

MAP AND DEED REFERENCE NOTES

- 1. MAP REFERENCE: "MINOR SUBDIVISION NO. 2 OF CONSOLIDATED LANDS OF VERTICON CREATING LOTS 1A & 1B, BOROUGH OF DUNMORE, LACKAWANNA COUNTY, PENNSYLVANIA" DATED NOVEMBER 2, 1994...

ZONING INFORMATION

Table with columns: MUNICIPALITY, BOROUGH OF DUNMORE, STATUS, CURRENT ZONING DATED AUGUST 2000, ITEM, C-3 REGIONAL COMMERCIAL.

ZONING NOTES

- 1. ZONING AND SITE REQUIREMENTS WERE TAKEN FROM A ZONING REPORT PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY DATED 02/13/2020.

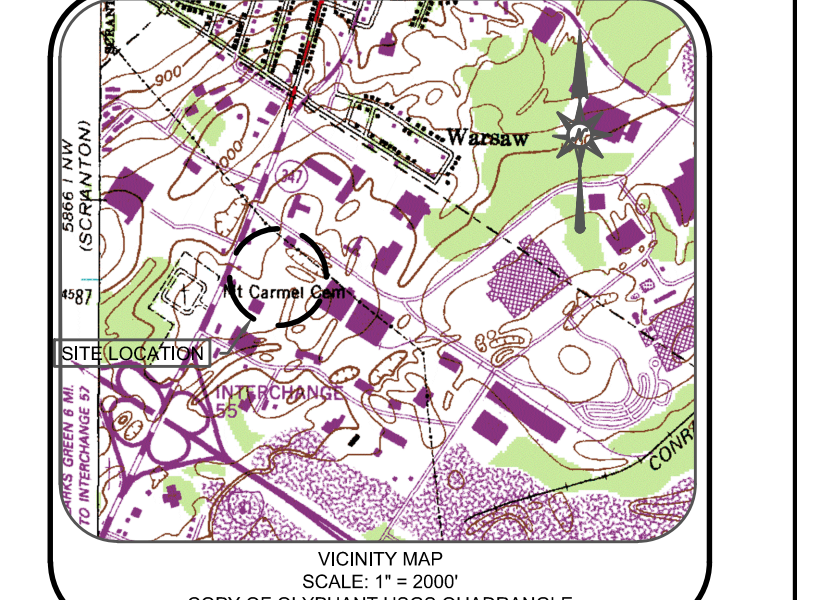
SIGNS

- SN1 - SIGN- "PARKING FOR HOTEL GUESTS ONLY"
SN2 - SIGN - "NO TRACTOR TRAILERS BEYOND THIS POINT"
SN3 - SIGN - "NO PARKING TRUCKS OVERNIGHT OR CAR POOLING"
SN4 - SIGN- "STOP"
SN5 - SIGN- "NO PARKING"

SCHEDULE B - SECTION 2 EXCEPTIONS

(TITLE COMMITMENT NO. PH192311) (EFFECTIVE DATE JANUARY 23, 2020)

- 10. SUBJECT TO THE EXCEPTIONS AND RESERVATIONS INCLUDED IN LACKAWANNA COUNTY DEED BOOK 550 PAGE 592, DEED BOOK 576 PAGE 584, DEED BOOK 485 PAGE 581, DEED BOOK 441 PAGE 45, DEED BOOK 598 PAGE 645, AND DEED BOOK 518 PAGE 515, THIS ITEM IS NOT PLOTTABLE.



VICINITY MAP SCALE: 1" = 2000'
COPY OF OLYMPIAN USGS QUADRANGLE

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Dunmore, Lackawanna County, Commonwealth of Pennsylvania being Lot 1A of a map entitled "Minor Subdivision No. 2 of Consolidated Lands of Verticon..."

MISCELLANEOUS NOTES

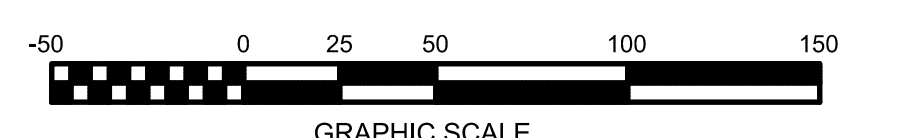
- 1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLACED ON THIS DRAWING FROM FIELD LOCATIONS, WHERE VISIBLE OR FROM RECORDED DRAWINGS PROVIDED TO THE UNDERSIGNED.

FLOOD NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 420503 0005 B, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 1979 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA...

TOTAL ACREAGE OF THIS SURVEY IS 6.275 ± ACRES (273,335 SQUARE FEET)

PENNSYLVANIA ONE-CALL SYSTEM: THE UNDERGROUND UTILITY LINE PROTECTION LAW ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1998, REQUIRES THAT THE CONTRACTOR NOTIFY ALL FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM...



1-800-242-1776

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

1228 O'NEILL HIGHWAY
DUNMORE BOROUGH, LACKAWANNA COUNTY
STATE OF PENNSYLVANIA

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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...

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
PROJECT NUMBER: S-1924

