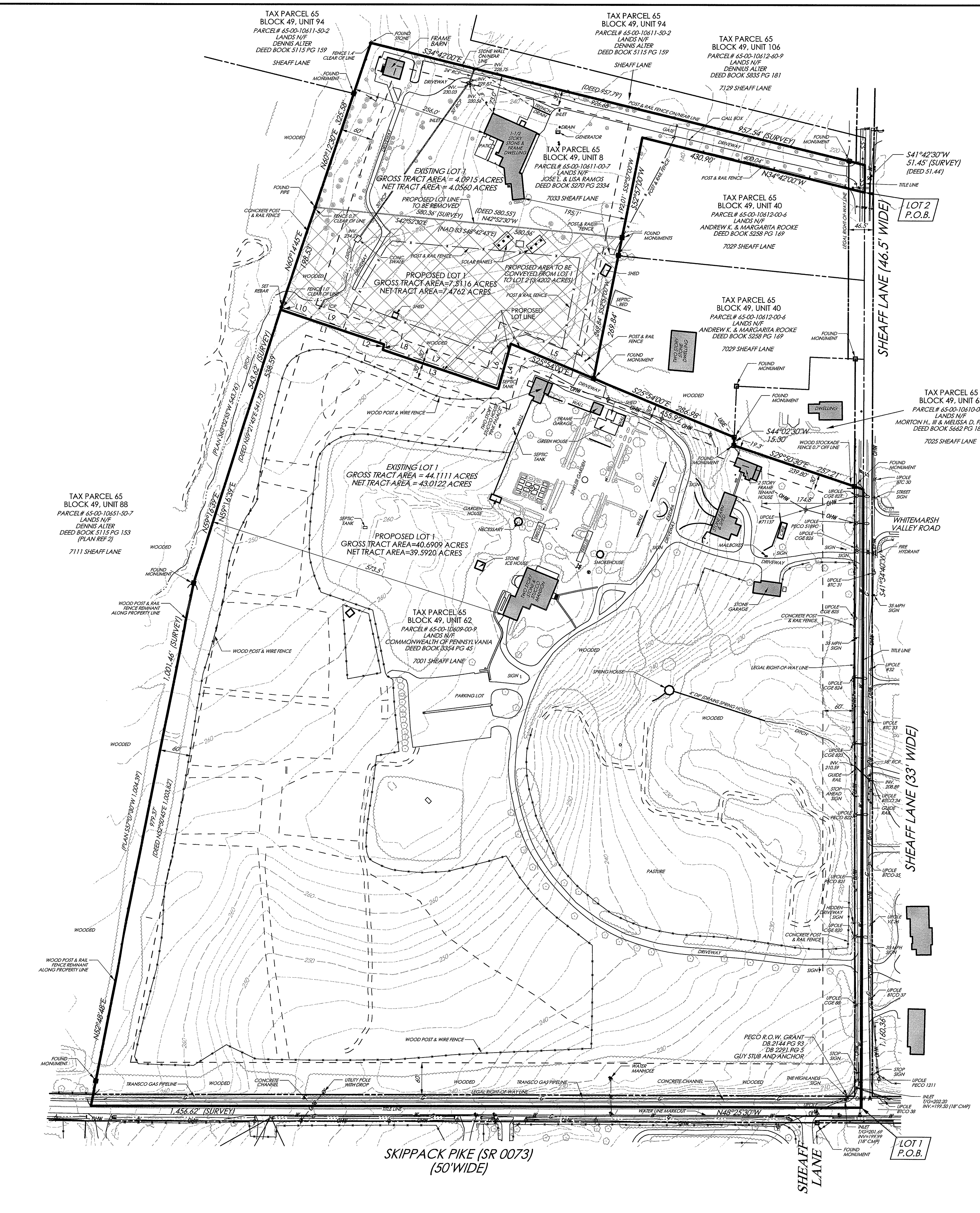

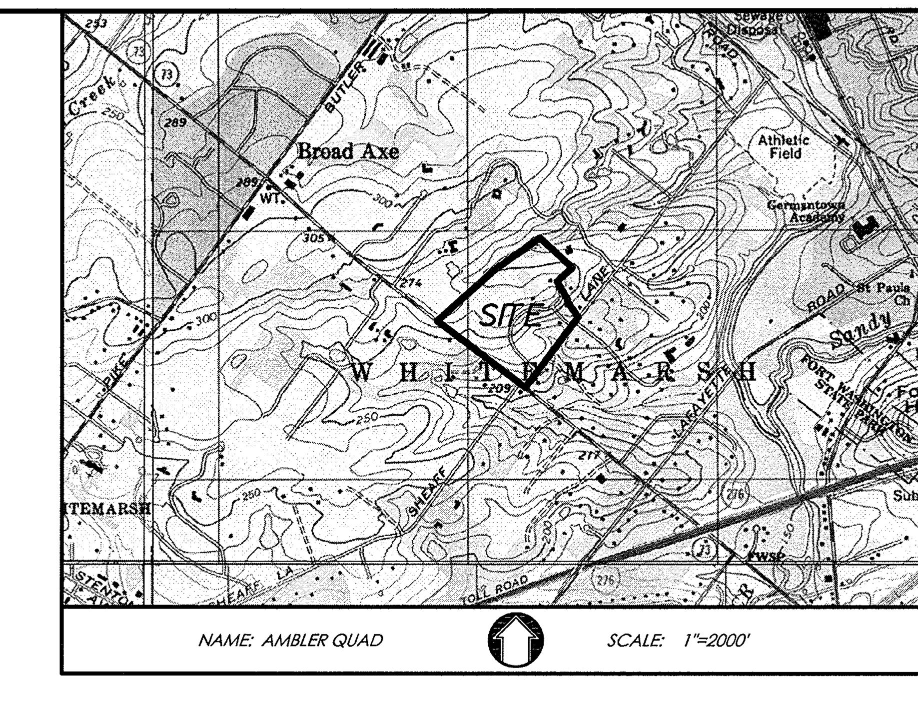

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LEGAL RIGHT-OF-WAY
- EXISTING SIGN
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING MANHOLE
- EXISTING UNDERGROUND ELECTRIC
- (P) - PER PA ONE CALL PLANS & RECORD PLANS
- APPROXIMATE LOCATION SHOWN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD WIRE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING DRAINAGE LINE
- EXISTING INLET
- EXISTING TELEPHONE MANHOLE
- EXISTING CONCRETE CURB
- EXISTING BUILDING
- PROPOSED LOT LINE
- PROPOSED LOT LINE ADJUSTMENT AREA

LINE ANNOTATION TABLE

L#	BEARING	DISTANCE
L1	S30°00'52"E	205.17
L2	S52°40'37"W	10.40
L3	S29°56'26"E	229.31
L4	N56°58'27"E	87.78
L5	N25°54'00"W	168.94
L6	S56°58'27"W	87.78
L7	N29°56'26"W	229.31
L8	N52°40'37"E	10.40
L9	N30°00'52"W	205.17
L10	N59°16'39"E	5.03

NOTES:

1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON MARCH 28, 2014. THE SITE WAS REVISITED ON JUNE 30, 2017 AND LAST REVISITED ON OCTOBER 3, 2017.
2. THIS SURVEY IS NOT BASED ON A TITLE REPORT, AND IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. NO DOCUMENTS OTHER THAN AS NOTED ON THE SURVEY WERE REVIEWED IN THE COURSE OF COMPLETING THIS SURVEY.
3. 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.
