

LOCATION MAP
NOT TO SCALE

LINE AND CURVE DATA

LINE	DIRECTION	LENGTH(FT)
L1	S 40° 27' 00" W	105.59
L2	S 44° 42' 49" E	243.46
L3	S 47° 12' 37" W	264.15
L4	S 42° 06' 11" W	289.67
L5	S 47° 12' 45" W	300.57
L6	N 49° 02' 47" W	456.00
L7	N 50° 17' 39" W	277.21
L8	N 37° 07' 58" E	79.20
L9	S 50° 17' 39" E	200.21
L10	N 37° 13' 08" E	304.47
L11	N 52° 50' 39" W	200.47
L12	N 37° 07' 58" E	680.73
L13	S 51° 52' 54" E	31.87
L14	N 36° 59' 28" E	38.21
L15	S 36° 01' 00" E	588.65

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH (FT)	CHD. DIRECTION
C2	37.350	20.000	106° 59' 59.6"	32.15	S89° 30' 32"E

GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN SEPTEMBER, 2021 UTILIZING THE KEYNET VRS NETWORK.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 PER GPS READINGS BY BL COMPANIES IN SEPTEMBER, 2021 UTILIZING THE KEYNET VRS NETWORK.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. COMMUNITY-PANEL NUMBER 42091C0019G, EFFECTIVE ON 03/02/2016.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR SHALL NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- THE MINIMUM LATITUDE AND DEPARTURE CLOSURE ERROR MEETS OR EXCEEDS 1 IN 10,000.
- TOPOGRAPHY AND PLANIMETRICS SHOWN HEREON ARE PER ON GROUND SURVEY BY BL COMPANIES IN SEPTEMBER, 2021.
- THE SITE WAS UNDER CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
- THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO HIGHWAY MILE MARKERS WERE OBSERVED.
- PA ONE CALL RESPONSE REVEALED NO GAS UTILITY IN THE AREA. GAS LINE SHOWN IS PER MAP REFERENCE 11B.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "FINAL LAND DEVELOPMENT PLAN LOT CONSOLIDATION PLAN PENNSBURG SQUARE SHOPPING CENTER PREPARED FOR MESTOVER COMPANIES", PREPARED BY HORIZON ENGINEERING, DATED 10/18/2017, LAST REVISED 11/16/2018, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE ON 1/22/2019.
 - "ALTA/ACSM PENNSBURG SQUARE SHOPPING CENTER" PREPARED BY GILMORE & ASSOCIATES, INC. DATED 8/11/16.

