

- # LEGEND
- | | |
|--|--------------------------------|
| | EXISTING PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | EXISTING PROPERTY SETBACK LINE |
| | PROPOSED PROPERTY SETBACK LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
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| | EXISTING CENTERLINE |
| | PROPOSED CENTERLINE |
| | EXISTING TREELINE |
| | PROPOSED TREELINE |
| | EXISTING RAILROAD TRACKS |
| | EXISTING FENCE |
| | PROPOSED FENCE |
| | EXISTING SOIL BOUNDARY & TYPE |
| | EXISTING INTERMEDIATE CONTOUR |
| | EXISTING INDEX CONTOUR |
| | PROPOSED INTERMEDIATE CONTOUR |
| | PROPOSED INDEX CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | EXISTING STORM DRAIN |
| | PROPOSED STORM DRAIN |
| | EXISTING GAS LINE |
| | PROPOSED GAS LINE |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | EXISTING ELECTRIC |
| | EXISTING UNDERGROUND ELECTRIC |
| | PROPOSED ELECTRIC |
| | PROPOSED UNDERGROUND ELECTRIC |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING WATER STRUCTURE |
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | PROPOSED WATER STRUCTURE |
| | PROPOSED WATER VALVE |
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| | EXISTING SEWER MANHOLE |
| | PROPOSED SEWER MANHOLE |
| | EXISTING STORM DRAIN MANHOLE |
| | PROPOSED STORM DRAIN MANHOLE |
| | EXISTING IRON PIN |
| | EXISTING RAILROAD SPIKE |
| | SET IRON PIN |
| | SET RAILROAD SPIKE |
| | SIGN |
| | UTILITY POLE |
| | LIGHT POLE |

Current Projects\All Land LLC - 2015\15-018 Quattro Development\dwg\15-018 Quattro traverse.dwg I Layout1

Existing Utility Easement

Commencing at a point on the property line of the Residue of Deed Book 2310 / 178, Lot B, said point being the POINT OF BEGINNING; thence N57°17'41"E, a distance of 20.25' to a point; thence S27°00'03"W, a distance of 15.00' to a point; thence N82°59'57"E, a distance of 15.19' to a point; thence S63°56'25"E, a distance of 11.12'; thence S11°04'42"E, a distance of 54.37' to a point; thence N15°05'14"W, a distance of 33.78' to a point; thence N47°00'02"W, a distance of 23.35' to a point; thence N11°29'51"W, a distance of 45.71' to the POINT OF BEGINNING; said described tract containing 2,134 S.F. Or 0.0490 acres.

