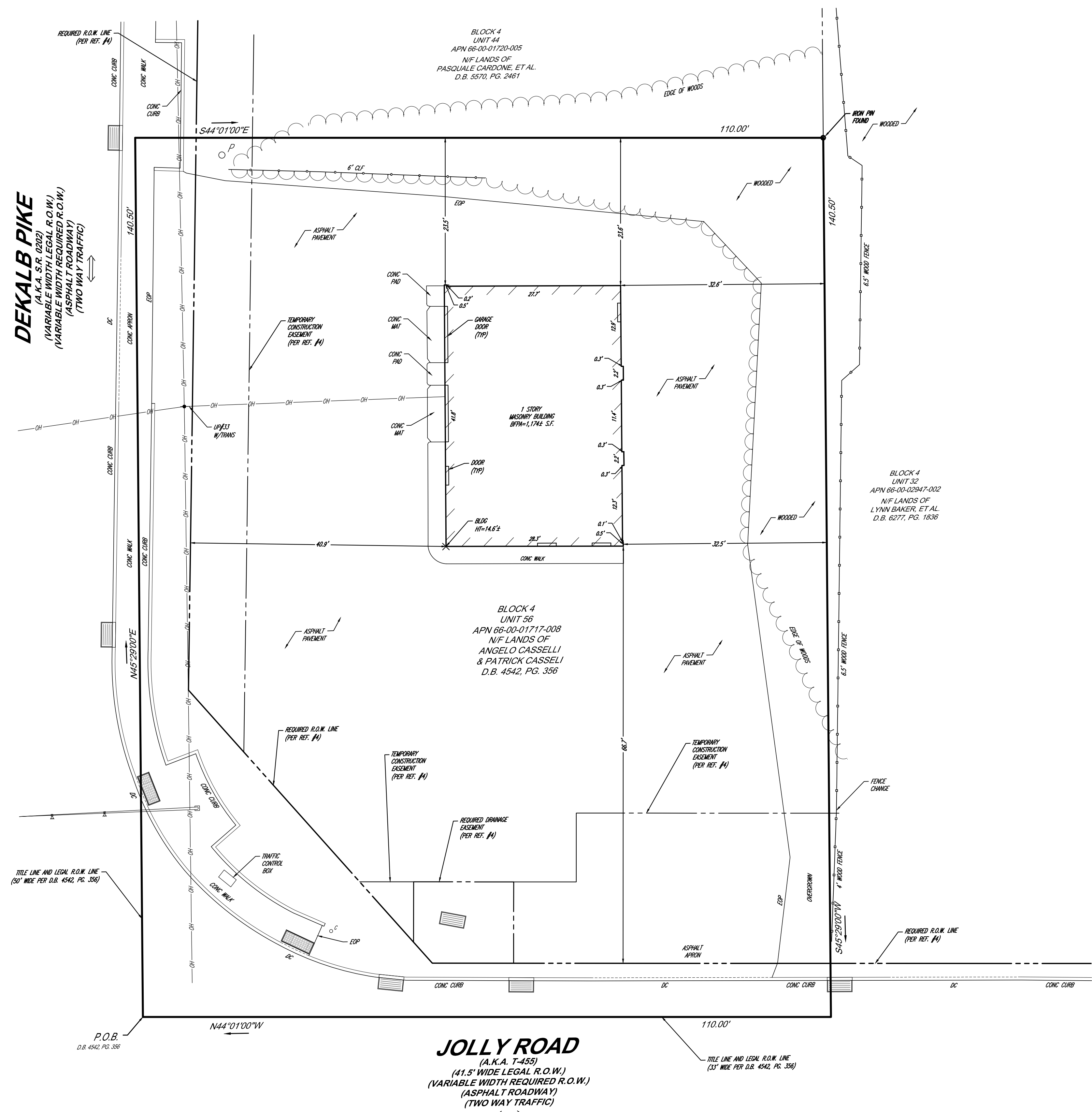


VICINITY MAP
NOT TO SCALE



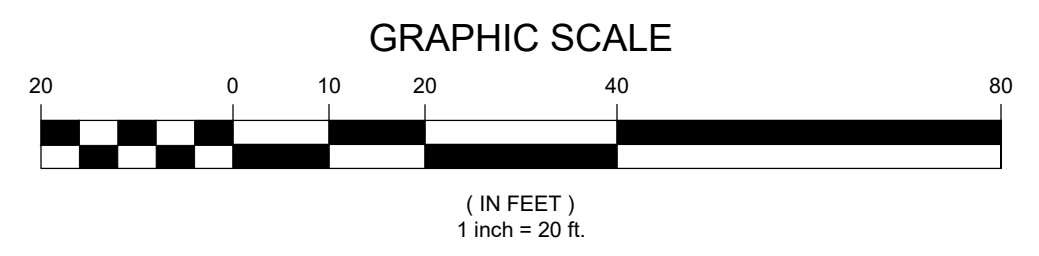
- NOTES:
- PROPERTY KNOWN AS APN 66-00-01717-008 AS IDENTIFIED ON THE TAX MAP OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - AREA (TO TITLE LINE) = 15,454 SQUARE FEET OR 0.355 ACRES.
AREA (TO REQUIRED R.O.W.) = 12,560 SQUARE FEET OR 0.288 ACRES.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.

THIS SURVEY DOES NOT ADDRESS OWNERSHIP OR POSSIBLE RIGHTS OF ADJOINING PROPERTIES.
THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 - EXISTING FIRM, BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER MAP REF #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
 - PER CONTRACTUAL AGREEMENT WITH CLIENT, CONTROL POINT ASSOCIATES, INC. HAS NOT PERFORMED A TOPOGRAPHIC SURVEY OF THE SUBJECT PARCEL.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 - THIS SURVEY WAS PREPARED FOR THE CLIENT, CASSELLI AUTO REPAIR AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

- REFERENCES:
- THE OFFICIAL TAX ASSESSOR'S MAP OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, SHEET #66-004.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 266 OF 451", MAP NUMBER 42091C0266G, MAP REVISED: MARCH 2, 2016.
 - MAP ENTITLED "DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 0202 SECTION 61N RW IN MONTGOMERY COUNTY", SHEET 38A OF 384, DATED 7/8/2006, PROVIDED BY PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
