

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
	BUILDING OUTLINE
	CURB
	EDGE OF PAVEMENT
	PAVEMENT STRIPING
	WOODEN FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	12\"/>
	WATER VALVE
	CURB STOP
	SANITARY SEWER MAIN
	DOWN SPOUT
	SANITARY SEWER MAIN
	SANITARY SEWER MANHOLE
	SEWER CLEANOUT
	STORM SEWER INLET
	OVERHEAD WIRES
	UTILITY POLE
	LIGHT POLE
	GAS METER
	IRON PIPE IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	PROPERTY CORNER UNMARKED
	PROPERTY CORNER SET (AS SHOWN)

NOTES:

- DATE OF SURVEY: FEBRUARY 16, 2016.
- HORIZONTAL DATUM: PA STATE PLANE, NAD 83, [2011].
- VERTICAL DATUM: NAVD 88.
- A COMMITMENT FOR TITLE INSURANCE HAS BEEN ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BEARING A FILE NUMBER OF AB21254 WITH AN EFFECTIVE DATE OF JANUARY 27, 2017.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON VISUAL FIELD EVIDENCE, OBSERVATIONS AND RECORD DOCUMENTS THAT WERE PROVIDED TO THE SURVEYOR. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- THE PROPERTY HAS MEANS OF ACCESS TO A 92' WIDE PUBLIC RIGHT-OF-WAY, NAMED MACARTHUR ROAD (S.R. 0145).
- THERE WERE NO ENCROACHMENTS OVER OR ALONG PROPERTY LINES NOTICED DURING THE SURVEY.
- THERE WAS NO EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- A ZONING ANALYSIS REPORT HAS NOT BEEN ISSUED TO THE SURVEYOR. WHITEHALL TOWNSHIP HAS CONFIRMED THE SITE TO BE LOCATED WITHIN DISTRICT C-2 REGIONAL/COMMUNITY COMMERCIAL ZONING DISTRICT.
- TRACT 1 AND TRACT 2 OF INSTRUMENT #2013009886 ARE CONTIGUOUS AND THERE IS NO GAP BETWEEN BOUNDARIES OF THESE TWO TRACTS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OF BUILDING ADDITIONS OBSERVED IN PROCESS OF CONDUCTING THE FIELD WORK.
- NO INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR WHICH PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO FIELD DELINEATED WETLAND MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- UGI HAS VERBALLY CONFIRMED THE EXISTENCE OF THE GAS LATERAL BEING UNDERGROUND AND CONNECTING TO A GAS MAIN LOCATED IN OR ALONG MACARTHUR ROAD. THE EXACT LOCATION OF THE LATERAL WITHIN THE SURVEYED PROPERTY IS UNKNOWN.
- THE SANITARY SEWER INVERT ELEVATIONS DEPICTED ON THIS PLAN WERE SCALED FROM PLANS LISTED IN SURVEY REFERENCE #3. THESE INVERT ELEVATIONS SHOULD BE CONFIRMED PRIOR TO ANY DESIGN OF A NEW SANITARY SEWER LATERAL FOR THE SITE. THE SANITARY SEWER PIPE SLOPES WERE REFERENCED DIRECTLY FROM THIS SAME SET OF PLANS.

ALTA/NSPS CERTIFICATION:

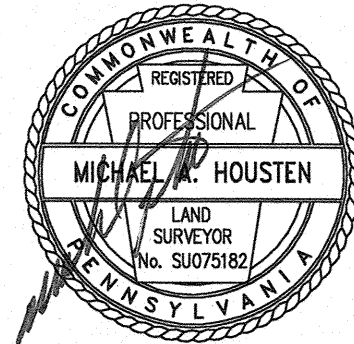
TO: QUATTRO DEVELOPMENT, LLC; QUATTRO WHITEHALL, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND TEXAS EXCHANGE BANK, SSB, AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17, & 18 OF TABLE A THEROF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2017.

