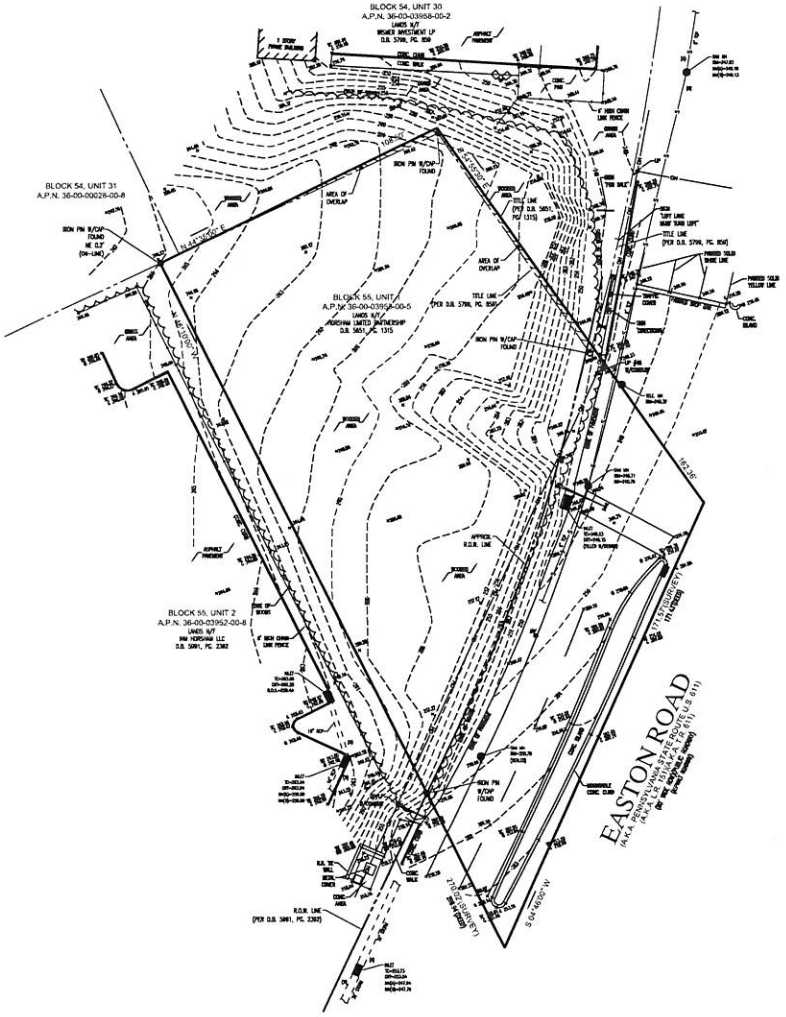
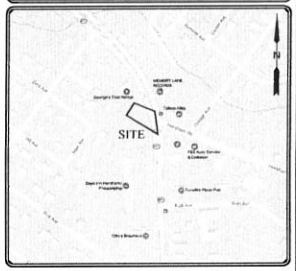
FLOOD NOTE: By graphic plotting only, this property is located in ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) of the Flood Insurance Rate Map, Map No. 42091C0035G, which bears a map revised date of MARCH 2, 2016. By telephone you can call the National Flood Insurance Program at (1-800-638-6620) to learn if this community currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



VICINITY MAP



NOT TO SCALE

NOTES

1. PROPERTY KNOWN AS BLOCK 55, UNIT 1, A.P.N. 36-00-03955-00-5 AS IDENTIFIED ON THE OFFICIAL TAX MAP OF MONTGOMERY COUNTY, HORSHAM TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 25,872 S.F. OR 0.812 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

REFERENCES

1. THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, HORSHAM TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 292 OF 451, MAP NUMBER 42091C0292G, MAP REVISED MARCH 2, 2016.
3. MAP ENTITLED "LAND DEVELOPMENT PLAN MADE FOR TOOL RENTAL U-HAUL COMPANY OF DELAWARE VALLEY, INC., HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY CHARLES E. SHOEMAKER, INC. DATED APRIL 3, 1984, LAST REVISED 5/11/84, RECORDED JUNE 21, 1984 IN PLAN BOOK A-45 PAGE 348.
4. MAP ENTITLED "SITE INFORMATION, HIGH FOUR-STORY DAYS INN HOTEL, EASTON ROAD AND PINE AVENUE, HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY LOTZ DESIGNERS, ENGINEERS, CONSTRUCTORS, INC., DATED 5-27-86, LAST REVISED 6-24-86, RECORDED NOV. 6, 1986 IN PLAN BOOK A-47, PAGE 483-485.

LEGEND OF SYMBOLS & ABBREVIATIONS

CONTOUR (MAJOR/MINOR)	SIGN
SPOT ELEVATION	INLET
TOP OF CURB ELEVATION	HYDRANT
GUTTER ELEVATION	MANHOLE
TOP OF WALL ELEVATION	UTILITY POLE
BOTTOM OF WALL ELEVATION	UTILITY POLE WITH LIGHT
CHAIN LINK FENCE	WATER VALVE
OVERHEAD WIRES	
APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE	
APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE	

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE = STOP CALL
PA 1 CALL

GRAPHIC SCALE
10 0 10 20 40 80
SCALE : 1 " = 20'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT — DATE
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR (RS)-078594-E

DATE:	2-21-2017
SCALE	1" = 20'
FIELD BK. NO:	17-01A
PROJECT NO:	17-0033-040
DRAWN BY:	S.C.H.
REVISED BY:	T.D.M./J.J.W.
REV-1:	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

BOUNDARY & TOPOGRAPHIC SURVEY

METRO COMMERCIAL

#297 EASTON ROAD
BLOCK 55, UNIT 1, A.P.N. 36-00-03955-00-5
HORSHAM TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS
P.O. BOX 380 – 2395 TIMOMA DRIVE
WARMINSTER, PA 18974-0226
215-674-4655 [phone] 347 [ext]
215-674-4656 [direct]
215-843-0314 [FAX]
1941 ROUTE 37 EAST, SUITE B
TOMS RIVER, NJ 08753
215-674-4653 [phone] EXT. 305
215-674-4656 [direct]
732-929-8918 [FAX]
www.BlueMarshAssociates.com

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