHT-OF-WAY DEDICATION FOR INDUSTRIAL PARK WAY — AFFECTS SUBJECT PROPERTY — SHOWN.
(19) RIGHT OF WAY AS SET FORTH IN DEED BOOK 1255, PAGE 1175 — RIGHT-OF-WAYS TO READING RAILROAD COMPANY, TUSCARORA OIL COMPANY PIPELINE, LITTLE LEHIGH INTERCEPTOR SEWER SYSTEM AND LEHIGH'S ECONOMIC ADVANCEMENT PROPERTY, INC. — AFFECTS SUBJECT PROPERTY — BLANKET IN NATURE.
(20) RIGHTS AND PRIVILEGES AS SET FORTH IN DEED BOOK 1189, PAGE 25 — RIGHT-OF-WAYS TO READING RAILROAD COMPANY, TUSCARORA OIL COMPANY PIPELINE, LITTLE LEHIGH INTERCEPTOR SEWER SYSTEM AND LEHIGH'S ECONOMIC ADVANCEMENT PROPERTY, INC. — AFFECTS SUBJECT PROPERTY — BLANKET IN NATURE.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
9. THE OFF SETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, RETAINING STADDITION, ETC.
10. THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.
11. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
REFERENCES:
1. THE OFFICIAL TAX ASSESSORS MAP OF LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 239 OF 340', MAP NUMBER 42077C0239F, MAP REVISED: JULY 16, 2014.
3. MAPS OBTAINED FROM UGI SHOWING UNDERGROUND GAS LINES.
4. MAP ENTITLED "PHASE II, FINAL PLANS, LEHIGH VALLEY SOUTH INDUSTRIAL PARK, LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA" PREPARED BY HANOVER ENGINEERING ASSOCIATES, INC., RECORDED IN VOLUME 38, PAGE 77 THROUGH 80.
5. MAP ENTITLED "PHASE I FINAL PLANS, LEHIGH VALLEY SOUTH INDUSTRIAL PARK, LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA" PREPARED BY HANOVER ENGINEERING ASSOCIATES, INC., RECORDED IN VOLUME 34, PAGE 33 THROUGH 34.
6. MAP OBTAINED FROM LOWER MACUNGIE TOWNSHIP SHOWING GUNDERGROUND SANITARY LINES.
7. MAP ENTITLED "PROPOSED LEHIGH VALLEY SOUTH OFFICE BUILDING, PRELIMINARY FINAL SITE PLAN AND LOT LINE ADJUSTMENT PLAN FOR NORTHSTAR DEVELOPERS, L.P. BY NSD MANAGEMENT, L.L.C.", PREPARED BY MEDINA CONSULTANTS, DATED 10-17-2005, LAST REVISED 4-13-2006.
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
THIS SURVEY IS CERTIFIED TO: DEPOT PROPERTIES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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 INCLUDE ITEMS 2, 3, 4, 5, 6, 9, 11, 13 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-4-2018
3-12-2018
DATE
JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU73250
NOT VALID UNLESS SEALED IN RED INK
1 REVISED TO ADD ADDITIONAL SHOWN AND UNDERGROUND UTILITIES PER PUC REQUEST — R.A.R. — DK.W. — 5-3-2018
NO. DESCRIPTION OF REVISION FIELD CREW DRAWN APPROVED DATE
FIELD DATE: 2-4-2018
FIELD BOOK NO.: 17-15
FIELD BOOK PG.: 138-139
FIELD CREW: G.N/A.A.
DRAWN: P.V.
REVIEWED: S.C.J/.B.A.R.
APPROVED: D.K.H.
DATE: 2-27-2018
SCALE: 1"=30'
FILE NO.: 02-1504 02-01
DWG NO.: 1 OF 1
ALTA/NSPS LAND TITLE SURVEY
DEPOT PROPERTIES, LLC
ALBURTIS ROAD & INDUSTRIAL PARK WAY
A.P.N. 546397890673-1 & 546398930430-1
LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY
COMMONWEALTH OF PENNSYLVANIA
CONTROL POINT ASSOCIATES, INC.
NEW HOPE OFFICE: 2738 ENTERPRISE DRIVE, SUITE 210, NEW HOPE, PA 18938, (215) 862-9720, FAX (215) 862-9729
WILKES-BARRE OFFICE: 570 LAUREL RUN ROAD, SUITE 210, LAURELDALE PA, 18661, (570) 675-1466, FAX (570) 675-1469
WWW.CONTROLPOINT.COM
WASHINGTON CROSSING OFFICE: 1 WASHINGTON CROSSING ROAD, SUITE 210, WASHINGTON CROSSING, PA 18977, (215) 493-6300, FAX (215) 493-8660
WWW.CONTROLPOINT.COM
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