

**5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**  
NONE OBSERVED

**3 FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420294 0215 G (MAP NO. 42029C0215G), WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**6Diic LEGEND AND ABBREVIATIONS**

(M) MONUMENT FOUND	POWERPOLE	SEWER MANHOLE
(M) MONUMENT SET	GLY WIRE	CLEAN OUT
(R) RECORD DATA	LIGHT POLE	STORM DRAIN MANHOLE
(M) MEASURED DATA	ELEC. TRANSFORMER	STORM INLET
(S) SURVEYED DATA	AIR CONDITIONER	CURB INLET
R/W RIGHT OF WAY	BURIED ELECTRIC	TELEPHONE BOX
BSL BACK SET LINE	OVERHEAD ELECTRIC	TELEPHONE MANHOLE
RCP REINFORCED CONC PIPE	ELEC. MANHOLE	TELEPHONE LINE
CMP CORRUGATED METAL PIPE	ELECTRIC METER	UNDERGROUND TELEPHONE MARKER
PVC PLASTIC PIPE	WATER LINE	CABLE TELEVISION
MTL METAL	WATER MANHOLE	CABLE BOX
AGL ABOVE GROUND LEVEL	WATER VALVE	UNDERGROUND CABLE MARKER
L/S LANDSCAPING	WATER METER	TRAFFIC POLES
TREE	HYDRANT	TRAFFIC SIGNAL BOX
MCO METAL TANK COVER	GAS VALVE	SIGN
F.P. FLAG POLE	GAS METER	GUIDERAIL
UNKNOWN MANHOLE	GAS MANHOLE	FENCE
BOLLARD	GAS LINE	TREELINE

**6 ZONING INFORMATION**

ITEM	REQUIRED	OBSERVED	NOTES
PERMITTED USE	Shopping Center	Shopping Center	
MINIMUM LOT AREA (SQ.FT.)	2 acres	18,4531 acres	
MINIMUM LOT WIDTH	200 Ft.	conforming	
MAX BUILDING COVERAGE	25%	15%	
MAX IMPERVIOUS COVERAGE	65%	62%	
MAX FLOOR AREA RATIO	0.40	0.16	
MAX BUILDING HEIGHT	3 stories/38'	1 story/16'-34'	
MINIMUM SETBACKS			
FRONT	50 Ft.	-	NOTES: Existing: 44.3 total parking spaces, including 15 handicap spaces.
SIDE	15 Ft.*	-	Parking encroaches up to 47 feet into the required 50 feet front setback.
REAR	50 Ft.	-	
PARKING REQUIREMENTS: Shopping center-4.5 spaces per 1,000 s.f. GFA (121,275 s.f.) (121,275 /1,000 x 4.5 = 545 total spaces required)			*50' landscaped buffer abutting any A/C/R-1/R-2 or R-3 zone

**6Cvii RECORDED SETBACKS/RESTRICTIONS**

NONE PROVIDED TO THIS SURVEYOR.

**5Ei SCHEDULE "B" ITEMS**

- 16 Right of Way granted to Keystone Pipe Line Company recorded on January 25, 1933 in Misc. Book 58 Page 298 - NOT PLOTTED ON SURVEY, LOCATION IS NOT ON, OR DOES NOT TOUCH, SUBJECT PROPERTY.
- 17 Rights granted to Philadelphia Electric Company recorded on June 22, 1960 in Misc. Deed Book 130 Page 339 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.
- 18 Right of Way Grant granted to Interstate Energy Company recorded on February 14, 1973 in Misc. Book 203 Page 349 - NOT PLOTTED ON SURVEY, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT, PLAT REFERENCED IN DOCUMENT NOT PROVIDED.
- 19 Rights, Terms and Conditions contained in Deed from Chester County Industrial Development to Philadelphia Electric Company recorded on May 23, 1979 in Misc. Book 442 Page 320 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.
- 20 Development Grant granted to The Bell Telephone Company of Pennsylvania dated April 2, 1979 and recorded in Book 438 Page 512 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.
- 21 Terms and provisions of the Lease dated May 3, 1978 by and between Cloister Village, Inc. and Burger King Corporation as evidenced by Memorandum of Lease dated June 4, 1979 and recorded on September 14, 1979 in Misc. Book 454 Page 183 - PLOTTED ON SURVEY.
- 22 Terms and conditions of Agreement dated November 15, 1978 as evidenced by Non-Disturbance and Attornment Agreement made by Chester County Industrial Development Authority recorded on September 14, 1979 in Misc. Book 454 Page 186 - NOT PLOTTED ON SURVEY, NOT SURVEY RELATED.
- 23 Deed of Sanitary Sewer Easement granted to Westtown Sewer Company dated February 25, 1980 recorded in Book 473 Page 12 - PLOTTED ON SURVEY.

