

LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	EXISTING PROPERTY SETBACK LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING TREETRINE
[Symbol]	EXISTING RAILROAD TRACKS
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING SOIL BOUNDARY & TYPE
[Symbol]	EXISTING INTERMEDIATE CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING ELECTRIC
[Symbol]	EXISTING UNDERGROUND ELECTRIC
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WATER STRUCTURE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	EXISTING IRON PIN
[Symbol]	EXISTING RAILROAD SPIKE
[Symbol]	SIGN
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE

Order No: WALPA-10538
Reference No: WALPA-10538
Schedule C
Description and Recital

TRACT I:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, Snyder County, Pennsylvania, known as Parcel A, as shown on the Plan for Utility Easement and Right-of-Way, recorded in the Recorder's Office for Snyder County in Plan Book 3000.

Beginning at a found iron pin along the eastern Right-of-Way of US Route 11 & 15 approximately 1.415 feet north of the intersection of Runyan Road and US Routes 11 & 15, who being the southwest corner of lot 1 of said tract, said pin being the northwest corner of said tract described as follows:

Thence: S 31° 14' 42" E, passing through a found iron pin a distance 151.10 feet, a total distance of 287.45 feet, along the line of J. Scott Reed and of Craig A. Mull, to a found iron pin in the center of a partially opened alley;

Thence: S 49° 42' 18" W, 58.15 feet through the center of a partially opened alley, along land of Martha Rogers, to a set railroad spike;

Thence: S 48° 17' 40" W, passing through a found iron pin a distance of 0.36 feet, a total distance of 73.07 feet through said alley, along land of the same and land of Autowashery, Inc., to a set railroad spike;

Thence: N 41° 39' 43" W, 283.87 feet along land of Autowashery, Inc., of which this was a part, to a set iron pin;

Thence: N 48° 20' 17" E, 179.19 feet along the eastern Right-of-Way of US 11 & 15, to a found iron pin, the place of beginning;

EXCEPTING THEREOUT AND THEREFROM premises which PR Monroe Old Trail Limited Partnership by Deed dated November 28, 2013 and recorded January 17, 2014 in the Recorder's Office for Snyder County in Deed Book 1002 Page 965 granted and conveyed to Gregory A. Mull and Teresa A. Mull, husband and wife and described as follows:

ALL that certain tract of land situated in Monroe Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the east side of U.S. Rts. 11-15 and being the southwest corner of land of the grantee herein, and the northern most corner of said parcel herein, thence along said land of the grantee herein, South 42° 17' 04" East, 131.13 feet to an iron pin on the east side of the grantee herein, and said parcel herein, thence North 48° 48' 28" West, 143.82 feet to a found iron pin on the east side of U.S. Rts. 11-15, thence along the east right-of-way of U.S. Rts. 11-15, North 41° 13' 32" East, 22.13 feet to an iron pin, the place of beginning;

PARCEL B:
ALL THAT CERTAIN tract of land situated in Monroe Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the east side of U.S. Rts. 11-15 and being the southwest corner of land of the grantee herein, and the northern most corner of said parcel herein, thence along said land of the grantee herein, South 42° 17' 04" East, 131.13 feet to an iron pin on the east side of the grantee herein, and said parcel herein, thence North 48° 48' 28" West, 143.82 feet to a found iron pin on the east side of U.S. Rts. 11-15, thence along the east right-of-way of U.S. Rts. 11-15, North 41° 13' 32" East, 22.13 feet to an iron pin, the place of beginning;

TRACT II:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

Including a twenty (20) foot wide road along the South line and the western half of a sixteen (16) foot wide alley along the east line, both of which are to be kept open for public use.

BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-334A

TRACT III:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

Including a twenty (20) foot wide road along the South line and the western half of a sixteen (16) foot wide alley along the east line, both of which are to be kept open for public use.

BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-331

TRACT IV:
PARCEL A:
ALL THAT CERTAIN parcel or tract of land being conveyed herein is described in accordance with ALTA Survey prepared by Meach-Tech Incorporated dated June 8, 2000 recorded June 27, 2000 as follows:

Quintessence
Schedule C
10538

Order No: WALPA-10538
Reference No: WALPA-10538
Schedule C
Description and Recital

TRACT I:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

Including a twenty (20) foot wide road along the South line and the western half of a sixteen (16) foot wide alley along the east line, both of which are to be kept open for public use.

BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-331A

TRACT II:
PARCEL A:
ALL THAT CERTAIN parcel or tract of land being conveyed herein is described in accordance with ALTA Survey prepared by Meach-Tech Incorporated dated June 8, 2000 recorded June 27, 2000 as follows:

Quintessence
Schedule C
10538

Order No: WALPA-10538
Reference No: WALPA-10538
Schedule C
Description and Recital

TRACT I:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

Including a twenty (20) foot wide road along the South line and the western half of a sixteen (16) foot wide alley along the east line, both of which are to be kept open for public use.

BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-331B

TRACT II:
PARCEL A:
ALL THAT CERTAIN parcel or tract of land being conveyed herein is described in accordance with ALTA Survey prepared by Meach-Tech Incorporated dated June 8, 2000 recorded June 27, 2000 as follows:

Quintessence
Schedule C
10538

Order No: WALPA-10538
Reference No: WALPA-10538
Schedule C
Description and Recital

TRACT I:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

Including a twenty (20) foot wide road along the South line and the western half of a sixteen (16) foot wide alley along the east line, both of which are to be kept open for public use.

BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-332

TRACT II:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

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Parcel / ID # 12-11-333

TRACT III:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

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BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-334

TRACT IV:
PARCEL A:
ALL THAT CERTAIN parcel or parcel of land situated in the Township of Monroe, County of Snyder, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of a public road, on the line of Penna. Power & Light Co.; thence along the south side of said road along land of Penna. Power & Light Co., North forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety five hundredths (155.95) feet to a point on the Eastern right-of-way line of Penna. State Highway route number 25, thence along the eastern right-of-way line of Penna. State Highway route number 25 North fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.00) feet to a stake, thence along land now or formerly of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley, thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.00) feet to the point of beginning;

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BEING the same premises which Marian U. Barash by Deed dated May 7, 2008 in the Recorder's Office for Snyder County in Deed Book 778 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

Parcel / ID # 12-11-335

JEFFREY E. ROCHMAN & ASSOCIATES AND WALNUT STREET ABSTRACT, L.P. STEWART TITLE GUARANTY COMPANY ORDER NO: 110538 REFERENCE NO: WALPA-10538 EFFECTIVE DATE: APRIL 8, 2016

AS-SURVEYED DESCRIPTION FOR COMBINED TRACT 1, PARCELS A & B:

BEGINNING at an iron pin located on the southeasterly line of US Route 11 & 15, said point being distant 1393 feet more or less in a northeasterly direction from the intersection of said line of US Route 11 & 15 and the centerline of Runyan Road; running thence

South 48 degrees 35 minutes 48 seconds East, a distance of 284.96 feet to an iron pin; thence

