

METES AND BOUNDS DESCRIPTION

- PROPOSED LOT 1 & PROPOSED 2
UNIT 9, APN 15-00-01030-008 & UNIT 16, APN 15-00-01054-002, BLOCK 8
BOROUGH OF PENNSBURG, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
BEGINNING AT A MAG NAL FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY LEGAL
RIGHT-OF-WAY LINE OF LONG ALLEY (20 FOOT WIDE RIGHT-OF-WAY), WITH THE
NORTHWESTERLY REQUIRED RIGHT-OF-WAY LINE OF POTTSWAIN & QUAKERTOWN ROAD (A.K.A.
POTTSWAIN AVENUE, A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 663, A.K.A. S.R. 0663, A.K.A.
L.R. 46035, 38 FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING,
THENCE,

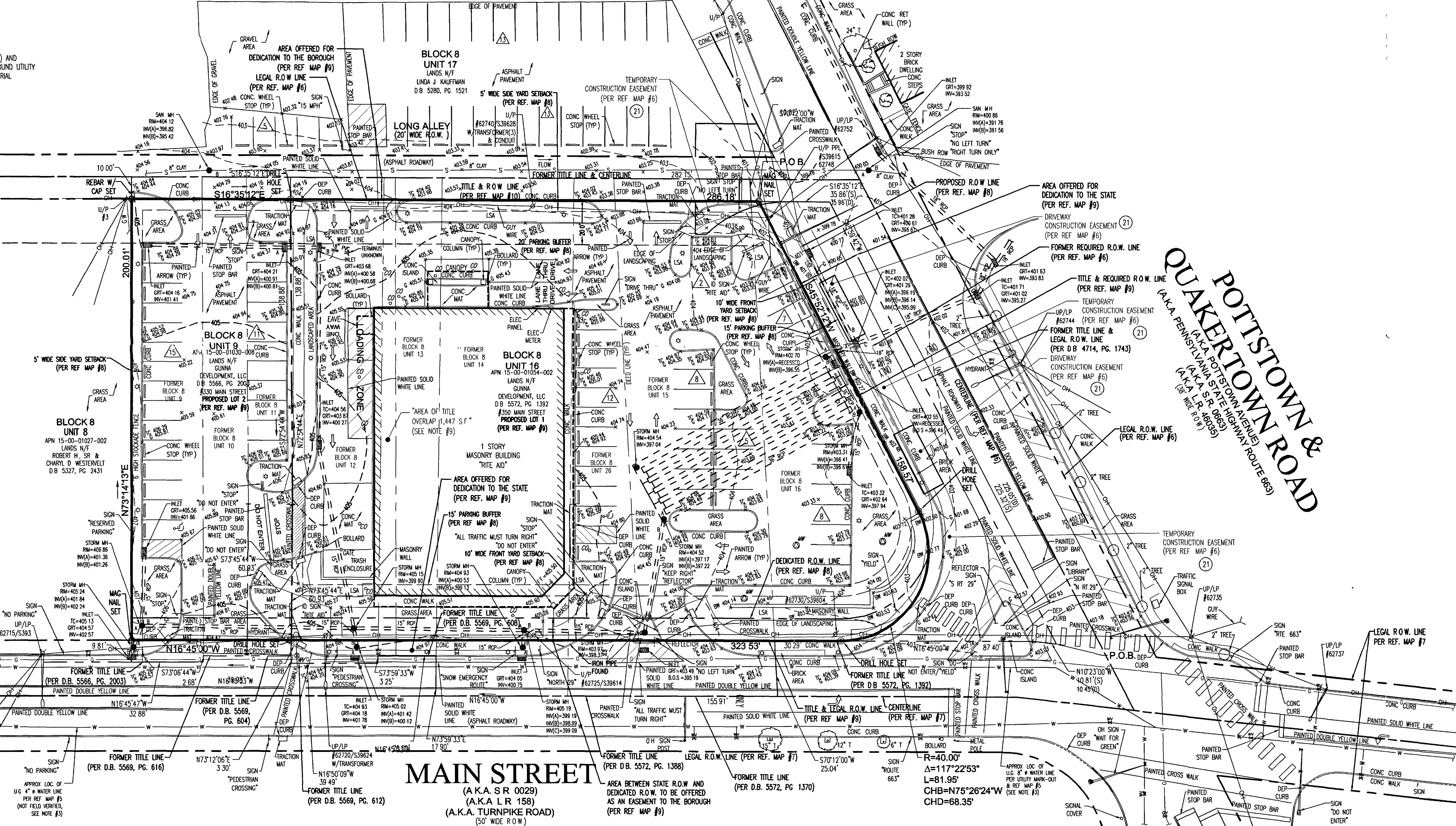
REFERENCES:

- 1. MAP #8 OF THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, BOROUGH OF PENNSBURG, COMMONWEALTH OF PENNSYLVANIA
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL
JURISDICTIONS) PANEL 38 OF 41" PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 19, 1996,
MAP NUMBER 42091C0038 E
3. MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, SOI, SITE DEVELOPMENT, INC., POTTSWAIN-QUAKERTOWN ROAD & MAIN STREET,
UNITS 24, 27, 28, 29, 36 & 38, BLOCK 9, PENNSBURG BOROUGH, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA" PREPARED BY
CONTROL POINT ASSOCIATES, INC., DATED 1-27-2000, FILE NO. CP93231, DWG. NO. 1 OF 1
4. GAS MAPS PROVIDED BY PEED ENERGY COMPANY GAS TRANSMISSION AND DISTRIBUTION, GRID MAP NO. 0274-AD78
5. WATER MAPS PROVIDED BY THE UPPER HANOVER AUTHORITY
6. MAPS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DISTRICT 6-0, MONTGOMERY COUNTY, ROUTE 46035, SECTION
1, BOROUGH OF PENNSBURG, SHEETS 29 & 30 OF 66
7. MAPS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DISTRICT 6-0, MONTGOMERY COUNTY, ROUTE 158, SECTION
4, BOROUGH OF PENNSBURG, SHEET 1, 5, 10-30
8. MAP ENTITLED "GUNNA DEVELOPMENT, LLC, PROPOSED RITE-AD PHARMACY MAIN STREET (RT 29) & POTTSWAIN AVE (RT 663),
BOROUGH OF PENNSBURG, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY BOHLER ENGINEERS, INC., DATED 11-20-03, LAST
REVISED 11-29-03, PROJECT NO. P03-0978, CAD ID #P03-0978STE-15, SHEET 1 THROUGH 15 OF 15
9. MAP ENTITLED "DEDICATION EXHIBIT, GUNNA DEVELOPMENT, LLC, PROPOSED RITE-AD PHARMACY, MAIN STREET (RT 29) & POTTSWAIN AVENUE
(RT 663), BOROUGH OF PENNSBURG, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY BOHLER ENGINEERS, INC., DATED JANUARY 2008,
PROJECT NO. P03-0978, CAD ID #P03-0978-PAD01-LINES-EXHIBIT, SHEET 1 OF 1
10. MAP ENTITLED "REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE COMMONWEALTH (PERMANENT RIGHT-OF-WAY)", DISTRICT 6-0,
MONTGOMERY COUNTY, ROUTE 0029/0663, SHEET 1 OF 1, PREPARED BY TRAFFIC PLANNING AND DESIGN, DATED 8/31/2005,
JOB NO. BALD800005

66,401 SQUARE FEET OR 1.524 ACRES
THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, AS CONTAINED
IN A TITLE COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY,
NUMBER SPAT050538, WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2006

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-742-1776) AND
REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY
INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL
NUMBER(S) 28755033 & 28755333

