## GENERAL NOTES:

1. THE BOUNDARY AND LOCATIONS AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN MAY OF 2008.
2. AREA IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM, FLOOD INSURANCE RATE MAP, PANEL 309 OF 675, MAP NUMBER 42011C0309 E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 1997.
3. THE SUBJECT PARCEL CONTAINS 258 REGULAR PARKING SPACES AND 8 HANDICAP SPACES

## REFERENCES:

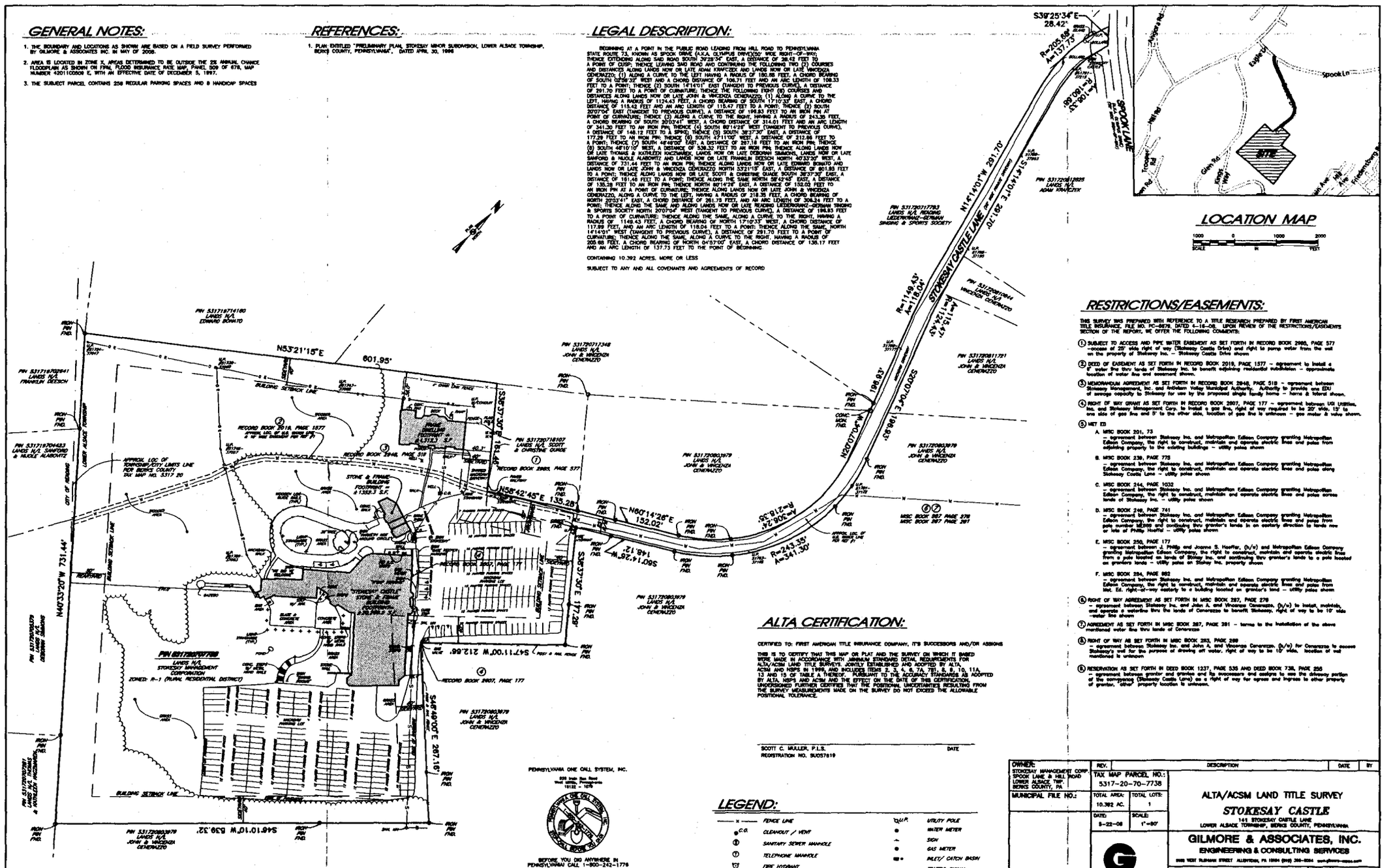
1. PLAN ENTITLED "PRELIMINARY PLAN, STOKESAY MINOR SUBDIVISION, LOWER ALSACE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA", DATED APRIL 30, 1996

## LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE PUBLIC ROAD LEADING FROM HILL ROAD TO PENNSYLVANIA STATE ROUTE 73, KNOWN AS SPOOK DRIVE (A.K.A. OLYMPUS DRIVE)(50' WIDE RIGHT-OF-WAY); THENCE EXTENDING ALONG SAID ROAD SOUTH 29°28'34" EAST, A DISTANCE OF 28.42 FEET TO A POINT OF CUSP; THENCE LEAVING SAID ROAD AND CONTINUING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG LANDS NOW OR LATE ADAM CRAFTCZAK AND LANDS NOW OR LATE VINCENZA CENDRAZZO; (1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.88 FEET, A CHORD BEARING OF SOUTH 02°56'32" WEST AND A CHORD DISTANCE OF 106.71 FEET AND AN ARC LENGTH OF 108.33 FEET, TO A POINT; THENCE (2) SOUTH 14°14'01" EAST (TANGENT TO PREVIOUS CURVE), A DISTANCE OF 291.70 FEET TO A POINT OF CURVATURE; THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ALONG LANDS NOW OR LATE JOHN & VINCENZA CENDRAZZO; (1) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1124.43 FEET, A CHORD BEARING OF SOUTH 11°10'33" EAST, A CHORD DISTANCE OF 115.42 FEET AND AN ARC LENGTH OF 115.47 FEET TO A POINT; THENCE (2) SOUTH 20°07'04" EAST (TANGENT TO PREVIOUS CURVE), A DISTANCE OF 199.83 FEET TO AN IRON PIN AT POINT OF CURVATURE; THENCE (3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 243.35 FEET, A CHORD BEARING OF SOUTH 20°03'41" WEST, A CHORD DISTANCE OF 314.01 FEET AND AN ARC LENGTH OF 341.30 FEET TO AN IRON PIN; THENCE (4) SOUTH 80°14'26" WEST (TANGENT TO PREVIOUS CURVE), A DISTANCE OF 148.12 FEET TO A SPIKE; THENCE (5) SOUTH 36°37'30" EAST, A DISTANCE OF 177.29 FEET TO AN IRON PIN; THENCE (6) SOUTH 47°11'00" WEST, A DISTANCE OF 212.66 FEET TO A POINT; THENCE (7) SOUTH 46°49'00" EAST, A DISTANCE OF 267.16 FEET TO AN IRON PIN; THENCE (8) SOUTH 46°10'10" WEST, A DISTANCE OF 539.32 FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR LATE THOMAS & KATHLEEN KACZMAREK; LANDS NOW OR LATE DEBORAH SIMMONS; LANDS NOW OR LATE SANFORD & NICOLE ALABOVITZ AND LANDS NOW OR LATE FRANKLIN DEDISCH NORTH 40°33'20" WEST, A DISTANCE OF 731.44 FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR LATE EDWARD BONATO AND LANDS NOW OR LATE JOHN & VINCENZA CENDRAZZO NORTH 53°21'15" EAST, A DISTANCE OF 601.85 FEET TO A POINT; THENCE ALONG LANDS NOW OR LATE SCOTT & CHRISTINE GUADE SOUTH 36°37'30" EAST, A DISTANCE OF 181.46 FEET TO A POINT; THENCE ALONG THE SAME NORTH 58°42'45" EAST, A DISTANCE OF 135.28 FEET TO AN IRON PIN; THENCE NORTH 80°14'26" EAST, A DISTANCE OF 152.02 FEET TO AN IRON PIN AT A POINT OF CURVATURE; THENCE ALONG LANDS NOW OR LATE JOHN & VINCENZA CENDRAZZO, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 218.35 FEET, A CHORD BEARING OF NORTH 20°03'41" EAST, A CHORD DISTANCE OF 261.78 FEET, AND AN ARC LENGTH OF 306.24 FEET TO A POINT; THENCE ALONG THE SAME AND ALONG LANDS NOW OR LATE READING LIEDERKRANZ-GERMAN SINGING & SPORTS SOCIETY NORTH 20°07'04" WEST (TANGENT TO PREVIOUS CURVE), A DISTANCE OF 198.93 FEET TO A POINT OF CURVATURE; THENCE ALONG THE SAME, ALONG A CURVE, TO THE RIGHT, HAVING A RADIUS OF 1148.43 FEET, A CHORD BEARING OF NORTH 17°10'33" WEST, A CHORD DISTANCE OF 117.99 FEET, AND AN ARC LENGTH OF 118.04 FEET TO A POINT; THENCE ALONG THE SAME, NORTH 14°14'01" WEST (TANGENT TO PREVIOUS CURVE), A DISTANCE OF 291.70 FEET TO A POINT OF CURVATURE; THENCE ALONG THE SAME, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 205.68 FEET, A CHORD BEARING OF NORTH 04°37'00" EAST, A CHORD DISTANCE OF 138.17 FEET AND AN ARC LENGTH OF 137.73 FEET TO THE POINT OF BEGINNING

