

**GENERAL NOTES**

- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING JANUARY OF 2013 AND BY DEEDS OF RECORD AS RECORDED IN THE BUCKS COUNTY OFFICE OF THE RECORDER OF DEEDS AS FOLLOWS:  
NORTHAMPTON TOWNSHIP  
TMP#31-023-004  
DEED BOOK 1892, PAGE 353, 364, 377 AND 806
- THE FOLLOWING IS A LIST OF ADDITIONAL RECORD SOURCES OBTAINED AND UTILIZED FOR THIS SURVEY:  
TAX PARCEL DEED BOOK PAGE  
31-024-059 0951 2211  
31-024-060 3459 0877  
31-024-081 0757 2114  
31-024-062 3351 2104
- A RECORDS SEARCH WAS CONDUCTED BY A TITLE COMPANY TO REVEAL RECORDED EASEMENTS AND OR RIGHT OF WAYS THAT MAY AFFECT THE PROPERTY. THE DOCUMENTS WERE REVIEWED BY THE UNDERSIGNED. ONLY SURVEY RELATED INFORMATION IS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND/OR COVENANTS OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING JANUARY OF 2013 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
- VERTICAL DATUM IS BASED UPON AN ASSUMED DATUM. BENCHMARK IS THE DOORSILL OF THE EXISTING BUILDING ELEVATION 98.16. (SEE PLAN FOR LOCATION).
- THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS TAKEN DURING THE TIME OF SURVEY. NO UNDERGROUND PROBING OR OTHER INVESTIGATIONS WERE PERFORMED.
- BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
- ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
- THIS PREMISES IS LOCATED IN ZONE AE, AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA ON MAP #42017C0432 F, PANEL 432 OF 532, EFFECTIVE DATE, MAY 16, 1998 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- NO OTHER PERSONS OR ENTITIES OTHER THAN THOSE CERTIFIED TO ON THIS PLAN MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE OR FREEDOM FROM ENCUMBRANCES. CERTIFICATION IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR.
- THERE IS A DECOMMISSIONED NUCLEAR MISSILE BATTERY SITE FACILITY IN THE REAR OF THE SITE. NO UNDERGROUND INVESTIGATIONS OF THIS FACILITY WERE PERFORMED.

**TITLE NOTES**

- SUBJECT TO NOTES AND CONDITIONS AND EASEMENTS AS SHOWN ON PLAN BOOK 255 PAGE 48.
- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS IN DEED BOOK 624 PAGE 392. (NOT PLOTTABLE)
- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 2306 PAGE 158. (NOT PLOTTABLE)

**LOCATION MAP**  
SCALE: 1"=2000'  
NORTHAMPTON TOWNSHIP STREET MAP

**LEGEND**

- ADJOINER LINE
- EXISTING AIR CONDITIONER
- EXISTING BOUNDARY
- EXISTING BUILDINGS
- EXISTING BOLLARD
- EXISTING BUILDING SETBACK LINES
- EXISTING CABLE TV LINE AND STRUCTURE
- EXISTING CENTERLINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING CURBLINE
- EXISTING DRAIN
- EXISTING DOWN SPOUT
- EXISTING DRIVEWAY
- EXISTING ELECTRIC AND STRUCTURES
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF ROAD
- EXISTING EDGE OF STONE
- EXISTING CHAINLINK FENCE
- EXISTING SHADOW BOX FENCE
- EXISTING SPLIT RAIL FENCE
- EXISTING FIRE HYDRANT
- EXISTING FLAGPOLE
- FLOODPLAIN
- EXISTING GAS LINE AND STRUCTURE
- EXISTING GUYE RAIL
- EXISTING IRON PIN/PIPE
- EXISTING LIGHTS
- EXISTING MAILBOX
- EXISTING MONUMENT
- EXISTING POST
- EXISTING LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING SANITARY EASEMENT
- EXISTING SANITARY FORESHAM
- EXISTING SANITARY LATERAL AND STRUCTURES
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING SITE BENCHMARK LOCATION
- EXISTING SPOT ELEVATIONS
- EXISTING STORM SEWER AND STRUCTURES
- EXISTING STORM EASEMENT
- EXISTING STREAM
- EXISTING SWALE
- EXISTING SIDEWALK
- EXISTING TELEPHONE LINE AND STRUCTURES
- EXISTING TREETRUNK
- EXISTING UTILITY POLE AND GUY WIRE
- EXISTING WATER LINE AND STRUCTURES
- EXISTING WATER SERVICE AND STRUCTURE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING IRRIGATION CONTROL BOX
- EXISTING OVERHEAD WIRE