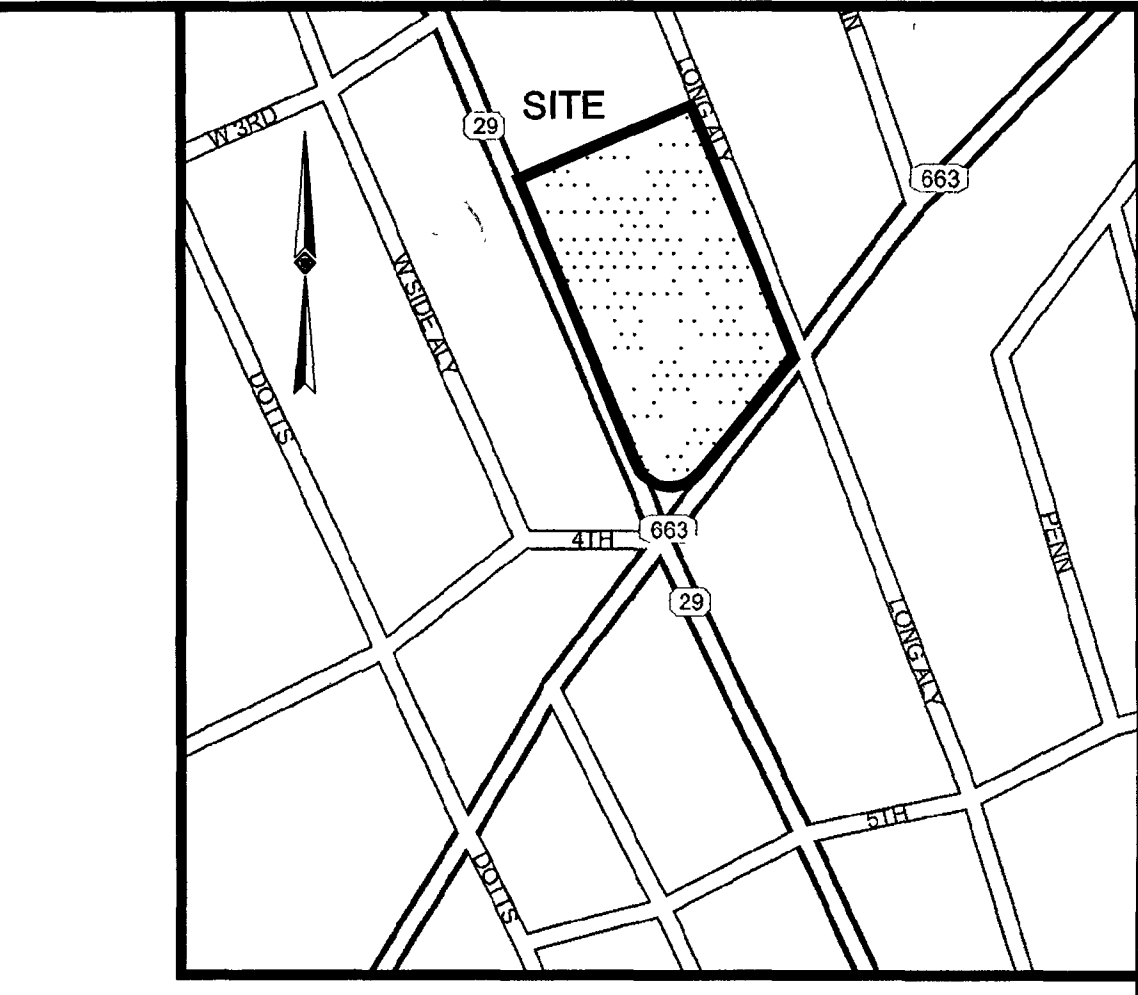
UTILITY COMPANY PHONE NUMBER
COMCAST CABLE COMMUNICATIONS, INC (215) 673-6600
PEED ENERGY (215) 956-3220
BOROUGH OF PENNSBURG (215) 678-4546
PPL ELECTRIC UTILITIES CORPORATION (800) 342-5775
UPPER HANOVER AUTHORITY (215) 678-4401
UPPER MONTGOMERY JOINT AUTHORITY (215) 678-5133
VERIZON PENNSYLVANIA, INC (215) 963-6000
XO COMMUNICATIONS, INC (888) 288-2580



LEGEND
CHAIN LINK FENCE
WOODEN FENCE
OVERHEAD WIRES
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
SANITARY SEWER PIPING
STORM SEWER PIPING
DENOTES NUMBER OF PAINTED PARKING SPACES
HYDRANT
WATER VALVE
GAS VALVE
UTILITY POLE
CLEANOUT
AREA LIGHT
TRAFFIC SIGNAL
LIGHT POLE
SIGN
CONTOUR
SPOT ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
BOTTOM OF WALL ELEVATION
MANHOLE
PROPERTY CORNER (EVIDENCE)
LANDSCAPED AREA
TITLE REPORT EXCEPTION

THE SURVEY SHALL CONTAIN A CERTIFICATE SUBSTANTIALLY AS FOLLOWS:
TO GUNNA DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, WILMS FARGO
BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY

JAMES F. HENRY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 51658807
PENNsylvania PROFESSIONAL LAND SURVEYOR NO. 51658807
DATE 1/23/08
SCALE: 1" = 30'



