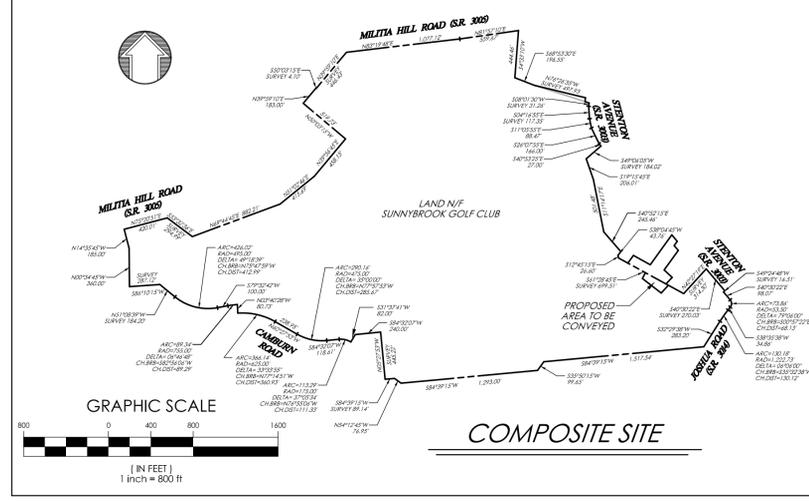
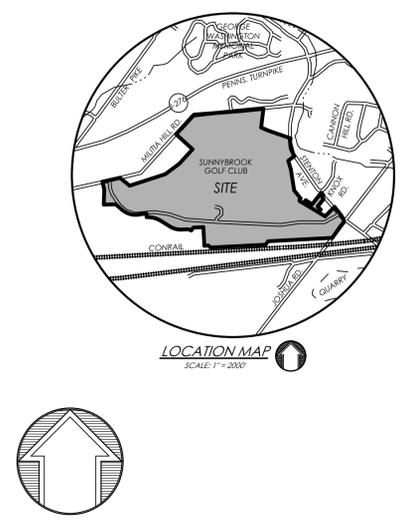
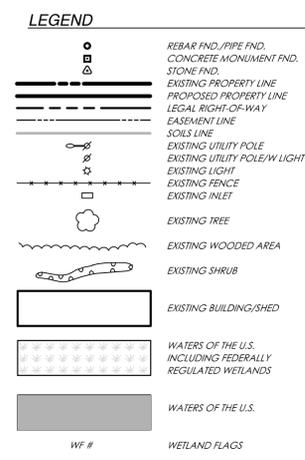


- NOTES:
- THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON DECEMBER 29, 2006. LAST VISITED NOVEMBER 28, 2016.
 - THIS SURVEY IS NOT BASED ON A REPORT OF TITLE AND IS SUBJECT TO ANY FINDINGS THAT EITHER BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT A COMPLETE REPORT OF TITLE SHOULD DISCLOSE. NO DOCUMENTS OTHER THAN AS NOTED ON THE SURVEY WERE REVIEWED IN THE COURSE OF COMPLETING THIS SURVEY.
 - THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
 - TITLE TO THE SUBJECT PROPERTY IS FILED IN THE MONTGOMERY COUNTY COURT HOUSE IN DEED BOOK 2544 PAGE 306, DEED BOOK 2669 PAGE 214, DEED BOOK 2624 PAGE 264, DEED BOOK 2613 PAGE 311, DEED BOOK 4921 PAGE 259 AND DEED BOOK 5384 PAGE 1519. SUBJECT PROPERTY IS KNOWN AS TAX MAP 65, BLOCK 44, UNIT 11, TAX MAP 65, BLOCK 44A, UNITS 5 & 7 AND TAX MAP 65, BLOCK 44B, UNIT 86 IN THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA.
 - BEARING BASIS FOR THE SURVEY IS THE PENNSYLVANIA STATE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS. THE BEARING BASIS IS ROTATED 04°42'15" COUNTER CLOCKWISE FROM THE DEED BEARING ALONG THE LINE DIVIDING TAX MAP 65, BLOCK 44, UNIT 61 AND TAX MAP 65, BLOCK 44, UNIT 66, IN WHICH DEED BEARING IS DERIVED FROM TAX MAP 65, BLOCK 44, UNIT 61, DEED BOOK 2544, PAGE 306.
 - PROPERTY FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS DEPICTED ON THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE MAP, MAP NO. 4209 C0332G, PANEL 337 OF 451 AND MAP NO. 4291 C0332G, PANEL 376 OF 451, TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, MAP REVISED MARCH 2, 2016.
 - LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS. PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
 - PURSUANT TO ACT 287 A PENNSYLVANIA "ONE CALL" WAS PLACED AND ASSIGNED SERIAL NUMBERS AS NOTED HEREIN. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
 - UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA.
 - PLANIMETRICS AND TOPOGRAPHY WERE TAKEN FROM AERIAL MAPPING PROVIDED BY MID-ATLANTIC PHOTOGRAMMETRIC SERVICES, INC., RECEIVED ON DECEMBER 1, 2006, DATE OF FLIGHT NOVEMBER 4, 2006. THE TOPOGRAPHY AS SHOWN HAS BEEN PRODUCED TO MEET ASPRS INTERMEDIATE STANDARDS FOR A CLASS 2 MAP, AT 50 SCALE MAPPING. ACCURACY OF CONTOURS IN AREAS WHERE THE DESIGN IS OBTAINED IS NOT GUARANTEED AND MUST BE FIELD VERIFIED PRIOR TO BEING USED FOR GEODROID OR ENGINEERING PURPOSES.
 - LINE DEPICTING WATERS OF THE U.S. INCLUDING FEDERALLY REGULATED WETLANDS, WATERS OF THE U.S. AND WETLAND FLAGS TAKEN FROM PLAN REFERENCE 9. WETLANDS AND WATERS OF THE U.S. WETLAND FLAG LOCATIONS DEPICTED HEREON ARE THE RESULTS OF FIELD LOCATIONS PERFORMED BY NAVE NEWELL, INC., DATED MARCH 2, 2007 AS DELINEATED BY DEL VAL SOIL AND ENVIRONMENTAL CONSULTANTS, INC., JANUARY 2007. THIS PLAN WAS PREPARED WITH REFERENCE TO A REVIEW LETTER AND PLAN MARK UP DATED FEBRUARY 14, 2007 PREPARED BY THOMAS C. CORDREY, PH.D., WETLAND SCIENTIST, DEL VAL SOIL AND ENVIRONMENTAL CONSULTANTS, INC.
 - THE FOUR SEPARATE PARCELS ARE COMMONLY OWNED BY THE SUNNYBROOK GOLF CLUB, AND ACCORDINGLY, A PERMITTER SETBACK PROVIDED.