 - MAP ENTITLED "DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 0202 SECTION 61N RW IN MONTGOMERY COUNTY", DATED 7/8/2006, RECORDED IN P.B. 43, PG. 596.
 - MAP ENTITLED "MINOR SUBDIVISION PLAN CARDONE/SCHROYER TRACT", DATED 4-25-2005, PREPARED BY ROBERT E. BLUR CONSULTING ENGINEERS, P.C., RECORDED IN P.B. 25, PG. 47.

LEGEND

	DEPRESSED CURB
	HYDRANT
	CATCH BASINS
	CONDUIT PIPE
	POST
	UTILITY POLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	DETECTABLE WARNING PAD
	BUILDING FOOTPRINT AREA
	BUILDING
	CHAIN LINK FENCE
	DEPRESSED CURB
	EDGE OF CONC.
	EDGE OF PAVEMENT
	HEIGHT
	LANDSCAPED AREA
	TYPICAL
	EVIDENCE FOUND



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PRODUCT OR SERVICE. THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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.		FIELD DATE 09-10-2024	BOUNDARY & LOCATION SURVEY CASSELLI AUTO REPAIR		
NOT VALID UNLESS SEALED IN RED INK		FIELD BOOK NO. 24-03	1398 DEKALB PIKE APN 66-00-01717-008		
		FIELD BOOK PG. 65	WHITPAIN TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA		
		FIELD CROW ZR			
		DRAWN: P/VMT			
		APPROVED: MT/BAR	DATE 09-25-2024	SCALE 1" = 20'	FILE NO. 02-240252-00
					DWG. NO. 1 OF 1

JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250