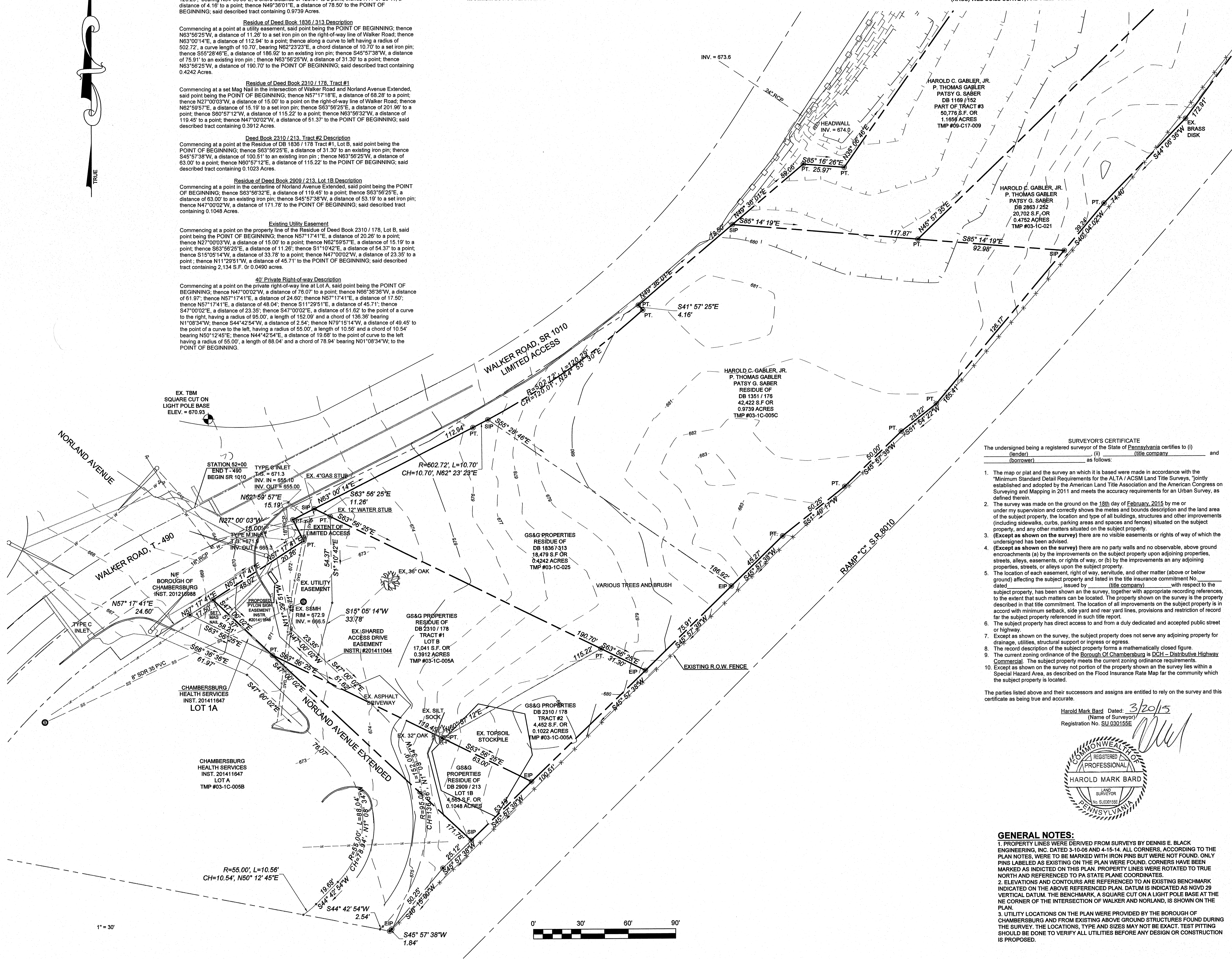
40 Private Right-of-way Description

Commencing at a point on the private right-of-way line of LA 8, said point being the POINT OF BEGINNING; thence N47°00'02"W, a distance of 78.07' to a point; thence N68°36'38"W, a distance of 61.97'; thence N57°17'41"E, a distance of 24.60'; thence N57°17'41"E, a distance of 17.50'; thence N57°17'41"E, a distance of 48.04'; thence S11°29'51"E, a distance of 45.71'; thence S47°00'02"E, a distance of 23.35'; thence S47°00'02"E, a distance of 51.82' to the point of a curve, having a radius of 152.99', a central angle of 138.81° and a chord of 118.03°34"W, thence S44°42'54"W, a distance of 25.54'; thence N7°15'14"W, a distance of 49.45' to the point of a curve to the left, having a radius of 55.00', a length of 58.6' and a chord of 10.54' bearing N50°12'45"E, thence N44°42'54"W, a distance of 19.88' to the point of curve to the left and a chord of 10.54' bearing N50°12'45"E, a length of 58.04' and a chord of 78.94' bearing N10°03'34"W, to the POINT OF BEGINNING.

SITE DATA:
ZONING DISTRICT: DCH - DISTRIBUTIVE COMMERCIAL HIGHWAY
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 0'
MINIMUM REAR SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 72'
MAXIMUM LOT COVERAGE: BUILDINGS OR STRUCTURES 65%

FLOOD PLAIN:
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP, COMMUNITY PANEL # 42055C0284E, EFFECTIVE DATE: JANUARY 18, 2018 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

WETLANDS:
ALTHOUGH NO ACTUAL FIELD DELINEATION OF WETLANDS WAS PERFORMED BY A QUALIFIED WETLANDS CONSULTANT, ALL LAND SERVICES, INC. DETERMINED THAT WETLANDS WERE NOT PRESENT WITHIN THE CONFINES OF THIS SITE. ALL LAND SERVICES, INC. DETERMINED THIS BASED ON A REVIEW OF THE UNITED STATES FISH & WILDLIFE ON-LINE NATIONAL WETLAND INVENTORY MAP, SOILS MAPPING USING THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WFR SOILS SURVEY, AND FIELD OBSERVATIONS DURING THEIR SURVEY.



SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the State of Pennsylvania certifies to it that

(b) _____ (tender)	(i) _____ (owner)	(c) _____ (title company)
_____ as follows:		

and

1. The map or plat and the survey are any that it is based were made in accordance with the "Minimum Standard Detail Requirements for the ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping in 2011 and meets the accuracy requirements for an Urban Survey, as defined therein.

2. The map was made on the ground on the 18th day of February, 2015 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including fences, walls, roads, highways and utility easements) situated on the subject property, and any other matters situated on the subject property.

3. **(Except as shown on the survey)** there are no visible easements or rights of way of which the surveyor has knowledge.

4. **(Except as shown on the survey)** there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining property upon the subject property.

5. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment No. _____ dated _____, with respect to the subject property, has been shown on the survey, together with appropriate recording references to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of the improvements on the subject property is shown according with minimum setbacks, side yard and rear yard lines, provisions and restriction of record for the subject property referenced in this title report.

6. The subject property has direct access to and from a duly dedicated and accepted public street or highway.

7. Except as shown on the survey, the subject property does not show any adjoining property for drainage, utilities, structural support or ingress or egress.

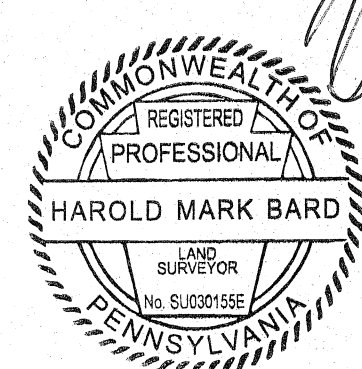
8. The subject property is not shown on a plat or map that is mathematically closed figure.

9. The current zoning ordinance of the **Borough of Chambersburg** is **PCD - Distributive Highway Commercial**. The subject property meets the zoning ordinance requirements.

10. Except as shown on the survey not portion of the property shown on the survey lies within a Flood Hazard Area, and the subject property is not on the Flood Insurance Rate Map for the community which the subject property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