4. TITLE TO THE SUBJECT PROPERTY IS FILED IN THE MONTGOMERY COUNTY COURT HOUSE IN THE DEED AS REFERENCED HEREIN.
5. BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEED. BEARINGS NOTED NAD 83 REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS. THE NAD 83 BEARINGS BASIS IS ROTATED 05°50'13" COUNTERCLOCKWISE FROM THE DEED BEARING.
6. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THIS PLAN ILLUSTRATES UTILITIES OF RECORD PROVIDED BY OR BEFORE THE DATE OF THIS SURVEY. THIS MAY OR MAY NOT COMPRISE ALL THE UTILITY INFORMATION FOR THIS PROPERTY. 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.
7. PURSUANT TO ACT 287 "PENNSYLVANIA ONE CALL INC." WAS PLACED ON JUNE 13, 2017 AND OCTOBER 9, 2017 AND ASSIGNED SERIAL NUMBERS AS NOTED HEREIN. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
8. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
9. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
10. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA.
11. BASE PLANIMETRICS HAVE BEEN COMPILED PHOTOGRAMMETRICALLY BY PROMAPS, INC., DATE OF FLIGHT MARCH 24, 2014, AND HAS BEEN PRODUCED TO MEET NMAS STANDARDS FOR 30 SCALE MAPPING.
12. PLAN PREPARED AT REQUEST OF THE DIVISION OF ARCHITECTURE AND PRESERVATION, PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION.