**AREA LOT SUMMARY**

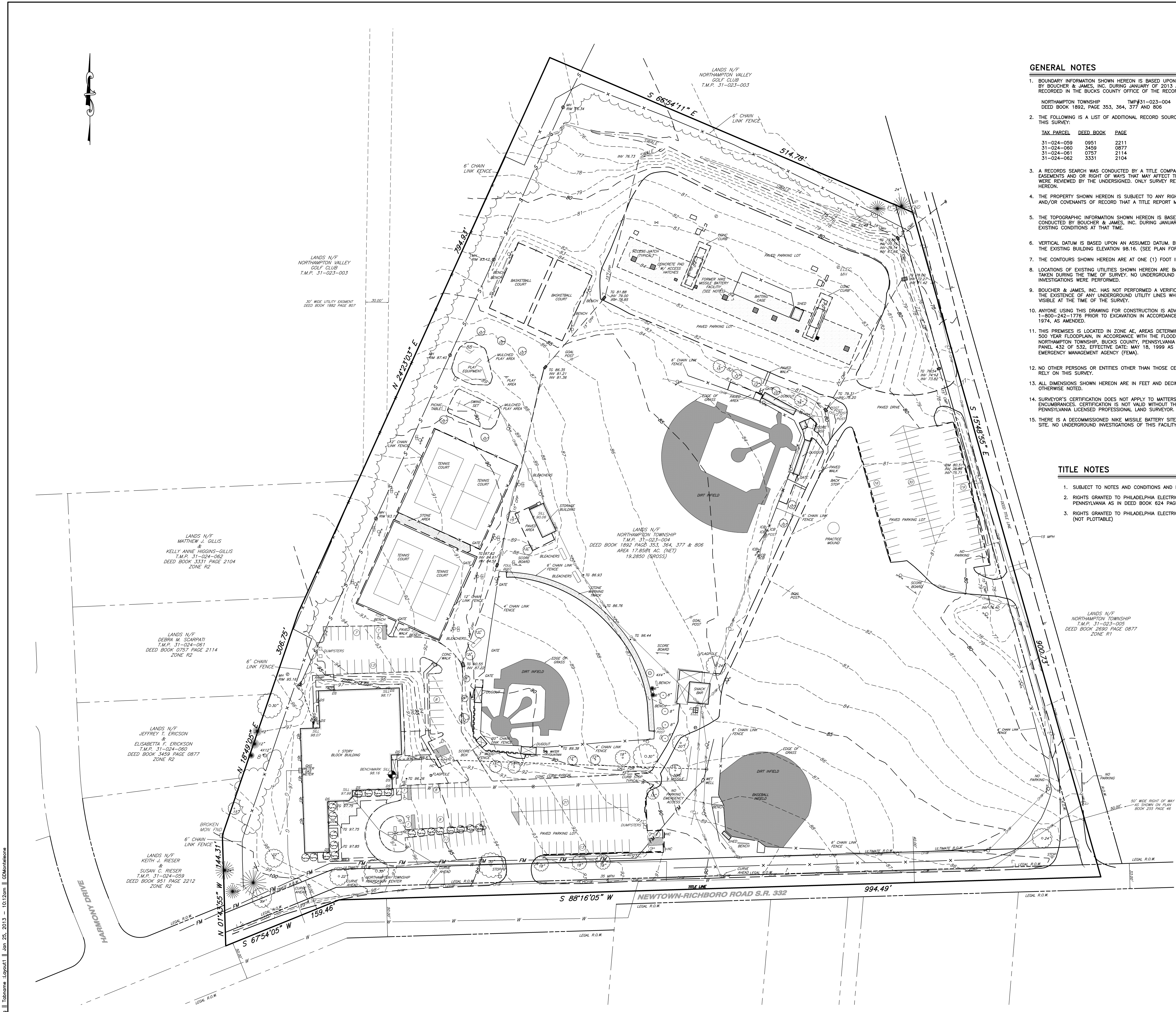
OWNER OF RECORD: NORTHAMPTON TOWNSHIP.	GROSS AREA TO TITLE LINES	NET AREA TO ULTIMATE RIGHT-OF-WAY
	19.2850 ACRES. (840,055 SF)	17.8581 ACRES. (777,901 SF)

**SURVEYOR'S CERTIFICATION**

GLENN D. MONTELEONE, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA, LICENSE NO. SU-056447-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARY METES & BOUNDS AND THE EXISTING FEATURES SHOWN HEREON HAVE BEEN FIELD SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS (PSLS) IN JULY OF 1998 (OR AS SUBSEQUENTLY ADOPTED). I HEREBY FURTHER STATE THAT ALL MONUMENTS AND/OR IRON PINS SHOWN HEREON WERE FOUND OR SET AS INDICATED AND THAT ALL DIMENSIONS AND GEODETIC DETAILS ARE CORRECT.

GLENN D. MONTELEONE, PLS  
PA LIC. # SU-056447-E

DATE



Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.  
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REVISIONS :		DATE		DESCRIPTION	

PROJECT :	<b>NORTHAMPTON MUNICIPAL COMPLEX</b> 345 NEWTOWN RICHBORO ROAD RICHBORO, PA 18954
APPLICANT :	<b>NORTHAMPTON TOWNSHIP</b> 55 TOWNSHIP ROAD RICHBORO, PA 18954

JOB NO. :	125492S
TITLE :	<b>PLAN OF SURVEY - T.M.P. 31-23-4</b>
DRAWN BY :	GFM
CHECKED BY :	CDM
SCALE :	1" = 50'
PLAN STATUS :	PRELIMINARY

**Boucher & James, Inc.**  
CORPORATE HEADQUARTERS: 1456 FERRY RD, BUILDING 800, DOYLESTOWN, PA. 18901  
VOICE: (215) 345-9400 FAX: (215) 345-9401

**NORTHAMPTON MUNICIPAL COMPLEX**

SHEET 1 OF 1  
JANUARY 23, 2013

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