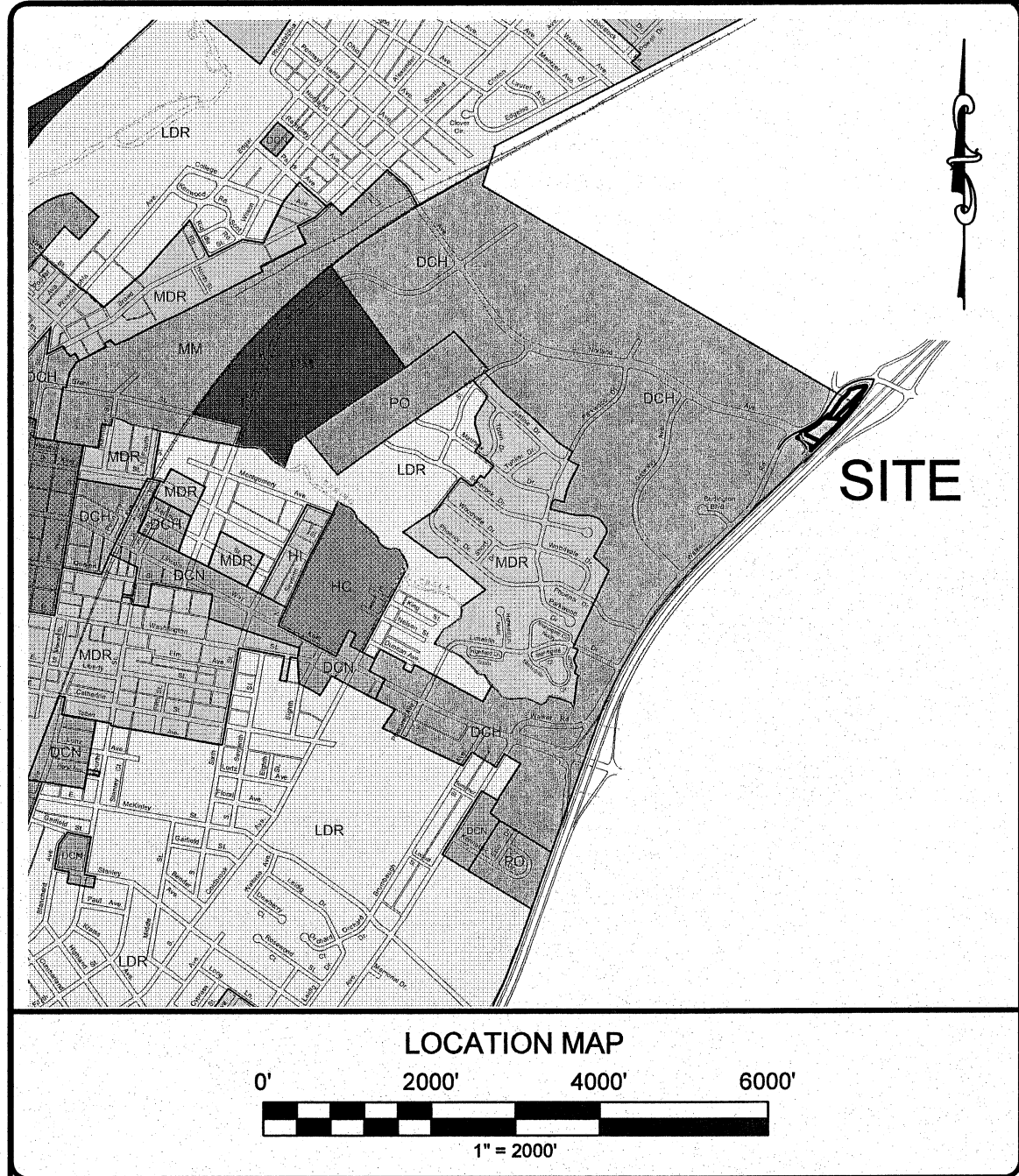
Harold Mark Bard Dated: 3/20/15
(Name of Surveyor)
Registration No. SU 030155E



GENERAL NOTES:

1. PROPERTY LINES WERE DERIVED FROM SURVEYS BY DENNIS E. BLACK ENGINEERING, INC. DATED 3-10-05 AND 4-15-14. ALL CORNERS, ACCORDING TO THE SURVEY, WERE MARKED WITH IRON PIPES OR IRON NAILS. ONLY THE ONLY PINS LABELED AS EXISTING ON THE PLAN WERE FOUND. CORNERS HAVE BEEN MARKED AS INDICATED ON THIS PLAN. PROPERTY LINES WERE BENCHMARK TO TRUE NORTH. THE BENCHMARK WAS LOCATED AT THE INTERSECTION OF THE PLANE AND THE PLANE.
2. ELEVATIONS AND CONTOURS ARE REFERENCED TO AN EXISTING BENCHMARK INDICATED ON THE ABOVE REFERENCED PLAN. DATUM IS INDICATED AS NGVD 29 VERTICAL DATUM. THE BENCHMARK, A SCREW CUT ON LIGHT POLE PLAS AT THE INTERSECTION OF THE INTERSECTION OF WALKER AND NORLAND, IS SHOWN ON THE PLAN.
3. UTILITY LOCATIONS ON THE PLAN WERE PROVIDED BY THE BOROUGH OF HUNTSBURG AND FROM EXISTING ABOVE GROUND STRUCTURES FOUND DURING THE SURVEY. THE LOCATIONS, TYPE AND SIZES MAY NOT BE EXACT. TEST PITCHING SHOULD BE DONE TO VERIFY ALL UTILITIES BEFORE ANY DESIGN OR CONSTRUCTION.