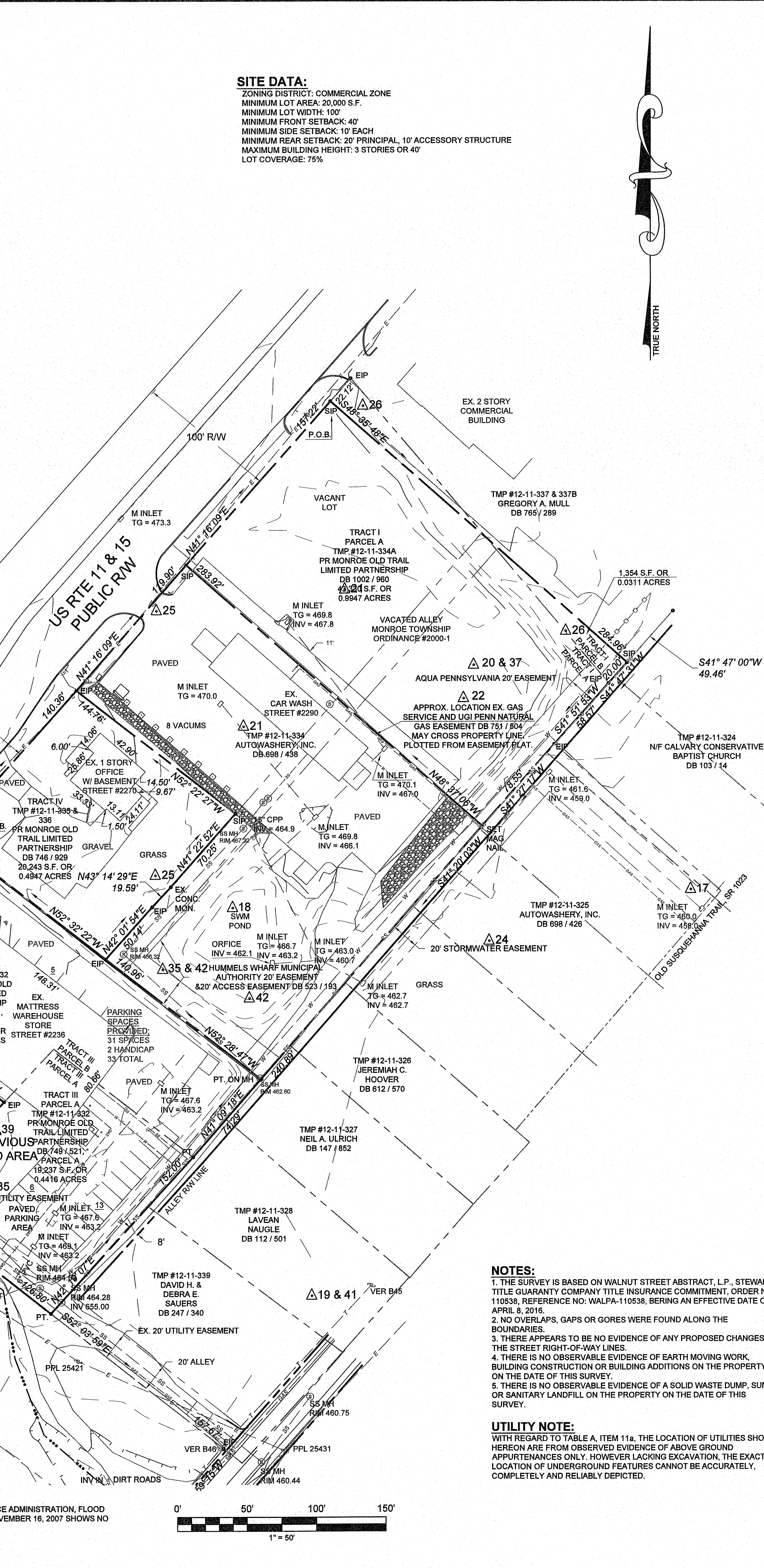
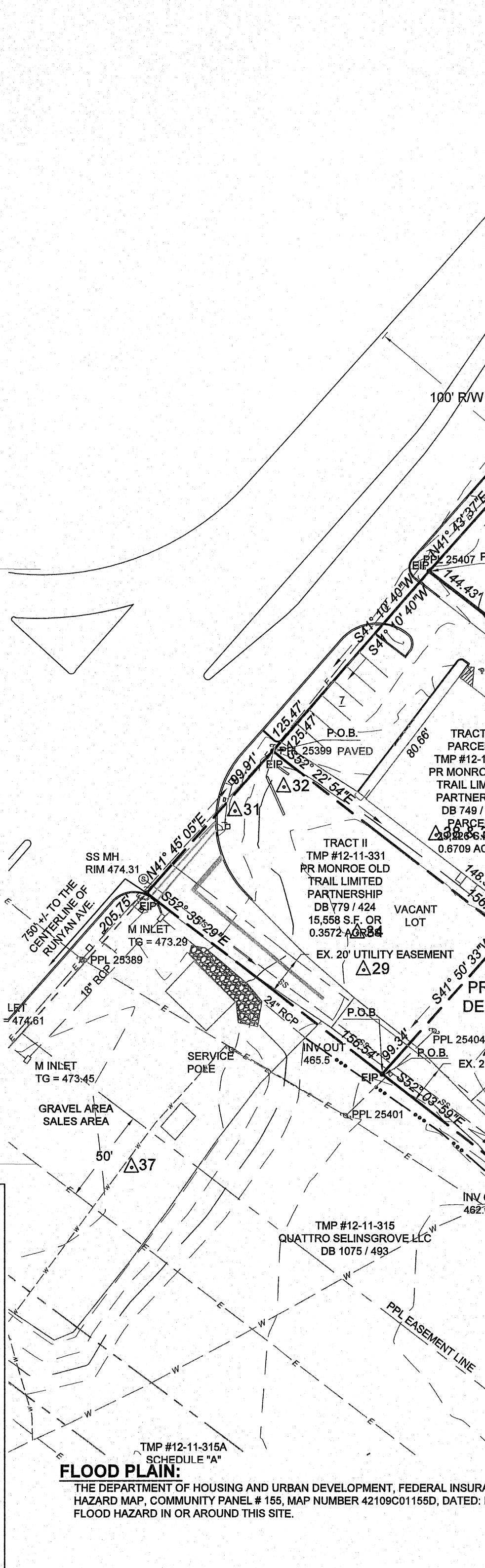
South 41 degrees 47 minutes 31 seconds West, a distance of 20.00 feet to an iron pin; thence

