



BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-242-1778 FOR A FREE COPY OF THE PENNSYLVANIA ONE CALL BEFORE YOU DIG ACT. THIS ACT REQUIRES EVERY HOME, BUSINESS, AND INDUSTRIAL SITE TO REGISTER WITH THE STATE OF PENNSYLVANIA. SERIAL NO. 2018018108

N/T  
Robert S. & Susan Hooper  
30-00-73088-00-7  
(Bk. 180, Unit 059)  
#941 Woodcrest Road

N/T  
Brian A. & Natalie C. Block  
30-00-73052-00-1  
(Bk. 180, Unit 055)  
#947 Woodcrest Road

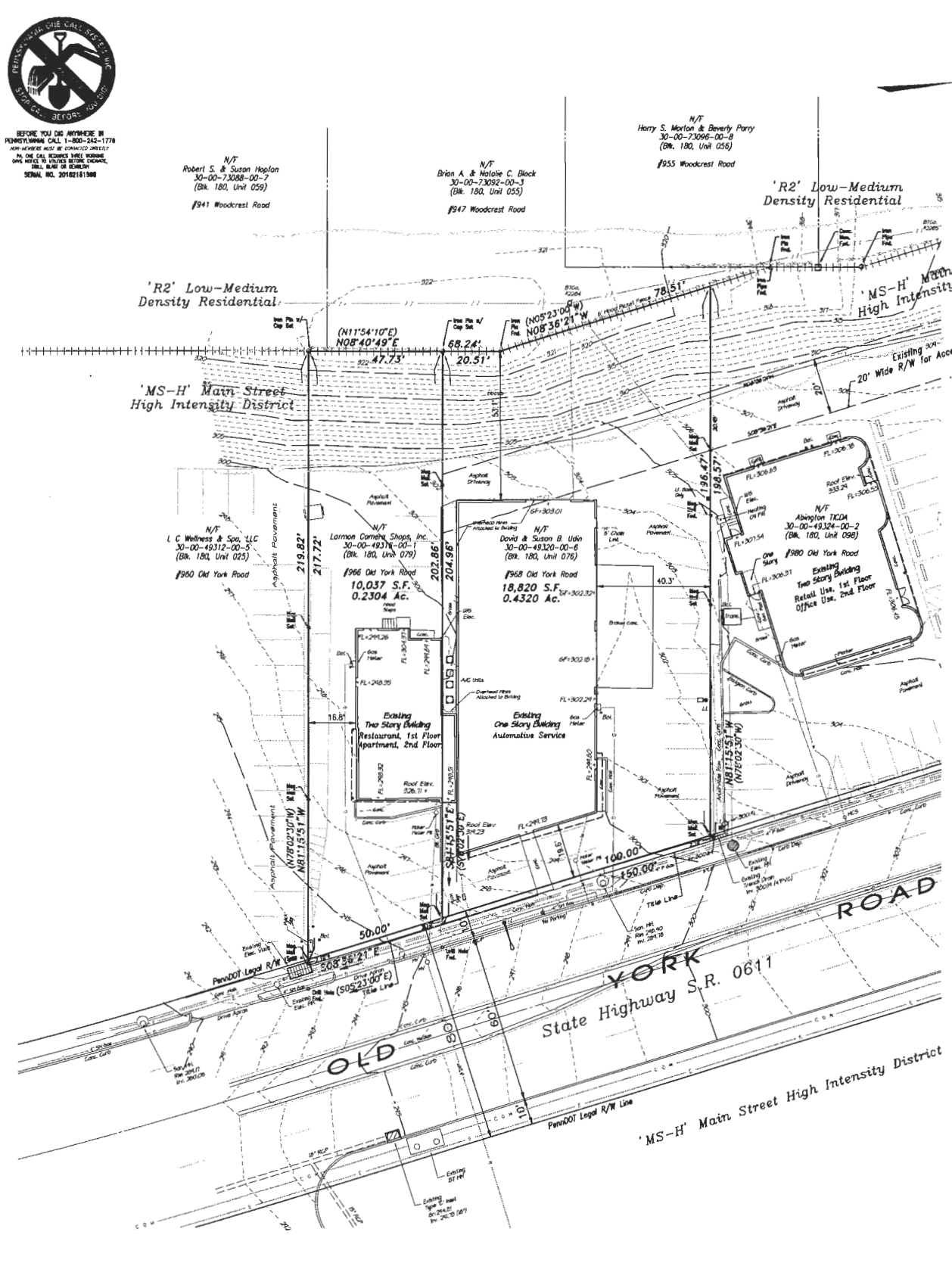
N/T  
Harry S. Morlan & Beverly Parry  
30-00-73096-00-8  
(Bk. 180, Unit 056)  
#955 Woodcrest Road

'R2' Low-Medium Density Residential

'R2' Low-Medium Density Residential

'MS-H' Main Street High Intensity District

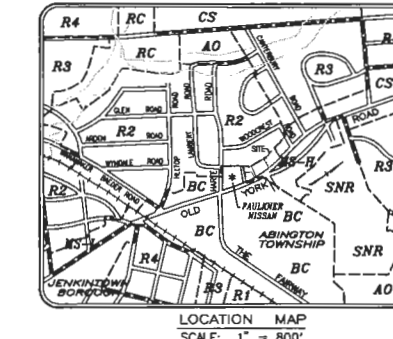
'MS-H' Main Street High Intensity District



**LEGEND**

**EXISTING FEATURES**

- 100' --- CONTOUR LINE
- + 402.96 SPOT ELEVATION
- + 402.95 TOP & BOTTOM CURB ELEVATION
- - - - - FENCE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SANITARY CLEAN OUT
- WATER CURB STOP
- STORM SEWER +/- INLET
- SANITARY SEWER +/- MANHOLE
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- COMMUNICATIONS CONDUIT
- ZONING DISTRICT LINE



