

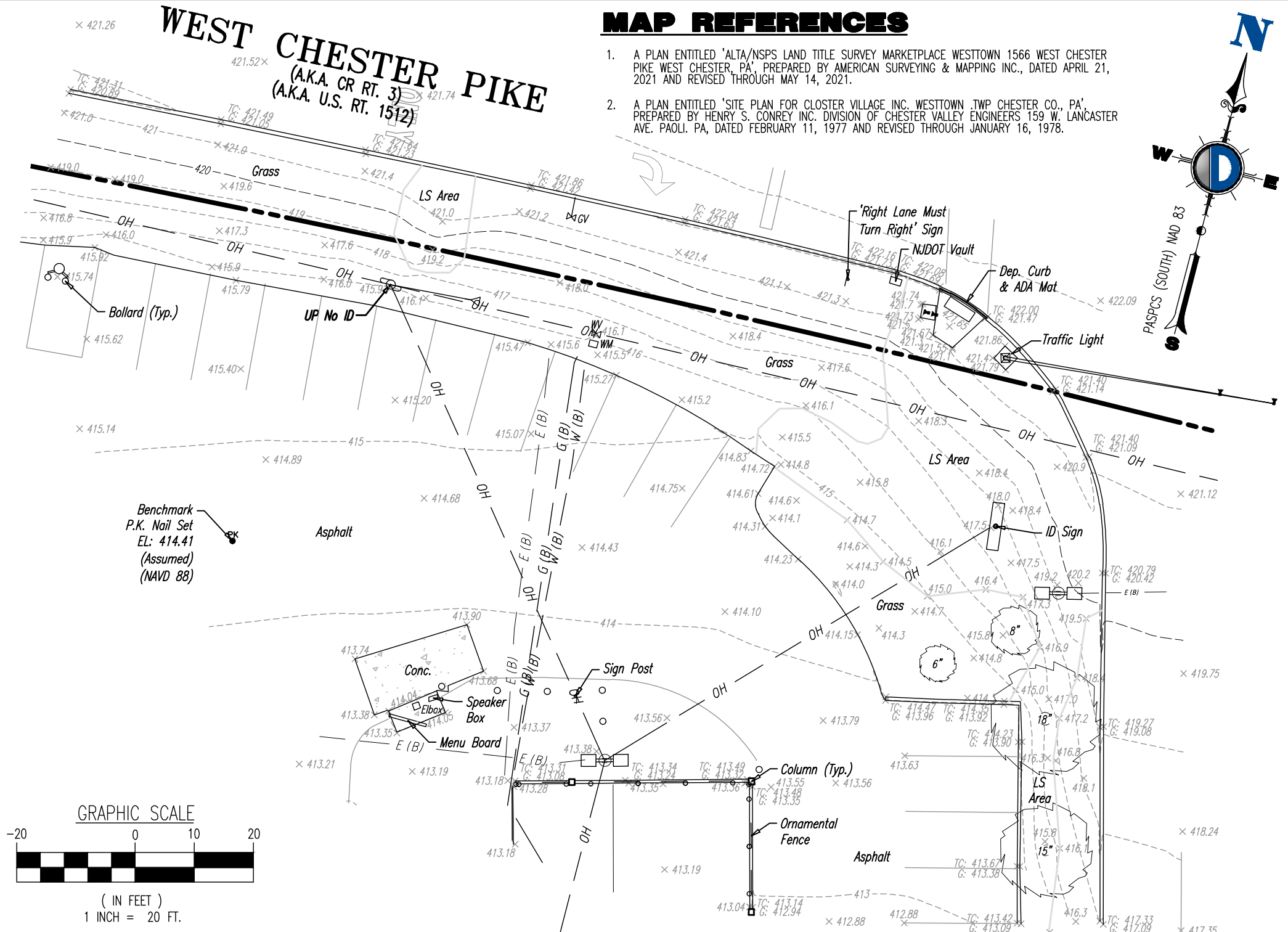
# GENERAL NOTES

- THE PARCEL NUMBERS SHOWN IN THE TITLE BLOCK ARE BASED ON THE ASSESSORS MAP OF THE TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA, GIS DATABASE.
- HORIZONTAL DATUM - PA(SOUTH) NAD 83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON DECEMBER 21, 2022, UTILIZING THE LEICA RTK CORS NETWORK.
- VERTICAL DATUM - NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON DECEMBER 21, 2023, UTILIZING THE LEICA RTK CORS NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 18, 2024.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND THAT THE SHOWN UTILITIES MAY NOT COMPRISE ALL UTILITIES EITHER IN SERVICE OR ABANDONED RELATED TO THE SITE. ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON VISIBLE STRUCTURES OR UTILITY MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-242-1776.

THE COLLECTION AND DEPICTION OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE IN ACCORDANCE WITH STANDARD UTILITY QUALITY LEVEL GUIDELINES AS OUTLINED BELOW AND DEPICTED ON THE SURVEY BY THE LINE TYPE AS SHOWN ON THE DRAWING.

UTILITY QUALITY LEVEL B: INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED AND REDUCED ONTO PLAN DOCUMENTS.

- PROPERTY HAS NOT BEEN SEARCHED FOR DETERMINATION OF FLOOD HAZARD CONDITIONS
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF PENNSYLVANIA AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF PENNSYLVANIA AS TIDELANDS.
- THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- PER CONTRACTUAL AGREEMENT, A BOUNDARY SURVEY WAS NOT PERFORMED.
- ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE PA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.



# MAP REFERENCES

- A PLAN ENTITLED 'ALTA/NSPS LAND TITLE SURVEY MARKETPLACE WESTTOWN 1566 WEST CHESTER PIKE WEST CHESTER, PA', PREPARED BY AMERICAN SURVEYING & MAPPING INC., DATED APRIL 21, 2021 AND REVISED THROUGH MAY 14, 2021.
- A PLAN ENTITLED 'SITE PLAN FOR CLOSTER VILLAGE INC. WESTTOWN TWP CHESTER CO., PA', PREPARED BY HENRY S. CONREY INC. DIVISION OF CHESTER VALLEY ENGINEERS 159 W. LANCASTER AVE. PAOLI, PA, DATED FEBRUARY 11, 1977 AND REVISED THROUGH JANUARY 16, 1978.

Plotted: 09/26/24 - 1:31 PM, By: dregula, File: V:\SURVEY PROJECTS\1478 Paramount Realty\99-191S Westtown PA\Dwg\S147899191SVO\_PartialTopo.dwg, ---> 11x17 PT

SCALE: (H) 1"=20' (V) N/A	JOB No: 1478-99-191S
SHEET No: <b>1</b>	FIELD BY: MK
OF 1	DRAWN BY: IJT/DCR
	CHECKED BY: TRB
	DATE: 09/26/2024

TITLE: <b>PARTIAL TOPOGRAPHIC SURVEY</b>	
PROJECT: <b>DiFAZIO INDUSTRIES</b> <b>EXISTING CONDITIONS</b>	
PORTION OF U.P.I. 67-2-42.4 1502 WEST CHESTER PIKE WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	
Rev. #	0
DEC Client Code:	1478

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