



**LEGEND**

- RIGHT OF WAY
- PROPERTY LINE
- - - MINOR CONTOUR
- - - MAJOR CONTOUR
- EXISTING PAVED DRIVEWAY
- EXISTING STONE DRIVEWAY
- EXISTING FENCE
- EXISTING SOILS LINE AND TYPE
- EXISTING HOUSE OUTLINE
- EXISTING WALL
- PROPERTY/UTILITY LINE TO BE REM.
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED PAVER TERRACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED MONUMENT
- PROPOSED IRON PIN

**LEGAL DESCRIPTIONS**

**EXISTING:**

**450 PENNLYN:**  
ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESCRIBED ACCORDING TO A CERTAIN SUBDIVISION PLAN OF PROPERTY OF THOMAS R. WHITE MADE BY DONALD N. SCHURR, CIVIL ENGINEER AND SURVEYOR, DATED SEPTEMBER 13, 1961 AND LAST REVISED OCTOBER 30, 1961, AS FOLLOWS: TO WIT BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF PENNLYN PIKE SAID POINT BEING MEASURED THE TWO FOLLOWING COURSES AND DISTANCES ALONG THE TITLE LINE THROUGH THE BED OF PENNLYN PIKE FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF MORRIS ROAD (1) LEAVING MORRIS ROAD SOUTH 19 DEGREES 37 MINUTES 30 SECONDS WEST 305.86 FEET TO A POINT AN ANGLE AND (2) SOUTH 29 DEGREES 54 MINUTES AND 86 SECONDS WEST 89.95 FEET TO A POINT OF BEGINNING, THENCE EXTENDING FROM SAID POINT IN BEGINNING SOUTH 43 DEGREES 54 MINUTES 30 SECONDS EAST CROSSING THE SOUTHEASTERLY SIDE OF PENNLYN PIKE 712.87 FEET TO A POINT, THENCE EXTENDING SOUTH 43 DEGREES 07 MINUTES 50 SECONDS WEST 234.87 FEET TO A POINT, THENCE EXTENDING NORTH 42 DEGREES FIFTY MINUTES WEST 246.94 FEET TO A POINT, THENCE EXTENDING NORTH 17 DEGREES 34 MINUTES 40 SECONDS EAST 21.48 FEET TO A POINT, THENCE EXTENDING NORTH 5 DEGREES 26 MINUTES 30 SECONDS WEST 210.38 FEET TO A POINT, THENCE EXTENDING NORTH 29 DEGREES 26 MINUTES 30 SECONDS WEST 138.38 FEET TO A POINT, THENCE EXTENDING NORTH 43 DEGREES 26 MINUTES 30 SECONDS WEST RE-CROSSING THE SOUTHEASTERLY SIDE OF PENNLYN PIKE AFORESAID 155.71 FEET TO A POINT ON THE TITLE LINE IN THE BED OF SAME, THENCE EXTENDING ALONG THE TITLE LINE THROUGH THE BED OF PENNLYN PIKE THE TWO FOLLOWING COURSES AND DISTANCES (1) NORTH 40 DEGREES 33 MINUTES 30 SECONDS EAST 6.01 FEET TO A POINT AN ANGLE AND (2) NORTH 29 DEGREES 54 MINUTES 30 SECONDS EAST 45.95 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