TITLE COMMITMENT INFORMATION

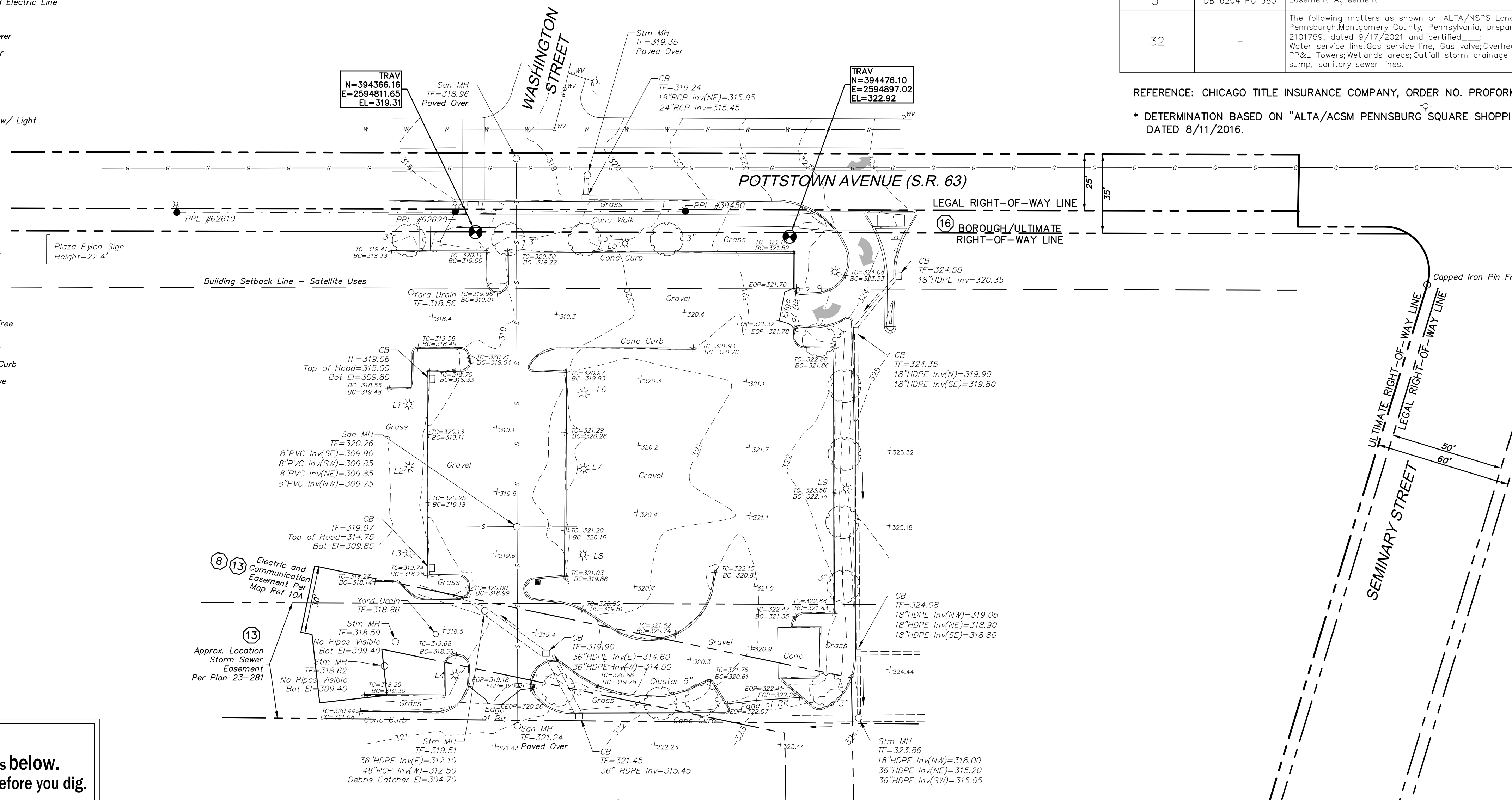
TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
6	DB 4379-564	Easement and water line agreement	DOES NOT AFFECT SURVEYED AREA*
7	DB 4149-365	Rights granted to The Bell Telephone Company of Pennsylvania	DOES NOT AFFECT SURVEYED AREA*
8	DB 4131-167 DB 5206-373	Rights granted to Pennsylvania Power and Light Company	PLOTTED/BLANKET IN NATURE*
9	DB 4139-400	Memorandum of Lease (Lease Term Exterminated January, 2002)	DOES NOT AFFECT SURVEYED AREA
10	DB 4137-504	Lease agreement	NOT SURVEY RELATED*
11	DB 4974-2390	Rights granted to Philadelphia Electric Company	BLANKET IN NATURE; AFFECTS SURVEYED AREA*
12	DB 5533-2707	Right of way agreement to PPL Electric Utilities Corporation	DOES NOT AFFECT SURVEYED AREA*
13	PB A-46 pG 184 PB 23-281 PB 24 pg 264 PB 49 pg 429	Conditions as disclosed by survey recorded	PLOTTED
14	DB 5589-1973 DB 5644 PG 2619	Landlord's Release	NOT SURVEY RELATED
15	DB 3082-212	Rights granted to Metropolitan Edison Company	BLANKET IN NATURE; AFFECTS SURVEYED AREA
16	-	Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Pottstown Avenue, R1-663	AFFECTS SURVEYED AREA; ULTIMATE RIGHT-OF-WAY SHOWN
17	DB 5563-735	Rights and conditions	DOES NOT AFFECT SURVEYED AREA
18	DB 670 PG 458	Restrictions	NOT PLOTTABLE*
19	DB 903 PG 565 DB 1009 PG 353	Rights granted to the Pennsylvania power and Light Company	BLANKET IN NATURE; AFFECTS SURVEYED AREA*
20	DB 4294 PG 138	Reservations	NOT PLOTTABLE*
21	DB 5571 PG 1780	Stormwater and Temporary Construction Easement	DOES NOT AFFECT SURVEYED AREA*
22	DB 5543 PG 382	Sidewalk Easement Agreement	DOES NOT AFFECT SURVEYED AREA*
23	DB 5543 PG 438	Common Stormwater Basin Easement and Maintenance Agreement	DOES NOT AFFECT SURVEYED AREA*
24	DB 5549 PG 1406	Water Agreement for CVS Pharmacy	DOES NOT AFFECT SURVEYED AREA*
25	DB 5551 PG 2702	Development Agreement	NOT SURVEY RELATED*
26	DB 5572 PG 1151	Rights of Way Agreement with Verizon Pennsylvania Inc.	DOES NOT AFFECT SURVEYED AREA*
27	DB 5622 PG 1909	Sign Easement Agreement	DOES NOT AFFECT SURVEYED AREA*
28	DB 6132 PG 2709	Water Service Construction and Maintenance Agreement	BLANKET IN NATURE; AFFECTS SURVEYED AREA
29	DB 6141 PG 1107	Pennsburg Square Shopping Center Project Storm Water Best Management Practices Operations & Maintenance Agreement	BLANKET IN NATURE; AFFECTS SURVEYED AREA
30	DB 6157 PG 722	Rights granted to PPL Electric Utilities Corporation	DOES NOT AFFECT SURVEYED AREA*
31	DB 6204 PG 985	Easement Agreement	DOES NOT AFFECT SURVEYED AREA*
32	-	The following matters as shown on ALTA/NSPS Land Title Survey, 322 Pottstown Avenue, Pennsburg, Montgomery County, Pennsylvania, prepared by BL Company under Project No. 2101759, dated 9/17/2021 and certified: Water service line; Gas service line; Gas valve; Overhead transmission wires; Utility poles, PP&L Towers; Wetlands areas; Outfall storm drainage pipes, catch basin, and Sanitary sewer sump, sanitary sewer lines.	-