- NOTES:
1. PROPERTY KNOWN AS UNIT 9, APN 15-00-01030-002 & UNIT 16, APN 15-00-01054-002, BLOCK 8 AS IDENTIFIED ON THE
TAX MAP OF MONTGOMERY COUNTY, BOROUGH OF PENNSBURG, COMMONWEALTH OF PENNSYLVANIA
2. AREA FOR OVERALL LOT = 66,401 S.F. OR 1.524 AC
AREA FOR LOT 1 = 51,783 S.F. OR 1.188 AC
AREA FOR LOT 2 = 14,618 S.F. OR 0.336 AC
3. 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 ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND
STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND
TYPE BY THE PROPER UTILITY COMPANIES.
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 CHICAGO TITLE INSURANCE
COMPANY, NUMBER SPAT050538, WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2006, WHERE THE FOLLOWING
SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II
BLOCK 8 UNIT 9
(9) SUBJECT TO THE PROVISIONS OF THE ACTS OF ASSEMBLY AUTHORIZING THE PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION TO EXTEND BOUNDARIES OF STATE ROADS
(10) EASEMENT OF ALLEY EXTENDING THROUGH PREMISES AND SUBJECT TO THE PROPORTIONATE PART OF THE
EXPENSE OF KEEPING SAME IN GOOD ORDER AND REPAIR
BLOCK 8 UNIT 10
(11) SUBJECT TO PROVISIONS OF THE ACTS OF ASSEMBLY AUTHORIZING THE PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION TO EXTEND BOUNDARIES OF STATE ROADS
(12) EASEMENT OF PARTY WALLS
(13) EASEMENT OF ALLEY AND SUBJECT TO THE PROPORTIONATE PART OF THE EXPENSE OF KEEPING SAME IN
GOOD ORDER AND REPAIR
BLOCK 8 UNIT 11
(14) SUBJECT TO THE PROVISIONS OF THE ACTS OF ASSEMBLY AUTHORIZING THE PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION TO EXTEND BOUNDARIES OF STATE ROADS
(15) EASEMENT OF PARTY WALLS
(16) EASEMENT OF ALLEY AND SUBJECT TO THE PROPORTIONATE PART OF THE EXPENSE OF KEEPING SAME IN
GOOD ORDER AND REPAIR
BLOCK 8 UNIT 12
NONE
BLOCK 8 UNIT 13
(17) TITLE TO THAT PORTION OF THE PREMISES WITHIN THE BED/S OF MAIN IS SUBJECT TO THE PUBLIC AND
PRIVATE RIGHTS THEREIN
BLOCK 8 UNIT 14
(18) PUBLIC AND PRIVATE RIGHTS IN AND TO THAT PORTION OF THE PREMISES LYING IN THE BED OF MAIN STREET
AND LONG ALLEY
BLOCK 8 UNITS 15 AND 26
(19) TITLE TO THAT PORTION OF THE PREMISES WITHIN THE BED/S OF MAIN IS SUBJECT TO THE PUBLIC AND PRIVATE
RIGHTS THEREIN
BLOCK 8 UNIT 16
(20) EASEMENT OVER PORTION OF THE PROPERTY ACQUIRED FOR HIGHWAY PURPOSES IN CONDEMNATION PROCEEDINGS
FILED IN CP 72-1244, DATED 2/27/1972 A NOTICE OF SAID CONDEMNATION FILED IN DEED BOOK 3730 PAGE 307
AND ALSO AS SHOWN IN CONDEMNATION PLAN BOOK 11 PAGE 15 AND STATE HIGHWAY PLAN BOOK 32 PAGE 9 -
DOCUMENTS NOT PROVIDED
(21) LIMITATION OF SLOPE, ACCESS AND DRAINAGE EASEMENTS FOR CONSTRUCTION, REPAIR AND MAINTENANCE AND
RIGHTS OF GOVERNMENTAL AUTHORITIES WITHIN AREAS PLATTED FOR FUTURE WIDENING AS TO
POTTSWAIN-QUAKERTOWN ROAD - AFFECTS SUBJECT PROPERTY - SHOWN
(22) CONDITIONS DISCLOSED BY SURVEY MADE BY RALPH E. SHAMER & SON, ENGINEERING COMPANY DATED
4/24/1981, INCLUDING THE FOLLOWING (DOCUMENT NOT PROVIDED)
1. OVERHEAD TELEPHONE WIRES ACROSS PREMISES
2. OVERHEAD POWER LINES ACROSS PREMISES
3. 12 FEET BUILDING SET BACK LINES
4. BUILDING ON PREMISES ENDOACHES ONTO THE POTTSWAIN-QUAKERTOWN ROAD
5. CONCRETE STEPS ON PREMISES ENDOACH ONTO MAIN STREET
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY
7. ELEVATIONS ARE BASED UPON (NAD 1929) DATUM, USDCS DSS; DIM 12, ELEV = 355.27
8. BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE
OUTSIDE 500-YEAR FLOOD PLAIN) PER REF. MAP #2
9. AN AREA OF TITLE OVERLAP OCCURS BETWEEN UNITS 12 AND 13, BLOCK 8 THIS DISCREPANCY IS EVIDENCE BY PHYSICAL LINES OF
POSSESSION AS OPPOSED TO RECORDED DOCUMENTS ENDED FOR THESE PROPERTIES

AS-BUILT SURVEY
2 REV. BOUNDARY PER DEDICATION EX. & SHOW PROF. COR. SET M.F.D. T.D.M. 1-23-2008
1 REV. TO COMPLETE AS-BUILT, ROADWAY & OFF-SITE UTILITY INFO T.J.R./S.C.H. T.D.M. 9-12-2007
No. DESCRIPTION OF REVISION DRAWN APPROVED DATE
JOB DATE 4-25-07
FIELD DATE 7-2-2007
FIELD BOOK NO. CP07-01, CP07-05
FIELD BOOK PGS 128, 70, 88
DRAWN S.C.H.
REVIEWED M.J.K.
APPROVED J.J.W./T.D.M.
DATE 7-26-2007
SCALE 1"=30'
FILE NO. CP03133.01AS
DWC NO. 1 OF 1