**490 PENNLYN:**  
BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF PENNLYN PIKE SAID POINT BEING MEASURED THE TWO FOLLOWING COURSES AND DISTANCES ALONG THE TITLE LINE THROUGH THE BED OF PENNLYN PIKE FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF MORRIS ROAD (1) LEAVING MORRIS ROAD, SOUTH 19 DEGREES 37 MINUTES, 30 SECONDS WEST, 305.86 FEET TO AN ANGLE, (2) SOUTH 29 DEGREES, 54 MINUTES, 30 SECONDS WEST, 138.38 FEET TO A POINT, AN ANGLE AND (3) SOUTH 43 DEGREES, 54 MINUTES, 30 SECONDS WEST, 89.95 FEET TO A POINT, THENCE EXTENDING SOUTH 5 DEGREES, 26 MINUTES, 30 SECONDS EAST, 210.38 FEET TO A POINT, THENCE EXTENDING SOUTH 11 DEGREES, 34 MINUTES, 30 SECONDS WEST, 21.48 FEET TO A POINT, THENCE EXTENDING SOUTH 42 DEGREES, 50 MINUTES EAST, 612.64 FEET TO A POINT IN LINE OF LANDS, NOW OR LATE OF LEONARD T. BEALE, THENCE EXTENDING SOUTH 43 DEGREES, 7 MINUTES, 30 SECONDS WEST, RE-CROSSING THE SOUTHEASTERLY SIDE OF PENNLYN PIKE, 144.30 FEET TO A POINT ON THE TITLE LINE IN THE BED OF SAME, THENCE EXTENDING NORTH 40 DEGREES, 33 MINUTES, 30 SECONDS EAST, 6.01 FEET TO THE POINT OF BEGINNING, THENCE EXTENDING NORTH 42 DEGREES, 50 MINUTES WEST, 75.0 FEET TO A POINT, THENCE EXTENDING NORTH 42 DEGREES, 50 MINUTES WEST, 75.0 FEET TO A POINT, THENCE EXTENDING NORTH 47 DEGREES, 17 MINUTES EAST, 423.76 FEET TO A POINT, THENCE EXTENDING NORTH 17 DEGREES, 34 MINUTES, 30 SECONDS EAST, 99.34 FEET TO A POINT, THENCE EXTENDING NORTH 5 DEGREES, 26 MINUTES, 30 SECONDS WEST, 189.62 FEET TO A POINT, THENCE EXTENDING NORTH 29 DEGREES, 26 MINUTES, 30 SECONDS WEST, 121.62 FEET TO A POINT, THENCE EXTENDING NORTH 43 DEGREES, 26 MINUTES, 30 SECONDS WEST, RE-CROSSING THE SOUTHEASTERLY SIDE OF PENNLYN PIKE, 144.30 FEET TO A POINT ON THE TITLE LINE IN THE BED OF SAME, THENCE EXTENDING NORTH 40 DEGREES, 33 MINUTES, 30 SECONDS EAST, ALONG THE TITLE LINE THROUGH THE BED OF PENNLYN PIKE, 50.28 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

**PROPOSED:**

**LOT 1:**  
FROM THE POINT OF BEGINNING S 07° 52' 01" W FOR A DISTANCE OF 32.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 52' 01.3" HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 33' 59" E FOR A DISTANCE OF 101.36 FEET, THENCE S 47° 00' 00" E A DISTANCE OF 165.25 FEET TO A POINT ON A LINE, THENCE S 32° 47' 43" E FOR A DISTANCE OF 58.72 FEET TO A POINT ON A LINE, THENCE S 48° 05' 20" W FOR A DISTANCE OF 158.81 FEET TO A POINT ON A LINE, THENCE S 52° 00' 21" W FOR A DISTANCE OF 274.89 FEET TO A POINT ON A LINE, THENCE N 37° 59' 39" E FOR A DISTANCE OF 175.25 FEET TO A POINT ON A LINE, THENCE N 08° 24' 09" E FOR A DISTANCE OF 99.35 FEET TO A POINT ON A LINE, THENCE S 68° 51' 46" E FOR A DISTANCE OF 30.85 FEET TO THE POINT OF BEGINNING.  
PERIMETER: 1,098.93  
AREA: 55,648.48 SF, 1.278 AC

