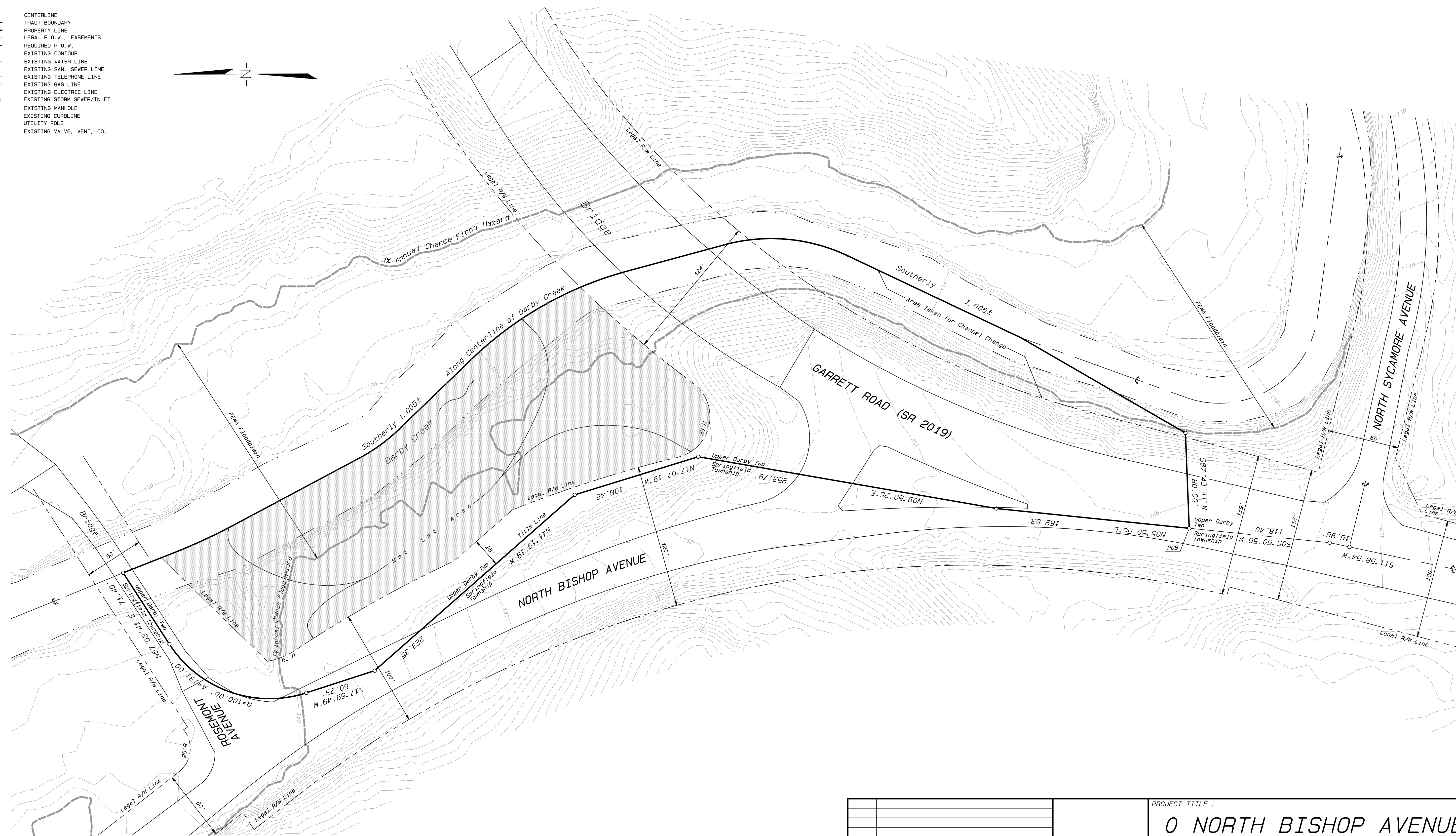
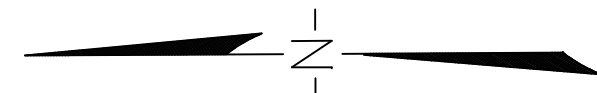


LEGEND	
	CENTERLINE
	TRACT BOUNDARY
	PROPERTY LINE
	LEGAL R.O.W., EASEMENTS
	REQUIRED R.O.W.
	EXISTING CONTOUR
	EXISTING WATER LINE
	EXISTING SAN. SEWER LINE
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER/INLET
	EXISTING MANHOLE
	EXISTING CURBLINE
	UTILITY POLE
	EXISTING VALVE, VENT, CD.



SITE DATA
 OWNER OF RECORD: KASPAR C/O LAWRENCE SILVERMAN 713 ELGIN ROAD NEWTOWN SQUARE, PA 19073
 PHONE: (281) 520-9970 EMAIL: BROADBANDENERGY@GMAIL.COM
 SOURCE OF TITLE: D.B. 5992 PG. 296
 TAX PARCEL NO.: 16-13-00468-00

- NOTES:**
1. THE SITE IS LOCATED IN FEMA FLOOD ZONE 'AE', BEING AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD HAZARD (100 YEAR) FLOODPLAIN, AS INDICATED ON PANEL 108, PER FLOOD INSURANCE RATE MAP 42045C0108F, MAP EFFECTIVE DATE OF NOVEMBER 18, 2009.
 2. BOUNDARY PLOTTED FROM DEED OF RECORD.
 3. CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS LIDAR MAPPING RESOURCES.
 4. ROAD RIGHT OF WAY LINES PLOTTED FROM "DRAWINGS FOR CONSTRUCTION AND CONSERVATION OF RIGHT OF WAY" A PREPARED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS (PENNDOT) AS APPROVED BY THE GOVERNOR ON AUGUST 14, 1988.
 5. THIS PLAN DOES NOT REPRESENT A FIELD SURVEY BY JOSEPH M. ESTOCK, PE, PLS. ALL THE DATA SHOWN ON THIS PLAN WAS OBTAINED FROM RECORD DOCUMENTS.

LOT AREA
 Gross = 3.2247 AC±
 Net = 1.2493 AC±

09-09-25	ADD ROSEMONT AVENUE RIGHT-OF-WAY CONDEMNATION
DATE	REVISIONS
GRAPHIC SCALE 1" = 40'	
UNDERGROUND UTILITIES	
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776) DATE: SERIAL NO.:	
<small>ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. THE ENGINEER HAS NO GUARANTEE AS TO THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES. IT IS QUANTIFIED FOR 12" GUARANTEED THAT EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.</small>	

PROJECT TITLE :		0 NORTH BISHOP AVENUE	
		UPPER DARBY TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA	
DRAWING TITLE :		DEED PLOT & TOPOGRAPHIC SURVEY PLAN	
PREPARED BY :		JOSEPH M. ESTOCK Consulting Engineers & Land Surveyors	
SCALE	DATE	FILE NO.	FIELD BOOK
1" = 40'	4 SEPTEMBER 2025	25039	SHT. NO. 1 of 1

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 Eagleville, PA 19403-3614
 (610) 666-0257
 joe@josephmestock.com