CONTAINING 10.392 ACRES, MORE OR LESS

SUBJECT TO ANY AND ALL COVENANTS AND AGREEMENTS OF RECORD




## LOCATION MAP

1000 0 1000 2000
SCALE IN FEET

## RESTRICTIONS/EASEMENTS:

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE RESEARCH PREPARED BY FIRST AMERICAN TITLE INSURANCE, FILE NO. PC-8629, DATED 4-18-08. UPON REVIEW OF THE RESTRICTIONS/EASEMENTS SECTION OF THE REPORT, WE OFFER THE FOLLOWING COMMENTS:

(1) SUBJECT TO ACCESS AND PIPE WATER EASEMENT AS SET FORTH IN RECORD BOOK 2985, PAGE 577 – access of 25' wide right of way (Stokesay Castle Drive) and right to pump water from the well on the property of Stokesay Inc. – Stokesay Castle Drive shown

(2) DEED OF EASEMENT AS SET FORTH IN RECORD BOOK 2018, PAGE 1577 – agreement to install a 8" water line thru lands of Stokesay Inc. to benefit adjoining residential subdivision – approximate location of water line and easement shown.

(3) MEMORANDUM AGREEMENT AS SET FORTH IN RECORD BOOK 2918, PAGE 518 – agreement between Stokesay Management, Inc. and Antietam Valley Municipal Authority. Authority to provide one EDU of sewage capacity to Stokesay for use by the proposed single family home – terms & lateral shown.

(4) RIGHT OF WAY GRANT AS SET FORTH IN RECORD BOOK 2607, PAGE 177 – agreement between UGI Utilities, Inc. and Stokesay Management Corp. to install a gas line, right of way required to be 20' wide, 15' to one side of gas line and 5' to the other side, location of gas line is unknown – gas meter & valve shown.

(5) MET ED

A. MISC BOOK 201, 73
agreement between Stokesay Inc. and Metropolitan Edison Company granting Metropolitan Edison Company, the right to construct, maintain and operate electric lines and poles from adjoining property to the existing buildings – utility poles shown

B. MISC BOOK 239, PAGE 775
agreement between Stokesay Inc. and Metropolitan Edison Company granting Metropolitan Edison Company, the right to construct, maintain and operate electric lines and poles along Stokesay Castle Lane – utility poles shown

C. MISC BOOK 244, PAGE 1032
– agreement between Stokesay Inc. and Metropolitan Edison Company granting Metropolitan Edison Company, the right to construct, maintain and operate electric lines and poles across lands of Stokesay Inc. – utility poles shown

D. MISC BOOK 248, PAGE 741
– agreement between Stokesay Inc. and Metropolitan Edison Company granting Metropolitan Edison Company, the right to construct, maintain and operate electric lines and poles from pole number 182693 and continuing thru grantor's lands in an easterly direction to lands now or late of Phillip Hoeffel – utility poles shown

