

SCALE: 1" = 2000' COPY OF OLYPHANT USGS QUADRANGLE

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Dunmore, ackawanna County, Commonwealth of Pennsylvania being Lot 1A of a map entitled "Min Subdivision No. 2 of Consolidated Lands of Verticon creating Lot 1A & 1B. Borough of Lackawanna County, Pennsylvania" dated November 2, 1994 as prepared by T. M. DePuy ngineering & Land Surveying, P. C., and granted conditional final approval on November 10, 1994 by the Borough of Dunmore Planning Commission and being more particularly bounded

BEGINNING at a point located in the Southeasterly bounds of Pennsylvania State Highway Town Road 347, O'Neill Highway, being the Southwesterly corner of Lot 1B of said subdivision; Thence along the Southerly and Easterly bounds of said Lot 1B of said subdivision the following five courses and distances:

- South 34°-13'-43" East 106.41 feet to a point; South 43°-13'-49" East 40.47 feet to a point of non-tangent curvature; On a broken back curve to the left having a radius of 43.50 feet and a
- length of 64.34 feet whose chord bears North 79°-17'-50" East 58.64 feet to a point of tangency; North 36°-55'-19" East 80.53 feet to a point;
- North 46°-17'-09" East 62.02 feet to a point being a Southerly corner of

Thence along the Southeasterly bounds of said lands of Fidelity Deposit and Discount Bank the following three courses and distances:

- North 27°-08'-00" East 80.45 feet to a point;
- South 52°-20'-00" East 33.41 feet to a point; North 32*-46'-00" East 126.58 feet to a point being located in the
- Southwesterly bounds of Keystone Industrial Park Road Thence along the said Southwesterly bounds of Keystone Industrial Park Road, South 52°-19'-

52" East 344.01 feet to a point being the Northerly corner of Lot No. 2 of Minor Subdivision of Consolidated Lands of Verticon, Borough of Dunmore, Lackawanna County, Pennsylvania ated May 25, 1994 and approved by the Borough of Dunmore Planning Commission on une 16, 1994; Thence along the Northwesterly, Southwesterly and Southeasterly bounds of said Lot No. 2 of said subdivision, the following three courses and distances:

- South 37°-04'-00" West 113.51 feet to a point; South 52°-56'-00" East 183.00 feet to a point:
- North 37-°04-'00" East 84.14 feet to a point being located in the said Southwesterly bounds of said Keystone Industrial Park Road;

Thence along said Southwesterly bounds of said Keystone Industrial Park Road the following

- On a curve to the left having a radius of 504.00 feet, a length of 9.77 feet whose chord bears South 52°-00'-25" East 9.77 feet to a point of
- South 52°-33'-43" East 111.43 feet to a point being the Northwesterly corner of lands of SLIBCO, Deed Book 598, Page 545;
- Thence along the Northwesterly bounds of said lands of SLIBCO, South 36°-15'-48" West 60.53 feet to a point being in the Northeasterly bounds of lands of Super Market Service, Deed Book 629. Page 93: Thence along the Northeasterly bounds and Northwesterly bounds of said lands

of Super Market Service the following two courses and distances: North 53°-44'-12" West 100.00 feet to a point;

South 37°-40'-00" West 581.49 feet to a point being in the Northeasterly bounds of lands of Hillsborough Associates, Schedule "A", Parcel 2, Deed

Book 1313, Page 246;

Thence along the Northeasterly, Easterly and Northeasterly bounds of said lands of Hillsborough Associates the following five courses and distances:

North 52°-56'-00" West 181.50 feet to a point;

- North 37°-40'-00" East 228.00 feet to a point;
- North 52°-56'-00" West 175.03 feet to a point; North 27°-08'-00" Fast 52.19 feet to a point:
- North 56°-05'-13" West 366.74 feet to a point located in said
- Southeasterly bounds of said O'Neill Highway; thence along said southeasterly bounds of said O'Neill Highway, North 25°-57'-47' East
- 70.00 feet to the point and place of BEGINNING;

CONTAINING 6.275 acres, more or less.

ALTA/NSPS LAND TITLE SURVEY

LANDS OF

WACHS DUNMORE DEVELOPMENT, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY HAVING AN OFFICE AT 215 WEST CHURCH ROAD, SUITE 107, KING OF PRUSSIA PENNSYLVANIA 19406



DUNMORE BOROUGH, LACKAWANNA COUNTY STATE OF PENNSYLVANIA SURVEYORS CERTIFICATION

O: PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ATIMA; WACHS DUNMORE DEVELOPMENT, LLC; AND CHICAGO TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL

REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(b)(1), 8, 9, 10, 11, 13, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 04. 2016,SEPTEMBER 10, 2019, AND FEBRUARY 04, 2020. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF PENNSYLVANIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

REGISTERED LAND SURVEYOR IN THE STATE OF PENNSYLVANIA DATE OF SURVEY: MARCH 04, 2016, SEPTEMBER 10, 2019, AND FEBRUARY 04, 2020 DATE OF LATEST REVISION: FEBRUARY 04, 2020