REFERENCE: CHICAGO TITLE INSURANCE COMPANY, ORDER NO. PROFORMA PH1212925, PRINT DATE: 12-06-2021

* DETERMINATION BASED ON "ALTA/ACSM PENNSBURG SQUARE SHOPPING CENTER", PREPARED BY GILMORE & ASSOCIATES, INC., DATED 8/11/2016.

LEGEND

- Property Line
- Right-of-Way Line
- Easement Line
- Major Contour
- Minor Contour
- Overhead Wires
- Underground Electric Line
- Gas Line
- Sanitary Sewer
- Storm Sewer
- Water Line
- Handhole
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- Gas Valve
- Gas Meter
- Cleanout
- Catch Basin
- Manhole
- Fire Hydrant
- Water Valve
- Sign
- Deciduous Tree
- TC Top of Curb
- BC Bottom of Curb
- EOP Edge of Pavement



BULK AREA REQUIREMENTS

LOCATION: 322 POTTSTOWN AVENUE
PENNSBURG BOROUGH, MONTGOMERY COUNTY, PA
ZONE: SC - SHOPPING CENTER

ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	5 ACRES
2	MINIMUM SETBACK FROM ULTIMATE RIGHT-OF-WAY LINES EXCEPT SATELLITE USE	100 FEET
3	MINIMUM SETBACK FROM A PROPERTY LINE ABUTTING A RESIDENTIAL AREA EXCEPT SATELLITE USE	50 FEET
4	MINIMUM SETBACK FROM ALL OTHER PROPERTY LINES EXCEPT SATELLITE USE	25 FEET
5	MINIMUM DISTANCE BETWEEN STRUCTURES	25 FEET
6	MAXIMUM PERMITTED HEIGHT	40 FEET

REFERENCE: ECODE360.COM BOROUGH OF PENNSBURG ZONING

SURVEY CERTIFICATION

TO AB III, LLC, CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(b),8,11(a),11(b),13-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-16-2021.



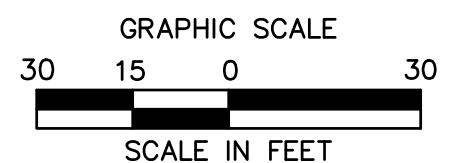
SIGNED: *Ron Lewis*
RON LEWIS
PROFESSIONAL LAND SURVEYOR SU-061596



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20212550284

THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC OF 2020-2021 AT WHICH TIME PHYSICAL ACCESS TO THE LOCAL LAND RECORDS AND OTHER MUNICIPAL OFFICES HAS NOT BEEN AVAILABLE. AS A RESULT, THIS SURVEY HAS BEEN BASED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS SUBJECT TO THE RESULTS OF A PROPER TITLE SEARCH.

N/F
PENNSBURG SQUARE ASSOCIATES LP
PARCEL ID 150001901001
DB 5903 PG 1851
AREA = 16.997 ACRES +/-



2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax

AMPLER DEVELOPMENT - BURGER KING
322 POTTSTOWN AVENUE
PENNSBURG, MONTGOMERY COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	REVISED PER COMMENTS
1	10/06/2021	REVISED PER COMMENTS
2	11/03/2021	REVISED PER COMMENTS
3	11/16/2021	REVISED PER TITLE REVIEW
4	12/02/2021	REVISED PER COMMENTS
5	12/21/2021	REVISED PER COMMENTS

Surveyed JH
Drawn EB
Reviewed JM
Scale 1"=30'
Project No. 2101759
Date 9/17/2021
Field Book JH
CAD File: AL210175901

Title
PRELIMINARY
ALTA/NSPS
LAND TITLE
SURVEY

Sheet No.
SV
SHEET 1 OF 2