South 41 degrees 51 minutes 53 seconds West, a distance of 58.57 feet to an iron pin; thence

South 41 degrees 27 minutes 17 seconds West, a distance of 78.55 feet to a Mag Nail; thence

North 48 degrees 37 minutes 06 seconds East, a distance of 283.92 feet to an iron pin; thence

North 41 degrees 16 minutes 09 seconds East, a distance of 157.22 feet to the point and place of BEGINNING; said described tract containing 44, 684 S.F. or 1.0258 acres.



2016
CALL BEFORE YOU DIG IN PENNSYLVANIA
1-800-242-1776
THE PENNSYLVANIA ONE CALL ACT (ACT 96 OF 2004) REQUIRES THE ONE CALL SYSTEM TO BE NOTIFIED NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK.

DEVELOPER
QUATTRO SELINGSROVE, LLC
1100 JORIE BLVD., SUITE 140
OAK BROOK, IL 60523

SOURCE OF TITLE
TAX MAP PARCEL 12-11-331, DEED BOOK 779 / 424
TAX MAP PARCEL 12-11-332, DEED BOOK 749 / 521, PARCELS A & B
TAX MAP PARCEL 12-11-335 & 336, DEED BOOK 748 / 929
TAX MAP PARCEL 12-11-334A, DEED BOOK 1002 / 960

SURVEYOR'S CERTIFICATION
To Quattro Selingsrove, LLC its successors and/or assigns (the buyer), Jeffrey E. Rochman & Associates and Walnut Street Abstract, L.P., and Stewart Title Guaranty Company:
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1-6, 7a, 8-9, 11a&b, 13, 14, 16-18 of Table A thereof. The field work was completed on January 7, 2016.

Date of Plat or Map: 6/15/16
By Harold Mark Bard, PA License #SU030155E

SURVEYOR'S SEAL
HAROLD MARK BARD
REGISTERED PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA

DATE	DESCRIPTION
6/15/16	1. PLAN CREATION DATE
6/15/16	2. REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 4/27/16 & 5/14/16
6/15/16	3. REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 6/14/16

REVISIONS

#	DESCRIPTION	DATE
1 <td>PLAN CREATION DATE</td> <td>6/15/16</td>	PLAN CREATION DATE	6/15/16
2 <td>REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 4/27/16 & 5/14/16</td> <td>6/15/16</td>	REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 4/27/16 & 5/14/16	6/15/16
3 <td>REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 6/14/16</td> <td>6/15/16</td>	REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 6/14/16	6/15/16

DRAWN BY: HMB
CHECKED BY: HMB
JOB NUMBER: 16-082

ALL LAND, LLC
7640 Fort Meador Road
Chambersburg, PA 17202

LAND SURVEYING

SWYDER COUNTY PENNSYLVANIA

QUATTRO SELINGSROVE, LLC
ALTA / ACSM SURVEY
2236 - 2230 SUSQUEHANNA TRAIL

SHEET

01

OF 01