- REFERENCE PLANS:
- OFFICIAL TAX MAPS FOR WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA.
 - PLAN ENTITLED "SUBDIVISION PLAN OF THE PROPERTY OF WM. L. & JULIA DISSTON & C. W. H. CORSON, INC., AGENTS, EICHLER & MOFFLY, INC.", PREPARED BY C. RAYMOND WEBER ASSOCIATES INC., DATED OCTOBER 10, 1943, LAST REVISED FEBRUARY 10, 1944 AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK 8-9 PAGE 45 ON MARCH 4, 1944.
 - PLAN ENTITLED "FINAL MINOR SUBDIVISION PLAN FOR THE PROPERTY OF MILITIA HILL ASSOCIATES", PREPARED BY CONCEPTUAL PLANNERS AND ENGINEERS, INC., DATED FEBRUARY 21, 1989, LAST REVISED MAY 25, 1989, AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-51 PAGE 101 ON JUNE 26, 1989.
 - PLAN ENTITLED "PLAN OF SUBDIVISION FOR REDCOX PROPERTIES, INC.", PREPARED BY HERBERT H. MEZ, INC., CIVIL ENGINEERS AND SURVEYORS, DATED AUGUST 10, 1988, LAST REVISED MARCH 28, 1994 AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-55 PAGE 128 ON OCTOBER 14, 1994.
 - PLAN ENTITLED "SUBDIVISION PLAN FOR BRUCE ROBERTSON, INC.", PREPARED BY YERKES ASSOCIATES, INC., CONSULTING ENGINEERS & SURVEYORS, DATED JULY 9, 1990, LAST REVISED NOVEMBER 9, 1990 AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-52 PAGE 289 ON DECEMBER 3, 1990.
 - PLAN ENTITLED "FINAL PLAN OF SUBDIVISION FOR COHAN TRACT", SHEET 1 OF 3, PREPARED BY GILMORE & ASSOCIATES, INC., CONSULTING ENGINEERS & SURVEYORS, DATED JUNE 28, 1996, LAST REVISED JANUARY 1, 1997 AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-56 PAGE 458 ON FEBRUARY 18, 1997.
 - PLAN ENTITLED "RECORD PLAN FOR REALEN HOMES", SHEETS 1, 4 AND 6 THRU 11 OF 11, PREPARED BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., DATED APRIL 20, 1997, LAST REVISED SEPTEMBER 15, 1997 AND RECORDED IN MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-60 PAGES 145-144, 146, 148, 149-153 ON AUGUST 13, 2001.
 - PLAN ENTITLED "PLAN OF SURVEY FOR SUNNYBROOK GOLF CLUB, SHEETS 1 THRU 3 OF 3", PREPARED BY NAVE NEWELL, INC., DATED JANUARY 18, 2007.
 - PLAN ENTITLED "WETLANDS PLAN FOR SUNNYBROOK GOLF CLUB, SHEETS 1 THRU 3 OF 3", PREPARED BY NAVE NEWELL, INC., DATED MARCH 7, 2007.



PROJECT SERIAL NO.
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

SUNNYBROOK GOLF CLUB ACREAGE BREAKDOWN		
PARCEL ID.	TAX MAP NO.	ACRES
65-00-08023-00-3	65-044-061	135.365
65-00-08004-00-4	65-044-007	47.393
65-00-01442-73-4	65-044-086	33.805
65-00-08006-00-2	65-044-025	11.226
TOTAL		227.789



900 West Valley Road, Suite 1100
P.O. Box 2658373, E. 610.265.4299
www.navenewell.com

DATE:	NO.	DESCRIPTION:	REVISIONS:
			CHG'd BY

JASON N. BERTZOS
Professional Land Surveyor
Pennsylvania License No. 530074245

MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN

LOT 1
(PARCEL ID. 65-00-08023-00-3, 65-00-08004-00-4,
65-00-01442-73-4 & 65-00-08006--2)

LOT 2
(PARCEL ID. 65-00-11173-01-2)

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

project no.	2015-128	drawn by:	JEL
date:	12/15/16	chk'd by:	JNB
scale:	1" = 100'	aprov. by:	JNB
sheet no.			