CHAIN OF TITLE DEEDS:

1. DEED FROM EMILY W. ROOSEVELT TO COMMONWEALTH OF PENNSYLVANIA DATED 12/05/1965 IN DEED BOOK 3354 PAGE 45.
2. DEED FROM EMILY W. ROOSEVELT AND NICHOLAS S. ROOSEVELT TO NICHOLAS S. ROOSEVELT AND EMILY W. ROOSEVELT, HIS WIFE DATED 07/25/1957 IN DEED BOOK 2806 PAGE 269.
3. DEED FROM CAROLINE S. SINKLER TO EMILY W. ROOSEVELT WIFE OF NICHOLAS G. ROOSEVELT DATED 07/03/1941 IN DEED BOOK 1430 PAGE 380.
4. DEED FROM ELLEN C W GRIFFITH ETAL HEIRS OF ESTATE OF GEORGE SHEAFF TO CAROLINE S. SINKLER DATED 07/16/1917 IN DEED BOOK 759 PAGE 567.
5. DEED FROM DANIEL HITNER AND CATHERINE HITNER, HIS WIFE TO GEORGE SHEAFF DATED 12/30/1813 IN DEED BOOK 30 PAGE 7.

RECORD EASEMENTS:

1. PECO RIGHT-OF-WAY GRANT TO CONSTRUCT GUY STUB AND ANCHOR AS IN DEED BOOK 2144 PAGE 93
2. PECO RIGHT-OF-WAY GRANT TO CONSTRUCT GUY STUB AND ANCHOR AS IN DEED BOOK 2291 PAGE 5

REFERENCE PLANS:

1. OFFICIAL TAX MAPS OF WHITEMARSH TOWNSHIP.
2. PLAN ENTITLED "PLAN OF SUBDIVISION MADE FOR DORIS COOKE, PREPARED BY URWILER AND WALTER, INC., DATED MAY 6, 1971, LAST REVISED FEBRUARY 2, 1972 AND RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK A-19 PAGE 61.
3. PLAN ENTITLED "LOT LOCATION PLAN PREPARED FOR NICHOLAS B. WAINWRIGHT ET UX., PREPARED BY C. RAYMOND WEIR ASSOCIATES, INC., DATED JANUARY 26, 1972 AND RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK B-20 PAGE 94 ON FEBRUARY 22, 1972.
4. PLAN ENTITLED "LOT LOCATION PLAN PREPARED FOR EMELY W. ROOSEVELT," PREPARED BY C. RAYMOND WEIR ASSOCIATES, INC., DATED MAY 3, 1965 AND REVISED NOV. 10, 1965, RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE AS PLAN BOOK C-5 PAGE 69.
5. PLAN ENTITLED "PLAN OF SURVEY FOR THE HIGHLANDS LANDS N/F COMMONWEALTH OF PENNSYLVANIA, TAX PARCEL 65-00-10609-00-9," PREPARED BY NAVE NEWELL, INC., DATED MAY 23, 2014, LAST REVISED JULY 20, 2017.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft

PROJECT SERIAL NO. 30172822775 20171643542 20171643566

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
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Nave NEWELL
Where Ideas Get Down to Earth
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Wayne, PA 19087-1830
p: 610.265.8323 f: 610.265.4299
www.navenewell.com

REVISIONS

date:	no.	description	chk'd	by

SEAL: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — JASON BERTZOS — SU075425

DRAWING NAME: MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN

LOT 1
(TAX PARCEL 65-00-10609-00-9)
LOT 2
(TAX PARCEL 65-00-10611-00-7)

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA.

project no.	drawn by:
2013-135.02	JEL
date: 10/10/17	chk'd by: JNB
scale: 1"=100'	approv. by: JNB

sheet no. 1 of 2

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CORPORATE CERTIFICATION.
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE_____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE _____OF_____, A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF AS THAT SAID CORPORATION IS OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT SAID CORPORATION ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
(NOTARY PUBLIC OR OTHER OFFICER)

I,_____, CERTIFY MYSELF TO BE _____ OF _____, A CORPORATION, THE OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT SAID CORPORATION HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____ _____
CORPORATE OFFICAL OFFICE

SURVEYOR'S CERTIFICATION.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION. FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.
I ALSO HEREBY CERTIFY THAT THIS PLAN, WHICH WAS MADE BY ME OR UNDER MY SUPERVISION, SHOWS THAT ALL DIMENSIONAL DETAILS FOR THE ULTIMATE RIGHT-OF-WAY, LOTS, AND EASEMENTS ARE CORRECT AND THAT THE LOTS HAVE A CLOSURE ERROR OF 1:10,000 OR BETTER.