Declaration & Dedication of Sanitary Sewer Easement, Extinguishment of Existing Deed of Sanitary Sewer Easement, and Related Rights and Responsibilities by LAB Westtown, L.P. recorded on November 23, 2016 in Record Book 9440 Page 1767 - PLOTTED ON SURVEY.

24 Pipe Line Right of Way and Easement granted to Philadelphia Suburban Water Company dated November 5, 1987 and recorded in Misc. Book 967 Page 172 - NOT PLOTTED ON SURVEY, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT, PLAN REFERENCED IN DOCUMENT NOT PROVIDED.

25 Terms and provisions of the Lease by and between L.A.B. Westtown, L.P. and Clemens Markets, Inc. as evidenced by Memorandum of Lease dated September 25, 2002 and recorded on November 26, 2002 in Record Book 5473 Page 753 - APPROXIMATE LOCATION PLOTTED ON SURVEY.

Assignment and Assumption of Lease Agreement to Giant Food Stores, LLC recorded on November 30, 2006 in Record Book 7019 Page 1225. - APPROXIMATE LOCATION PLOTTED ON SURVEY.

26 Traffic Signal Maintenance Agreement made by and between Township of Westtown, Chester County and LAB Westtown, L.P. recorded on November 23, 2016 in Record Book 9440 Page 1780 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

27 Stormwater Facilities Maintenance and Monitoring Agreement made by and between L.A.B. Westtown, L.P. and Westtown Township recorded on November 23, 2016 in Record Book 9440 Page 1758 - PLOTTED ON SURVEY.

28 Grant of Easement granted to Aqua Pennsylvania, Inc. recorded on October 9, 2017 in Book 9629 Page 2031 - NOT PLOTTED ON SURVEY, UNABLE TO DETERMINE EXACT LOCATION, PLANS REFERENCED IN DOCUMENT, (AQUA PLANS A-3046, C-5359 AND A-62415), NOT PROVIDED.

29 Declaration of Restrictions and Covenants by L.A.B. Westtown, L.P. recorded on April 4, 2018 in Record Book 9721 Page 390 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

30 Sanitary Sewer Line Easement Agreement made by and between L.A.B. Westtown, L.P. and Westtown Mews Condominium recorded on January 30, 2020 in Record Book 10093 Page 1152 - PLOTTED ON SURVEY.

31 Encroachment Agreement made by and between Westtown Mews Condominium and Adelphia Gateway, LLC recorded on June 22, 2020 in Record Book 10191 Page 1517 - PLOTTED ON SURVEY.

32 All conditions, matters, easements and setback lines as set forth on plat recorded in Plan No. 191 - PLOTTED ON SURVEY.

33 All conditions, matters, easements and setback lines as set forth on plat recorded in Plan No. 1103 - PLOTTED ON SURVEY.

34 All conditions, matters, easements and setback lines as set forth on plat recorded in Plan No. 1517 - PLOTTED ON SURVEY.

35 All conditions, matters, easements and setback lines as set forth on plat recorded in Plan No. 20058 - PLOTTED ON SURVEY.