DATE OF MAP OR PLAT: OCTOBER 5, 2017

MICHAEL A. HOUSTEN
PA SU075182



SITE DATA

PROPERTY OWNER & PROPERTY LOCATION: 2360 HOLDINGS LLC
2350 MACARTHUR ROAD
WHITEHALL, PA 18052
PARCEL ID: 549854443484 1
DEED: 2013009886
PARCEL AREA: 27.035 AC. FT. / 0.6206 ACRES
TAX AUTHORITY: WHITEHALL TOWNSHIP

PARKING TABULATION: (EXISTING SITE CONDITIONS)

STANDARD: 13
HANDICAP: 1
TOTAL 14

FLOOD ZONE CLASSIFICATION: (WWW.MSC.FEMA.GOV)

BASED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS #42077C0163F, PANEL 163 OF 640, MAP REVISED JULY 16, 2014 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SURVEY REFERENCES:

- PLAN ENTITLED "PLAN OF EVERGREEN PARK", PREPARED BY GEORGE E. YUNDT, REGISTER ENGINEER, DATED APRIL 28, 1953 AND RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAJOR SUBDIVISION VOL. 5, PAGE 3.
- PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 145 SECTION 03M & 06M", SHEET 69 OF 75, DATED NOVEMBER 1, 1995.
- TOWNSHIP OF WHITEHALL, WHITEHALL TOWNSHIP AUTHORITY, SANITARY SEWERAGE SYSTEM PLANS, BEING SHEET NO. L-89, JOB NO. W-1291, SHOWING SANITARY SEWER ALONG MACARTHUR RD. - NORTHWARDLY TO SCHADT AVENUE.

SCHEDULE B: (TITLE COMMITMENT - AB21254)

- THESE ITEMS ARE GENERAL EXCEPTIONS THAT DO NOT INCLUDE A RECORDED DOCUMENT THAT WARRANT A SURVEYOR'S OPINION.
- SUBJECT TO RESTRICTIONS IN DEED BOOK 673 PAGE 29 AND DEED BOOK 862 PAGE 349.
- SUBJECT TO PROPERTY TAKEN IN THE WIDENING OF MACARTHUR ROAD IN MISC. VOL. 336 PAGE 461.
- DEED OF EASEMENT IN MISC. VOL. 338 PAGE 532.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

RECORD DESCRIPTION:

(INSTRUMENT # 2013009886)
TRACT 1

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WHITEHALL, COUNTY OF LEHIGH, STATE OF PENNSYLVANIA AS SHOWN UPON PLAN OF EVERGREEN PARK PREPARED BY GEORGE E. YUNDT, REGISTERED ENGINEER, APRIL 28, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN BOOK OF MAPS AND PLANS VOLUME 5 PAGE 3, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN PLACED FOR A CORNER, THE POINT OF INTERSECTION OF THE SOUTHERN PROPERTY LINE OF LAND NOW OR LATE OF C. WALCK PROPERTY WITH THE WESTERN RIGHT OF WAY LINE OF STATE HIGHWAY NO. 145 CURVING TO THE RIGHT WITH A RADIUS OF 5699.65 FEET FOR A DISTANCE OF 100.00 FEET TO A POINT, THENCE ALONG THE PROPERTY NOW OR LATE OF LILLIAN L. LINDENMUTH SOUTH 73 DEGREES 30 MINUTES WEST, 181.68 FEET TO A POINT, THENCE ALONG THE LANDS OF EVERGREEN PARK NORTH 16 DEGREES 37 MINUTES WEST 95.55 FEET TO AN IRON PIN PLACED FOR A CORNER, THENCE ALONG THE AFOREMENTIONED SOUTHERN PROPERTY LINE OF LAND NOW OR LATE OF C. WALCK PROPERTY NORTH 72 DEGREES 05 MINUTES EAST 180.00 FEET TO THE PLACE OF BEGINNING.

TRACT 2

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE ON THE WEST SIDE OF THE STATE HIGHWAY LEADING FROM ALLENTOWN TO MICKLEYS, WHITEHALL TOWNSHIP, COUNTY AND STATE AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 40 FEET WEST OF THE CENTER LINE OF THE AFORESAID STATE HIGHWAY; THENCE EXTENDING ALONG OTHER LAND NOW OR LATE OF WILSON H.A. BUTZ, SOUTH 76 DEGREES 30 MINUTES WEST 170 FEET TO AN IRON PIN AT THE EAST SIDE OF A 20 FEET WIDE PUBLIC ALLEY; THENCE ALONG THE SAID ALLEY NORTH 12 DEGREES 17 MINUTES WEST 60 FEET TO AN IRON PIN AT THE EAST SIDE OF SAID ALLEY; THENCE BY LAND NOW OR LATE OF ROBERT OSWALD, NORTH 76 DEGREES 30 MINUTES EAST, 170 FEET TO A POINT AT THE WEST SIDE OF THE AFORESAID STATE HIGHWAY; THENCE ALONG SAID STATE HIGHWAY, SOUTH 12 DEGREES 17 MINUTES EAST 60 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH DINETTE WORLD OF PA, L.L.C., BY DEED DATED MARCH 13, 2013, AND RECORDED MARCH 19, 2013, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LEHIGH, PENNSYLVANIA, AS INSTRUMENT NO. 2013009886, GRANTED AND CONVEYED UNTO 2360 HOLDINGS, LLC, IN FEE.