EQUITABLE OWNER  
JULH Associates, LTD  
4437 EAST STREET ROAD  
TREVISOE, PA 19053

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA 19001  
PHONE: 610-895-5778  
E-MAIL: staff@eshoemaker.com

- TITLE EXCEPTIONS:**
- #968 OLD YORK ROAD**  
LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 968 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. H095001278, EFFECTIVE JULY 16, 2018.
- #1 - #8. Standard Title Exceptions.
  - #9. Title to that portion of the premises located within the bed of Old York Road is subject to the public and private rights therein. (PENNSYLVANIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, SEE PLAN)
  - #10. Right-of-Way granted to the Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania recorded in Deed Book 180, Page 429.
  - #11. Agreement as recorded in Deed Book 4710, Page 2465.
  - #12. Agreement with EDWARD ONE, INC. T/A COMPUTING, CASH NOT PLOTTED.
  - #13. Reservation as to an Easement recorded in Deed Book 3094, Page 180. (Chain)
  - #14. (20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS)
- #966 OLD YORK ROAD**  
LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 966 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. H095002674, EFFECTIVE DECEMBER 24, 2018.
- #1 - #8. Standard Title Exceptions.
  - #7. Together with right-of-way in common with others as set forth in Deeds of the chain of title including Deed Book 3518, Page 69.
  - #9. Acreage content not insured.
  - #9. Water, Refuse and Sewer Rents due for Current Year.

- REFERENCE PLANS:**
1. Plan of Woodcrest, prepared by George B. Nebus, Registered Professional Engineer, dated October 2, 1947.
  2. Plan of Lot No. 15, Part of Woodcrest, made for George Goodman by George B. Nebus Registered Professional Engineer, dated December 8, 1953 and last revised May 23, 1955.
  3. Plan of Property made for ESSO Standard Oil Company by Charles E. Shoemaker, Inc. dated May 6, 1957, Dwg. No. A-10-179.
  4. Plan of Property made for The Goodyear Tire & Rubber Company, Inc. by Charles E. Shoemaker, Inc. dated November 29, 1957, Dwg. No. A-10-188.
  5. Plan of Property made for A.G. Foods Inc. by Hogarty & Hagan, Inc. dated May 19, 1966.
  6. Plan of Property made for Abington Township Industrial & Commercial Development Authority by Charles E. Shoemaker, Inc. dated March 10, 1983 and revised July 29, 1983, Dwg. No. A-10-337-A.

- GENERAL NOTES:**
1. Metes, Bounds and Area of subject property taken from deeds, plans of record, field survey by Charles E. Shoemaker, Inc. during August 2018, and Title Commitment prepared by First American Title Insurance Company for JULH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses. (50523'E).
  - Reference: First American Title Insurance Company Title Commitment No. H095002378 prepared for JULH Associates, LTD for #966 Old York Road, dated July 16, 2018.
  - Reference: First American Title Insurance Company Title Commitment No. H095002674 prepared for JULH Associates, LTD for #968 Old York Road, dated December 24, 2018.
  2. Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NYD 88 Datum.
  3. The subject property is located outside of the 100-year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401C, (Panel 401 of 451), effective March 2, 2016.
  4. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
  5. Public water is provided by Aqua Pennsylvania, Inc. Sanitary sewage conveyance provided by Abington Township and Philadelphia Water Department with treatment at the Northeast Philadelphia Wastewater Treatment Plant.
  6. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA. Version 11, dated October 4, 2017. Soils on these sites have been identified as "Urb" Urban land-Cladstone complex, 0-8 percent slopes and "Ugd" Urban land-Ultroniths schist and gneiss complex, 8-25 percent slopes.

**PA ONE CALL LIST OF UNDERGROUND USERS**  
Abington Township  
Serial No. 20182181588

NAME OF USER	USERS ADDRESS	CONTACT PERSON
Abington Township	1178 Old York Road Abington, PA 19001	Scott Morlan smorlan@abington.org
Comcast	4150 Wayne Avenue Philadelphia, PA 19140	Robert Harvey rob_harvey@comcast.com
PECO ENERGY s/o USD	450 S. Henderson Road, Suite B King of Prussia, PA 19380	Niklas Semplarek niklas.semplarek@peco.com
Abington Township Wastewater	1000 Filberterton Road Abington, PA 19001	George Wright gwright@abington.org
Aqua Pennsylvania, Inc.	788 W. Lancaster Avenue Bryn Mawr, PA 19010	Steve Pical spical@aquapenn.com
Verizon Pennsylvania, LLC	1050 Virginia Drive Fort Washington, PA 19034	Laura Lipkowitz laura.lipkowitz@verizon.com

Date Contacted: 08-08-2018

**SITE AREAS:**

Parcel No. 30-00-49316-00-1, #966 Old York Road  
Title Lines: 10,137 S.F. or 0.2327 Ac.  
Legal R/W Lines: 10,037 S.F. or 0.2304 Ac.

Parcel No. 30-00-49320-00-6, #968 Old York Road  
Title Lines: 19,020 S.F. or 0.4366 Ac.  
Legal R/W Lines: 18,820 S.F. or 0.4321 Ac.

TOTAL PROJECT AREA: #966 & 968 OLD YORK ROAD  
Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.

EXISTING FEATURES PLAN  
OF  
966 & 968 OLD YORK ROAD  
PREPARED FOR  
JULH ASSOCIATES, LTD  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: FEBRUARY 6, 2019  
DWG NO.: A-10-722  
JOB NO.: 25857A  
SHEET NO.: 2 OF 2