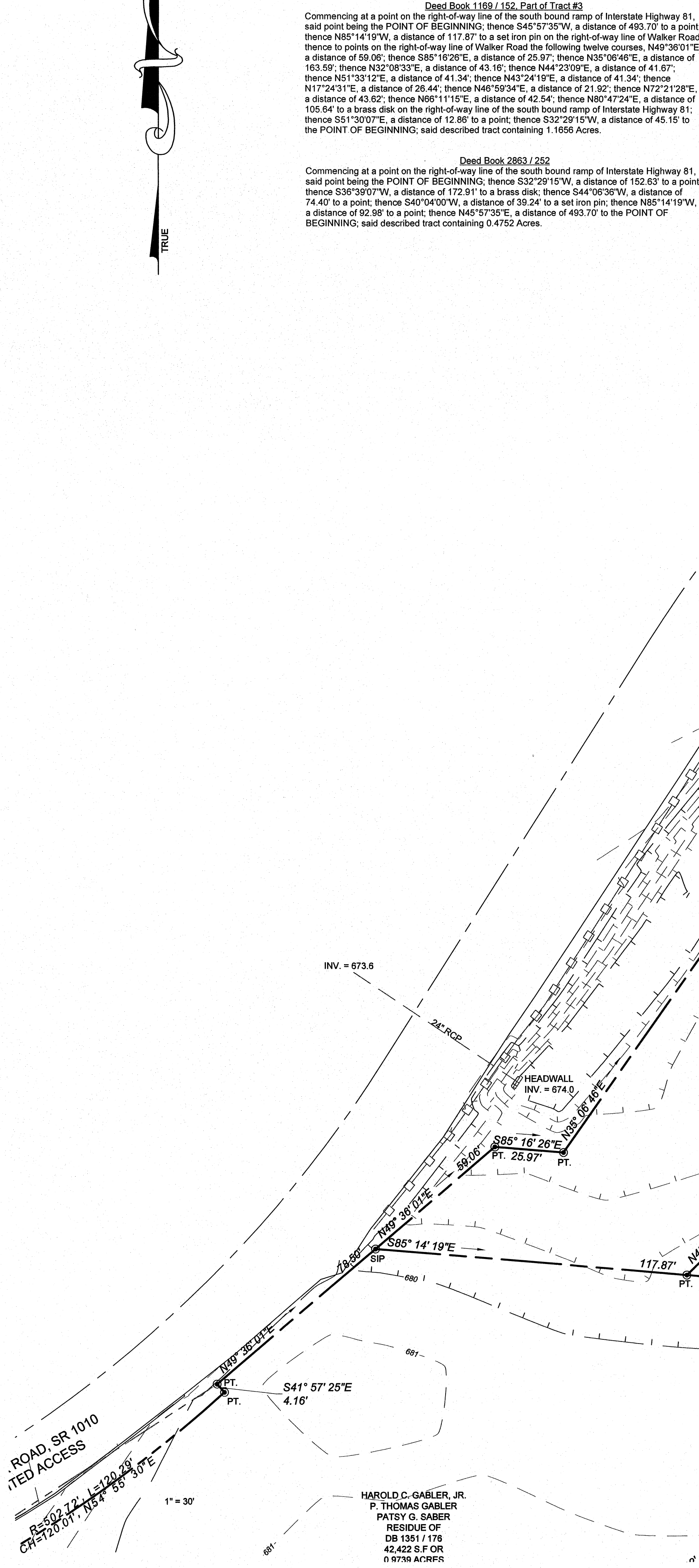
<div><div>01</div><div>OF 02</div></div>	<div><div>BOROUGH OF CHAMBERSBURG</div><div>FRANKLIN COUNTY PENNSYLVANIA</div><div>GS&G PROPERTIES</div><div>ALTA/ACSM LAND TITLE SURVEY</div></div>	<div><div>ALL LAND</div><div><div><div></div><div>LLC</div></div><div>LAND SURVEYING</div></div></div>					<div><div>All Land, LLC</div><div>7640 Fort McCord Road</div><div>Chambersburg, PA 17202</div><div>Tel: (717) 264-0604</div><div>Fax: (717) 264-1321</div><div>www.allandservices.com</div></div>					<div><div>DRAWN BY</div><div>HMB</div></div>		<div><div>CHECKED BY</div><div>HMB</div></div>		<div><div>JOB NUMBER</div><div>15-018</div></div>		<div>REVISIONS</div>		#	DESCRIPTION	PLAN CREATION DATE	DATE
										1			3/20/16										