SURVEYED DESCRIPTION:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WHITEHALL, COUNTY OF LEHIGH AND COMMONWEALTH OF PENNSYLVANIA, AS SHOWN ON THE PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 2350 MACARTHUR ROAD," BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A RAILROAD SPIKE BEING LOCATED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MACARTHUR ROAD (S.R. 0145), AND ALSO ALONG THE NORTHERLY PROPERTY LINE NOW OR FORMERLY OF FIREHOUSE HOLDINGS LLC;

THENCE ALONG LANDS NOW OR FORMERLY OF FIREHOUSE HOLDINGS LLC, SOUTH 68°42'52" WEST, 165.68 FEET TO AN IRON PIN;

THENCE PARTIALLY ALONG LANDS NOW OR FORMERLY OF JESUS RIVERA, AND PARTIALLY ALONG LANDS NOW OR FORMERLY OF ELIE AND FATEN KABA NORTH 21°24'08" WEST, 95.55 FEET TO AN 5/8" REBAR, PASSING THROUGH AN IRON PIN AT 45.60 FEET;

THENCE ALONG LANDS NOW OR FORMERLY OF ELIE AND FATEN KABA AND PARTIALLY ALONG LANDS NOW OR FORMERLY OF KENNETH E. AND MARYANNE BANZHOF NORTH 23°50'29" WEST, 60.71 FEET TO AN IRON PIN, PASSING THROUGH A 1/2" IRON PIN AT 54.40 FEET;

THENCE ALONG LANDS NOW OR FORMERLY OF DENNIS J. AND KAREN E. KOMLOS, AND THROUGH MACARTHUR ROAD (S.R. 0145) NORTH 67°20'46" EAST, 180.68 FEET TO A POINT 30 FEET FROM THE CENTER LINE OF MACARTHUR ROAD (S.R. 0145), PASSING THROUGH A DRILL HOLE ON THE RIGHT-OF-WAY LINE OF MACARTHUR ROAD (S.R. 0145) AT 164.68 FEET;

THENCE IN AND THROUGH MACARTHUR ROAD (S.R. 0145), ALONG THE ARC OF A CURVE TO THE RIGHT [HAVING A CENTRAL ANGLE OF 0°36'31", A RADIUS OF 5699.65 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23°11'53" EAST, 60.55 FEET] AN ARC LENGTH OF 60.55 FEET TO A POINT;

THENCE IN AND THROUGH MACARTHUR ROAD (S.R. 0145), SOUTH 67°17'51" WEST, 16.00 FEET, TO A POINT;

THENCE ALONG THE RIGHT-OF-WAY LINE OF MACARTHUR ROAD (S.R. 0145), ALONG THE ARC OF A CURVE TO THE RIGHT [HAVING A CENTRAL ANGLE OF 1°00'15", A RADIUS OF 5683.65 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 22°23'31" EAST, 99.62 FEET] AN ARC LENGTH OF 99.62 FEET TO A RAILROAD SPIKE, THE PLACE OF BEGINNING.

CONTAINING: 27.035 S.F. OR 0.6206 ACRES

SUBJECT TO A DEED OF EASEMENT FOUND IN MISC. VOL. 338, PAGE 532 FOR STATE HIGHWAY PURPOSES.

SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, ETC. EITHER VISIBLE OR ON RECORD.

ALTA/NSPS LAND TITLE SURVEY

PLAN DATE 02/24/2017	PROJECT 2350 MACARTHUR ROAD	DEED REF. 2013009886
REVISIONS R1 - 10/05/2017	OWNER 2360 HOLDINGS, LLC	PIN 549854443484 1
MUNICIPALITY COUNTY STATE	WHITEHALL TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	1 of 1 JOB NO. 4530
AASA Land Surveyors www.aasasurvey.com		Michael A. Housten, PLS PA SU075182