_____ _____
DATE SURVEYOR

OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN CERTIFICATION.
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE_____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY J. AND KATHY C. IDLER. WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE _____OF_____, THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
(NOTARY PUBLIC OR OTHER OFFICER)

WE,_____,CERTIFY THAT WE ARE THE _____ OF_____, THE OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____
OWNER

_____
OWNER

WHITEMARSH TOWNSHIP ENGINEER CERTIFICATION.
THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER OF WHITEMARSH TOWNSHIP ON THE_____DAY OF_____, 20___.

_____ _____
(ENGINEER) / (DATE)

WHITEMARSH BOARD OF SUPERVISORS CERTIFICATION.
THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP AT A MEETING HELD ON THE_____DAY OF_____, 20___.

_____ _____
(CHAIRMAN) (SECRETARY)

MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION.
THIS PLAN WAS REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON _____, MCPC FILE NUMBER _____.

_____
(DIRECTOR)

MONTGOMERY COUNTY PLANNING COMMISSION REVIEW.

MCPC FILE NO.

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date

_____
For the Director

_____
Montgomery County Planning Commission

COUNTY RECORDING NOTE.
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE _____, ON THE___ DAY OF_____,____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, A.D. 20____.

_____
RECORDER

MCPC NO.

ZONING DATA TABLE

CLASSIFICATION:
LOT 1: AAA RESIDENTIAL & RECREATIONAL OVERLAY DISTRICT
LOT 2: AAA RESIDENTIAL DISTRICT

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT 1			
MIN. LOT AREA (NET)	1 ACRE	43.0122 AC.	39.5920 AC.
MIN. LOT WIDTH (MEASURED AT BLDG. SETBACK)	175 FT	1,164.8 FT	1,164.8 FT
FRONT YARD	60 FT	174.5 FT	174.5 FT
SIDE YARD	30 FT	19.3 FT	19.3 FT
REAR YARD	60 FT	573.5 FT	573.5 FT
MAX. BUILDING HEIGHT			
PRINCIPAL	35 FT	21 FT	21 FT
ACCESSORY	20 FT	20 FT	20 FT
MAX. BUILDING COVERAGE	15%	0.61%	0.66%
MAX. IMPERVIOUS COVERAGE	12%	13.75%	14.94%
LOT 2			
MIN. LOT AREA (NET)	1 ACRE	4.0560 AC.	7.4762 AC.
MIN. LOT WIDTH (MEASURED AT BLDG. SETBACK)	175 FT	51.4 FT (@ R/W)	51.4 FT (@ R/W)
FRONT YARD	60 FT	- -	- -
SIDE YARD	30 FT	73.0 FT	73.0 FT
REAR YARD	60 FT	256.0 FT	256.0 FT
MAX. BUILDING HEIGHT			
PRINCIPAL	35 FT	48 FT (PEAK)	48 FT (PEAK)
ACCESSORY	20 FT	24 FT (PEAK)	24 FT (PEAK)
MAX. BUILDING COVERAGE	15%	4.68%	2.54%
MAX. IMPERVIOUS COVERAGE	12%	19.59%	11.15%

SITE ADDRESS

(LOT 1)
7001 SHEAFF LANE
FORT WASHINGTON, PA 19034

(LOT 2)
7033 SHEAFF LANE
FORT WASHINGTON, PA 19347

OWNER/APPLICANT

(LOT 1)
COMMONWEALTH OF PENNSYLVANIA
MAIN CAPITOL BUILDING
HARRISBURG, PA 17120

(LOT 2)
JOSE L. AND LISE RAMOS
7033 SHEAFF LANE
FORT WASHINGTON, PA 19347

SURVEYOR

NAVE NEWELL, INC.
900 WEST VALLEY ROAD
SUITE 1170
WAYNE, PA 19087
PHONE: (617) 265-8323
CONTACT: JASON N. BERTZOS, PLS

Nave NEWELL
Where Ideas Get Down to Earth
900 West Valley Road • Suite 1100
Wayne, PA 19087-1830
p: 610.265.8323 f: 610.265.4299
www.navenewell.com

REVISIONS

date:	no.	description	chk'd	by

SEAL:

DRAWING NAME: MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA.

LOT 1
(TAX PARCEL 65-00-10609-00-9)
LOT 2
(TAX PARCEL 65-00-10611-00-7)

project no. 2013-135.02	drawn by: JEL
date: 10/10/17	chk'd by: JNB
scale: 1"=100'	approv. by: JNB

sheet no.
2 of 2

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