

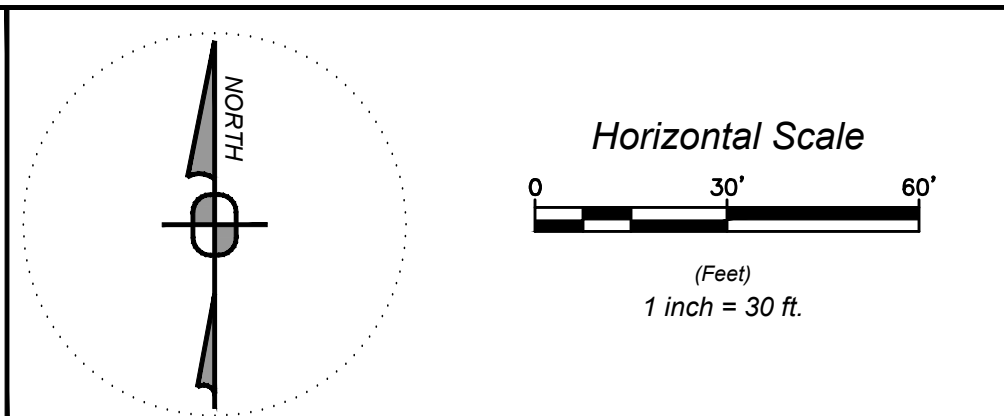
**General Notes:**

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS OF RECORD IN THE VESTING DEED OF THE SUBJECT PREMISES, PROPERTY NOW OR FORMERLY OF CHRIS LANG, AND RECORDED IN THE OFFICE OF THE RECORDER OF ALLEGHENY COUNTY IN DEED BOOK VOLUME 6235, PAGE 88.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE 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, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X. OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 420303328H, BEARING AN EFFECTIVE DATE OF 9/29/2014, ZONE X, OTHER AREAS, DENSEST AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**811** Know what's below. Call before you dig.

POCS SER. #: DESIGN - DIG -

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:
07/16/2019	ADDED REAR PROPERTY DIMENSION PER CLIENT REQUEST	MNR

Professional Seal

GARY A. SHEFFLER  
REGISTERED PROFESSIONAL SURVEYOR  
No. 11786-E  
PA

Prepared By:

**Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

1712 Mount Nebo Road  
Sewickley, PA 15143  
Office Phone: 412-219-4509  
Email: info@shefflerco.com

RT 60 Billboard Property

Prepared For:  
**Chris Lang**

Situate In:  
**Robinson Township, Allegheny County, Pennsylvania**

**EXISTING CONDITIONS PLAN**

DRAWING SCALE: 1" = 30'  
DESIGNED BY: ASB

DATE ISSUED: 6.27.2019  
REVIEWED BY: GAS

PROJECT JOB#: 1854  
FIELD BOOK #: 1854

CADD#: 1854-RT 60 Property.dwg

Client Company Name  
Attn: Chris Lang  
Lang Development Company  
1801 McKees Rocks Road  
McKees Rocks, PA 15136

Sheet No.  
**1 OF 1**