**6Bxi TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. HPAPA-160416B, EFFECTIVE DATE: MARCH 18, 2021

SHEET 1 OF 2

**6Bi TITLE DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Westtown Township, Chester County, State of Pennsylvania, bounded and described according to a Plan of Property of Cloister Village, Inc. made by Henry S. Correy, Inc., division of Chester Valley Engineers, dated 2-11-1977 last revised 1-6-1978 as follows, to wit:  
BEGINNING at a point in the title line of West Chester Pike Route #3 said point being the Northeast corner of this about to be described property and the Southwest corner of lands now or late of Charles K. Jerrehon; thence leaving said Pike and along said Jerrehon's land the next two following courses and distances (1) South 13 degrees 19 minutes 20 seconds East 672.08 feet to an iron pin (2) South 85 degrees 20 minutes 59 seconds East 250 feet to a point in line of lands of now or late of Saint Simon and Jude Catholic Church; thence along said Church's land South 35 degrees 46 minutes 50 seconds East 312.21 feet to a point; thence North 89 degrees 12 minutes 18 seconds West 753.66 feet to a point of tangent; thence on the arc of a circle curving to the left having a radius of 2959.83 feet the arc distance of 409.48 feet crossing the right of way of the Interstate Energy Company to a point of tangent on line of lands of Leroy Kirschnek; thence partly along lands of Leroy Kirschnek and lands of John Bateman Associates North 30 degrees 35 minutes 48 seconds West 771.90 feet to a point a corner of lands now or late of Sun Oil Co.; thence along the same North 10 degrees 48 minutes 05 seconds East 206.08 feet to a point in the title line of said West Chester Pike Route #3; thence along the same the next two following courses and distances (1) North 87 degrees 54 minutes 12 seconds East, 570.27 feet to a point (2) South 85 degrees 20 minutes 59 seconds East 359.10 feet to the point and place of beginning.  
BEING the same premises which Chester County Industrial Development Authority, a body Politic and Corporate by deed dated 09/17/1997 and recorded 10/01/1997 in the Office of the Recorder of Deeds in and for the County of Chester in Book 4239 Page 1009, granted and conveyed unto L. A. B. Westtown, L. P., in fee.  
NOTE FOR INFORMATION: Being Parcel No. 6702 00420400, of the Township of Westtown, County of Chester.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

**6Dii SURVEYOR'S NOTES**

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

**4 LAND AREA** 803,817 SQUARE FEET 18.4531 ACRES

**6Biv BEARING BASIS**  
BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK 4239 PAGE 1009.

**5F CEMETERY NOTE**  
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

**9 PARKING SPACES**  
REGULAR = 428 HANDICAP = 15 TOTAL = 443

**5Biii ACCESS TO PROPERTY**  
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST CHESTER PIKE, A DEDICATED PUBLIC STREET OR HIGHWAY.

**16 EARTH MOVING NOTE**  
THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

**6Bvii CONTIGUITY STATEMENT**  
THE SURVEYOR OBSERVED NO GAPS, CORES, OR STRIPS ALONG COMMON BOUNDARY LINES.

**7 SURVEYOR'S CERTIFICATE**

To: Stewart Title Guaranty Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 12 and 14 of Table A thereof.  
[\_\_\_\_\_] Surveyor's Signature  
Jack W. Shoemaker  
New Jersey Professional Land Surveyor SJ-051643-E  
In the Commonwealth of Pennsylvania  
Date of Plat or Map: April 21, 2021  
Date of Last Revision: May 14, 2021  
Network Project No. 2011214-4  
Survey Performed By:  
**First Order, LLC**  
4383 Hesttown Road, Suite B  
Bethlehem, PA 18020  
Phone (610) 365-2907  
Fax (610) 365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. F210082-4

**ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE**

2 "TABLE A" PROPERTY ADDRESS	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE
3 "TABLE A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
4 "TABLE A" LAND AREA	6Bxi TITLE COMMITMENT INFORMATION	7c "TABLE A" BUILDING HEIGHT
5Biii ACCESS TO PROPERTY	6Cvii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Diie LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Diie VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6 "TABLE A" ZONING INFORMATION	6Dii SURVEYOR'S NOTES	
	6Dvi TYPE OF SURVEY	