E. MISC BOOK 250, PAGE 177
– agreement between J. Philip and Joanne S. Hoeffer, (h/w) and Metropolitan Edison Company granting Metropolitan Edison Company, the right to construct, maintain and operate electric lines from a pole located on lands of Stokay Inc. and continuing thru grantor's lands to a pole located on grantors lands – utility poles on Stokay Inc. property shown

F. MISC BOOK 294, PAGE 862
– agreement between Stokesay Inc. and Metropolitan Edison Company granting Metropolitan Edison Company, the right to construct, maintain and operate electric lines and poles from Met. Ed. right-of-way easterly to a building located on grantor's land – utility poles shown

(6) RIGHT OF WAY AGREEMENT AS SET FORTH IN MISC BOOK 287, PAGE 278 – agreement between Stokesay Inc. and John A. and Vincenza Cenzarezza, (h/w) to install, maintain, and operate a waterline thru the lands of Cenzarezza to benefit Stokesay, right of way to be 10' wide water line shown

(7) AGREEMENT AS SET FORTH IN MISC BOOK 287, PAGE 281 – terms to the installation of the above mentioned water line thru lands of Cenzarezza

(8) RIGHT OF WAY AS SET FORTH IN MISC BOOK 283, PAGE 289 – agreement between Stokesay Inc. and John A. and Vincenza Cenzarezza, (h/w) for Cenzarezza to access Stokesay's well for the purpose of drawing off water, right of way to be 10' wide, location of well mentioned is unknown

(9) RESERVATION AS SET FORTH IN DEED BOOK 1237, PAGE 535 AND DEED BOOK 738, PAGE 255 – agreement between grantor and grantee and its successors and assigns to use the driveway portion of the turnpikeway (Stokesay Castle Lane) as a right of way for egress and ingress to other property of grantor, "other" property location is unknown.

## ALTA CERTIFICATION:

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 7A, 7B1, 8, 9, 10, 11A, 13 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND THE EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

SCOTT C. MULLER, P.L.S. DATE
REGISTRATION NO. SU057819

PENNSYLVANIA ONE CALL SYSTEM, INC.
938 Lower Bern Road
West Wyomissing
19612 - 1678

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

ALL PIPELINES, WIRES, CONDUITS, ETC. NOTICE TO OWNERS: BEFORE YOU EXCAVATE, DRILL, BLAST OR EXPLORE

## LEGEND:

| | | | |
|---|---|---|---|
| —x— | FENCE LINE | U.P. | UTILITY POLE |
| C.O. | CLEANOUT / VENT | | WATER METER |
| | SANITARY SEWER MANHOLE | | SIGN |
| | TELEPHONE MANHOLE | | GAS METER |
| | FIRE HYDRANT | | INLET/ CATCH BASIN |
| | GUY WIRE | | TRAFFIC SIGNAL |
| (11) | TITLE REPORT RESTRICTIONS/EASEMENTS | M.B. | MAILBOX |
| | | —S— | SANITARY SEWER LINE |

| | | | |
|---|---|---|---|
| OWNER: STOKESAY MANAGEMENT CORP. SPOOK LANE & HILL ROAD LOWER ALSACE TWP. BERKS COUNTY, PA | REV. | DESCRIPTION | DATE / BY |
| TAX MAP PARCEL NO.: 5317-20-70-7738 | | | |
| MUNICIPAL FILE NO.: | TOTAL AREA: 10.392 AC. | TOTAL LOTS: 1 | |
| | DATE: 5-22-08 | SCALE: 1"=80' | |

ALTA/ACSM LAND TITLE SURVEY
*STOKESAY CASTLE*
141 STOKESAY CASTLE LANE
LOWER ALSACE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
3465 WEST FURNACE STREET ALLENTOWN, PA 18104 (610) 398-3004 www.gilmore-assoc.com

80 0' 80 120
SCALE IN FEET

JOB NO.: 0804105A
SHEET NO.: 1 OF 1

DESIGNED BY: | DRAWN BY: LAL/DJS | CHECKED BY: SCM

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