

SITE DATA:

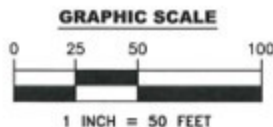
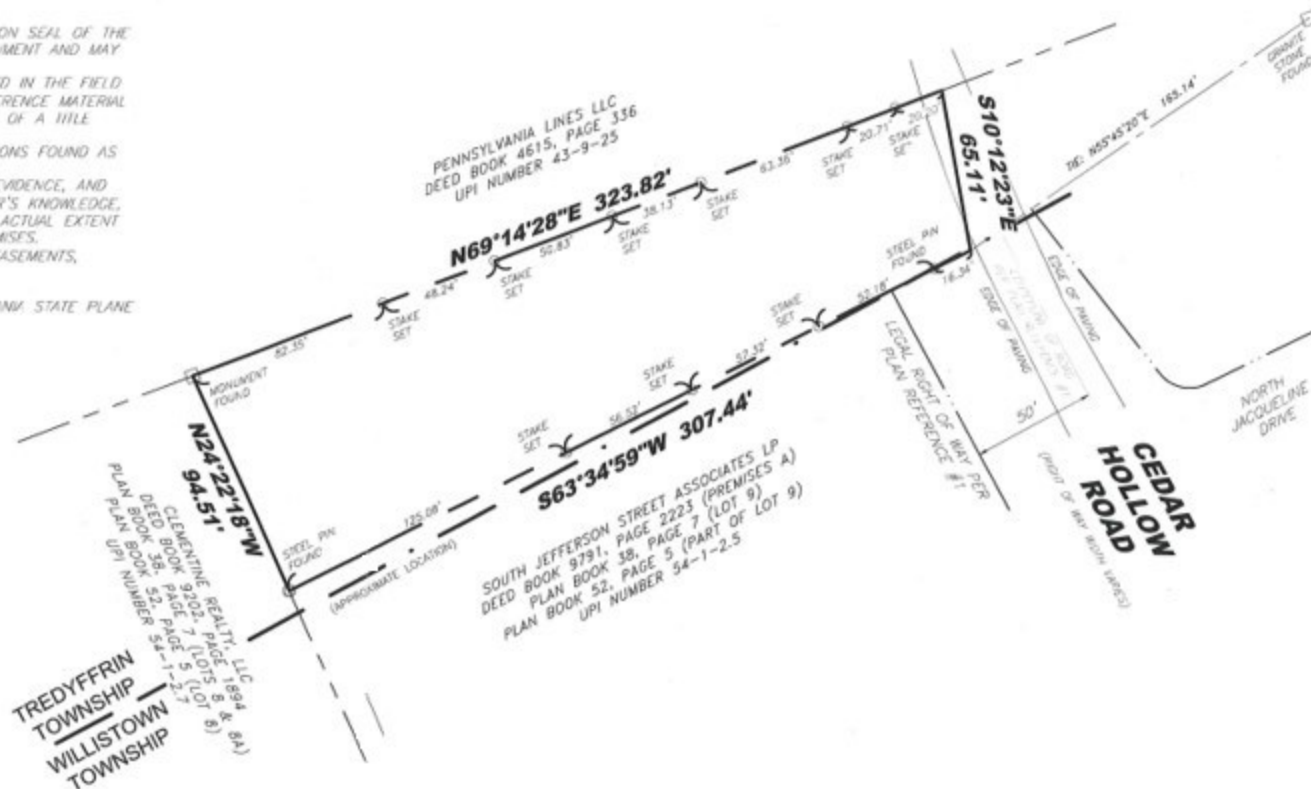
REPUTED OWNER: SOUTH JEFFERSON STREET ASSOCIATES LP
567 FRANKLIN WAY
WEST CHESTER, PENNSYLVANIA 19380
SITE ADDRESS: 480 CEDAR HOLLOW ROAD
MALVERN, PENNSYLVANIA 19355
RECORD LOCATION: DEED BOOK 9791, PAGE 2223 (PREMISES B)
SOURCE OF TITLE: TRING PREMISES B OF THE SAME PREMISES WHICH GILBERT PAGNONI AND
JOHN PAGNONI, BY SPECIAL WARRANTY DEED DATED JULY 20, 2018 AND RECORDED IN THE
OFFICE FOR THE RECORDER OF DEEDS OF CHESTER COUNTY IN DEED BOOK 9791, PAGE
2223, GRANTED AND CONVEYED UNTO SOUTH JEFFERSON STREET ASSOCIATES LP.
UPI NUMBER: 43-9-25.1A
TOTAL TRACT AREA (GROSS): 0.571 ACRES (24,882 S.F.)
SOURCE OF HORIZONTAL DATUM: NAD83 BASED ON RTK GPS OBSERVATION

NOTES:

1. IF THIS DOCUMENT DOES NOT CONTAIN A RED INK OR RAISED IMPRESSION SEAL OF THE PENNSYLVANIA PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (NOVEMBER 2023) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY.
4. THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD TITLE AND FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP, BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IT IS FOR THE JUDICIARY TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS AND INTEREST OF THE SURVEYED PREMISES.
5. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
6. NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.
7. THE BASIS OF THE BE/RINGS OF THIS SURVEY ARE PER THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

REFERENCE PLANS UTILIZED TO PREPARE PLAN:

1. PLAN OF "PAOLI INDUSTRIAL PARK" RECORDED IN PLAN BOOK 38, PAGE 7, CHESTER COUNTY RECORDS.
2. MAP OF "PAOLI INDUSTRIAL PARK" RECORDED IN PLAN BOOK 52, PAGE 5, CHESTER COUNTY RECORDS.



DATE: 11/7/23	PLAN TITLE: 37 INDUSTRIAL BOULEVARD
PREPARED BY: DLG	
CHECKED BY: CCC	
PROJECT NO.: 2023-279	BOUNDARY SURVEY
	SHEET 1 OF 1

PREPARED FOR:
THE PRESTIGE GROUP
TREDYFFRIN TOWNSHIP
CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

PREPARED BY:
WILKINSON & ASSOCIATES, INC.
THE COMMONS AT VALLEY FORGE
1220 VALLEY FORGE ROAD, SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220 FAX (610) 415-1224
374 CIRCLE OF PROGRESS DRIVE
POTTSTOWN, PA 19464
PHONE (610) 323-3400