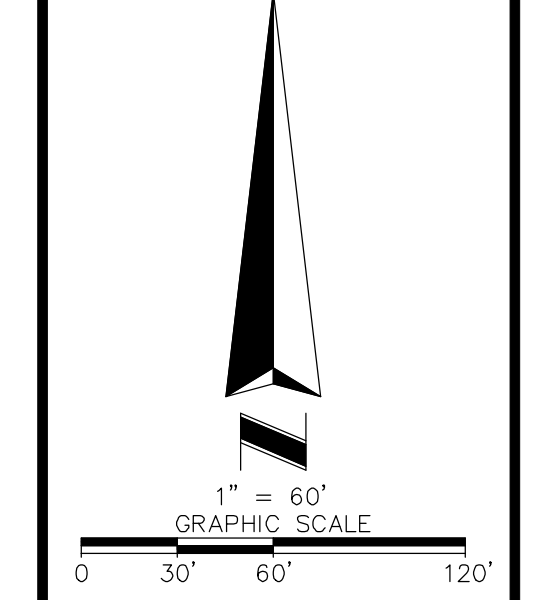
DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	DRAWING SCALE	1"=60'
5/10/21	ZONING ADDED	CLS	.	.	.	.	DRAWN BY	QC BY
5/14/21	CLIENT COMMENTS	CLS	.	.	.	.	DRAWING NAME	F210082-4.DWG

ALTA/NSPS LAND TITLE SURVEY  
MARKETPLACE AT WESTTOWN  
1566 WEST CHESTER PIKE  
WEST CHESTER, PA

6Dvi 2

**ASM AMERICAN SURVEYING & MAPPING INC.**  
ORLANDO, FLORIDA 32803  
3191 MAJURE BLVD., SUITE 200  
PHONE (407) 426-7979  
WWW.ASMCORPORATE.COM