2015
CALL BEFORE YOU DIG IN PENNSYLVANIA
1-800-242-1776
THE PENNSYLVANIA ONE CALL ACT (ACT 186 OF 2004) REQUIRES THE ONE CALL SYSTEM TO BE NOTIFIED NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK
20150501659

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- UTILITY POLE
- LIGHT POLE



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ZONING DISTRICT: DCH - DISTRIBUTIVE COMMERCIAL HIGHWAY
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 0'
MINIMUM REAR SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 72'
MAXIMUM LOT COVERAGE: BUILDINGS OR STRUCTURES 85%

FLOOD PLAIN:
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP, COMMUNITY PANEL # 42055C0284E, EFFECTIVE DATE: JANUARY 18, 2018 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

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SURVEYOR'S CERTIFICATE
The undersigned being a registered surveyor of the State of Pennsylvania certifies to (i) _____ and (ii) _____ as follows:
(lender) _____
(borrower) _____

- The map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for the ALTA / ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2011 and meets the accuracy requirements for an Urban Survey, as defined therein.
- The survey was made on the ground on the 18th day of February, 2015 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property.
- (Except as shown on the survey) there are no visible easements or rights of way of which the undersigned has been advised.
- (Except as shown on the survey) there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment No. _____ dated _____ issued by _____ (title company) with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restriction of record for the subject property referenced in such title report.
- The subject property has direct access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- The current zoning ordinance of the Borough of Chambersburg is DCH - Distributive Highway Commercial. The subject property meets the current zoning ordinance requirements.
- Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community which the subject property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Harold Mark Bard Dated: 3/20/15
(Name of Surveyor)
Registration No. SU 030155E



GENERAL NOTES:

- PROPERTY LINES WERE DERIVED FROM SURVEYS BY DENNIS E. BLACK ENGINEERING, INC. DATED 3-10-06 AND 4-15-14. ALL CORNERS, ACCORDING TO THE PLAN NOTES, WERE TO BE MARKED WITH IRON PINS BUT WERE NOT FOUND. ONLY PINS LABELED AS EXISTING ON THE PLAN WERE FOUND. CORNERS WILL BE MARKED AS INDICATED ON THIS PLAN. PROPERTY LINES WERE ROTATED TO TRUE NORTH AND REFERENCED TO PA STATE PLANE COORDINATES.
- ELEVATIONS AND CONTOURS ARE REFERENCED TO AN EXISTING BENCHMARK INDICATED ON THE ABOVE REFERENCED PLAN. DATUM IS INDICATED AS NGVD 29 VERTICAL DATUM. THE BENCHMARK, A SQUARE CUT ON A LIGHT POLE BASE AT THE NE CORNER OF THE INTERSECTION OF WALKER AND NORLAND, IS SHOWN ON THE PLAN.
- UTILITY LOCATIONS ON THE PLAN WERE PROVIDED BY THE BOROUGH OF CHAMBERSBURG AND FROM EXISTING ABOVE GROUND STRUCTURES FOUND DURING THE SURVEY. THE LOCATIONS, TYPE AND SIZES MAY NOT BE EXACT. TEST PITCHING SHOULD BE DONE TO VERIFY ALL UTILITIES BEFORE ANY DESIGN OR CONSTRUCTION IS PROPOSED.

DATE	DESCRIPTION	REVISIONS	DRAWN BY	CHECKED BY	JOB NUMBER
3/20/15	1 PLAN CREATION DATE		HMB	HMB	15-018
ALL LAND LLC 7640 Fort McCord Road Chambersburg, PA 17202 Tel: (717) 264-0804 Fax: (717) 264-1321 www.allandservices.com					
FRANKLIN COUNTY PENNSYLVANIA					
BOROUGH OF CHAMBERSBURG					
GS&G PROPERTIES					
ALTA/ACSM LAND TITLE SURVEY					
SHEET					
02					
OF 02					