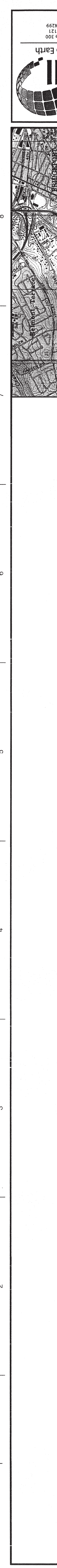


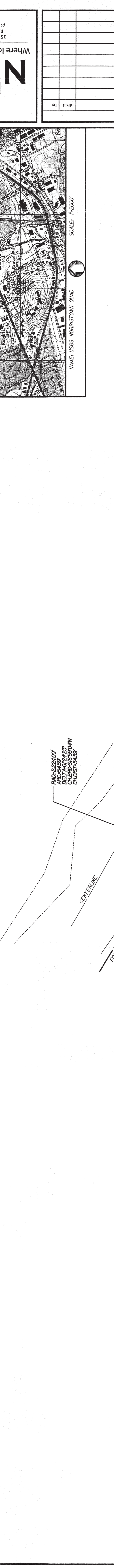
1  
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**NOTES:**  
1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. AND COMPLETED ON NOVEMBER 22, 2012.  
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IT IS SUBJECT TO THE RESULTS OF ANY TITLE REPORT REQUIRED TO COMPLETE THIS SURVEY.  
3. THE SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR ENCUMBRANCES, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.  
4. BEARING BASIS FOR THE SURVEY IS PER THE DEED REFERENCED HEREIN.  
5. PROPERTY LINES WITHIN ZONE "Y" AREAS DETERMINED TO BE OUTSIDE THE 500' YEAR FLOODPLAIN NO. 2012-0088 ARE SHOWN HEREIN AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS OF THE JURISDICTION AND NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.  
6. PURSUANT TO ACT 474, PENNSYLVANIA ONE-CALL WAS PLACED ON NOVEMBER 13, 2012 AND ASSIGNED SERIAL NO. 00210333. INFORMATION THEREOF OBTAINED WAS USED TO IDENTIFY EXISTING UTILITIES.  
7. THIS SURVEY WAS NOT CONDUCTED AS A PART OF A DESIGN, CONSTRUCTION, OR MAINTENANCE OF A HAZARDOUS WASTE TREATMENT, STORAGE, OR DISPOSAL UNIT.  
8. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY.  
9. NO KNOWN EVIDENCE OF SUBSIDENCE, SINKHOLES, OR OTHER GEOLOGIC HAZARDS EXISTS ON SITE.  
10. THIS SURVEY WAS NOT CONDUCTED AS A PART OF A DESIGN, CONSTRUCTION, OR MAINTENANCE OF A HAZARDOUS WASTE TREATMENT, STORAGE, OR DISPOSAL UNIT.

**REFERENCE PLANS:**  
1. OFFICIAL TAX MAPS OF UPPER MERION TOWNSHIP.  
2. PLAN ENTITLED "SUBDIVISION PLAN FOR MONTEGOMERY COUNTY, PENNSYLVANIA, CHESTER VALLEY TRAIL EXTENSION FROM EAST PENN RAILROAD LLC," DATED MARCH 28, 2011, AND RECORDED IN DEED BOOK 581 PG. 200.  
3. PLAN ENTITLED "SUBDIVISION PLAN MADE FOR GLASSBORO QUARRIES, INC., PREPARED BY J. ESTOCK DATED FEBRUARY 13, 1975, AS AMENDED BY J. ESTOCK DATED FEBRUARY 13, 1975, IN PLAN BOOK 434, PAGE 20.  
4. PLAN ENTITLED "SUBDIVISION PLAN - STREEK PARTNERSHIP," PREPARED BY JOSEPH J. ESTOCK DATED FEBRUARY 13, 1975, AS AMENDED BY J. ESTOCK DATED FEBRUARY 13, 1975, IN PLAN BOOK 434, PAGE 20.  
5. PLAN ENTITLED "SURVEY OF LANDS OF B. & O. RAILROAD CO.," PREPARED BY J. ESTOCK DATED FEBRUARY 13, 1975, AS AMENDED BY J. ESTOCK DATED FEBRUARY 13, 1975, IN PLAN BOOK 434, PAGE 20.  
6. PLAN ENTITLED "SUBDIVISION PLAN - STREEK PARTNERSHIP," PREPARED BY JOSEPH J. ESTOCK DATED FEBRUARY 13, 1975, AS AMENDED BY J. ESTOCK DATED FEBRUARY 13, 1975, IN PLAN BOOK 434, PAGE 20.  
7. PLAN OF SURVEY OF UNIT 8, B. & O. RAILROAD CO. PREPARED FOR A.M. HANNAKER & CO. PREPARED BY YERKES ASSOC. INC. DATED MARCH 20, 1998 AND RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE MAP BOOK L-4, PAGE 182.  
8. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR A.M. HANNAKER & CO. PREPARED BY YERKES ASSOC. INC. DATED JUNE 7, 1995.  
9. PROPOSED ZONING CHANGE PLAN PLAN OF REZONING OF PRUSSIA, PA. NORTH SIDE OF CHESTER VALLEY TRAIL EXTENSION FROM EAST PENN RAILROAD LLC, DATED MARCH 28, 2011, PREPARED BY YERKES ASSOC. INC. DATED JUNE 7, 1995.  
10. U.S. RTE. 202 (DEKALB PIKE), PREPARED BY YERKES ASSOC. INC. DATED JUNE 4, 1995.

**SOILS:**  
P1 - PITS, QUARRIES  
UgB - UDRIFTS, LIMESTONES TO 25 PERCENT SLOPES  
UgB - URBAN LAND TO 5 PERCENT SLOPES



GRAPHIC SCALE  
1 INCH = 30 FT

**EXISTING FEATURES PLAN**

UPPER MERION TWP, MONTGOMERY COUNTY, PA

214 EAST DEKALB PIKE

**PEBBYS**

LOCATION: UPPER MERION TWP, MONTGOMERY COUNTY, PA

PROJECT NO.	2012-0088
DRAWN BY:	TAS
CHECKED BY:	JMD
DATE:	5/8/13
SCALE:	1" = 30'
APPROVED BY:	GCN
SHEET NO.	

REVISIONS

DATE	BY	DESCRIPTION

SEAL:

Where Ideas Get Down to Earth  
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