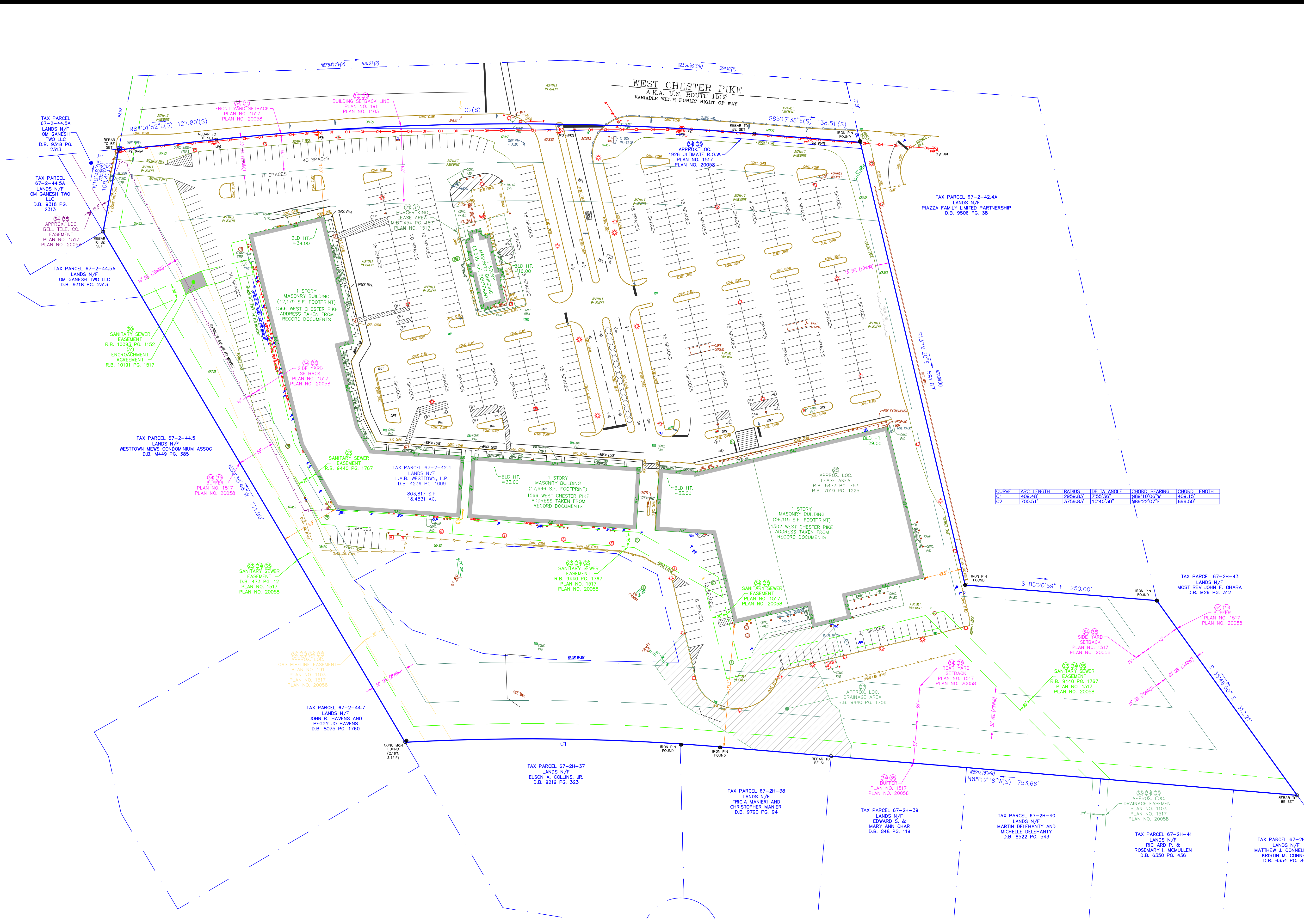
6Diic NORTH ARROW & SCALE



6Diic LEGEND AND ABBREVIATIONS

(NOT ALL ITEMS ARE ON THE SURVEY)

○ MONUMENT FOUND	⊗ POWERPOLE	⊙ SEWER MANHOLE
○ MONUMENT SET	⊗ GUY WIRE	⊙ CLEAN OUT
(R) RECORD DATA	⊗ LIGHT POLE	⊙ STORM DRAIN MANHOLE
(M) MEASURED DATA	⊗ ELEC. TRANSFORMER	⊙ STORM INLET
(S) SURVEYED DATA	⊗ AIR CONDITIONER	⊙ CURB INLET
R/W RIGHT OF WAY	⊗ BURIED ELECTRIC	⊙ TELEPHONE BOX
R/L BACK SET LINE	⊗ OVERHEAD ELECTRIC	⊙ TELEPHONE MANHOLE
RCP REINFORCED CONC PIPE	⊗ ELEC. MANHOLE	⊙ TELEPHONE LINE
CMP CORRUGATED METAL PIPE	⊗ ELECTRIC METER	⊙ UNDERGROUND TELEPHONE MARKER
PVC PLASTIC PIPE	⊗ WATER LINE	⊙ CABLE TELEVISION
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⊙ TREE	⊗ HYDRANT	⊙ TRAFFIC SIGNAL BOX
⊙ METAL TANK COVER	⊗ GAS VALVE	⊙ SIGN
⊙ FLAG POLE	⊗ GAS METER	⊙ GUIDERAIL
⊙ UNKNOWN MANHOLE	⊗ GAS MANHOLE	⊙ FENCE
	⊗ GAS LINE	⊙ TREELINE
	⊗ BOLLARD	



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	409.48	2949.83	73.55°	N69°10'06"W	469.15
C2	700.51	3759.83	107.46°	S69°22'07"E	699.50

ALTA/NSPS LAND TITLE SURVEY  
 MARKETPLACE AT WESTTOWN  
 1566 WEST CHESTER PIKE  
 WEST CHESTER, PA

6Dvi  
**ASMA**  
**AMERICAN SURVEYING & MAPPING INC.**  
 ORLANDO, FLORIDA 32803  
 3191 MAGUIRE BLVD., SUITE 200  
 PHONE (407) 426-7979  
 WWW.ASMCORPORATE.COM

Surveyor's Signature  
 Jack W. Shoemaker  
 New Jersey Professional Land Surveyor SU=051643-E  
 In the Commonwealth of Pennsylvania  
 Date of Plat or Map: April 21, 2021  
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 Network Project No. 2011214-4  
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 4383 Hecktown Road, Suite B  
 Bala Cynwyd, PA 19020  
 Phone (610) 365-2907  
 Fax (610) 365-2958  
 Email: jshoemaker@firstorderllc.net  
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DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	DRAWING SCALE	1"=60'
5/10/21	ZONING ADDED	CLS						
5/14/21	CLIENT COMMENTS	CLS						