**LOT 2:**  
FROM THE POINT OF BEGINNING S 37° 59' 39" W FOR A DISTANCE OF 75.00 FEET TO A POINT ON A LINE, THENCE N 52° 00' 21" W FOR A DISTANCE OF 75.00 FEET TO A POINT ON A LINE, THENCE N 37° 59' 39" E FOR A DISTANCE OF 248.49 FEET TO A POINT ON A LINE, THENCE S 52° 00' 21" E FOR A DISTANCE OF 274.89 FEET TO A POINT ON A LINE, THENCE S 44° 38' 32" W FOR A DISTANCE OF 45.84 FEET TO A POINT ON A LINE, THENCE S 37° 59' 39" W FOR A DISTANCE OF 54.99 FEET TO A POINT ON A LINE, THENCE S 63° 22' 17" W FOR A DISTANCE OF 80.76 FEET TO A POINT ON A LINE, THENCE N 52° 00' 21" W A DISTANCE OF 159.97 FEET TO THE POINT OF BEGINNING.  
PERIMETER: 1,014.95  
AREA: 51,254.70 SF, 1.177 AC

**LOT 3:**  
FROM THE POINT OF BEGINNING S 52° 00' 21" E FOR A DISTANCE OF 365.70 FEET TO A POINT ON A LINE, THENCE S 33° 57' 29" W FOR A DISTANCE OF 245.57 FEET TO A POINT ON A LINE, THENCE N 52° 00' 21" W FOR A DISTANCE OF 349.42 FEET TO A POINT ON A LINE, THENCE N 48° 05' 20" E FOR A DISTANCE OF 124.76 FEET TO A POINT ON A LINE, THENCE N 32° 47' 43" W FOR A DISTANCE OF 58.72 FEET TO A POINT ON A LINE, THENCE N 38° 00' 00" E A DISTANCE OF 102.81 FEET TO THE POINT OF BEGINNING.  
PERIMETER: 1,246.97  
AREA: 85,697.01 SF, 1.967 AC

**LOT 4:**  
FROM THE POINT OF BEGINNING N 63° 22' 17" E FOR A DISTANCE OF 80.76 FEET TO A POINT ON A LINE, THENCE N 37° 59' 39" E FOR A DISTANCE OF 54.99 FEET TO A POINT ON A LINE, THENCE N 44° 38' 32" E FOR A DISTANCE OF 45.84 FEET TO A POINT ON A LINE, THENCE N 48° 05' 20" E A DISTANCE OF 32.05 FEET TO A POINT ON A LINE, THENCE S 52° 00' 21" E FOR A DISTANCE OF 349.42 FEET TO A POINT ON A LINE, THENCE N 31° 23' 09" W FOR A DISTANCE OF 165.25 FEET TO A POINT ON A LINE, THENCE N 52° 00' 21" W FOR A DISTANCE OF 409.42 FEET TO THE POINT OF BEGINNING.  
PERIMETER: 1,178.03  
AREA: 76,255.81 SF, 1.751 AC

**LOT 5 - 450 PENNLYN**  
FROM THE POINT OF BEGINNING S 52° 36' 51" E FOR A DISTANCE OF 671.12 FEET TO A POINT ON A LINE, THENCE S 33° 57' 29" W FOR A DISTANCE OF 234.87 FEET TO A POINT ON A LINE, THENCE S 38° 00' 00" W FOR A DISTANCE OF 102.81 FEET TO A POINT ON A LINE, THENCE N 47° 00' 00" W FOR A DISTANCE OF 165.25 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 52' 01.3" HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS N 19° 33' 59" W FOR A DISTANCE OF 101.36 FEET, THENCE N 07° 52' 01" E FOR A DISTANCE OF 32.49 FEET TO A POINT ON A LINE, THENCE N 68° 51' 46" W FOR A DISTANCE OF 30.85 FEET TO A POINT ON A LINE, THENCE N 14° 36' 51" W FOR A DISTANCE OF 116.28 FEET TO A POINT ON A LINE, THENCE N 38° 36' 51" W FOR A DISTANCE OF 189.57 FEET TO A POINT ON A LINE, THENCE N 38° 36' 51" W FOR A DISTANCE OF 121.58 FEET TO A POINT ON A LINE, THENCE N 52° 36' 51" W FOR A DISTANCE OF 144.31 FEET TO A POINT ON A LINE, THENCE N 31° 23' 09" W FOR A DISTANCE OF 59.28 FEET TO A POINT ON A LINE, THENCE N 30° 50' 31" E FOR A DISTANCE OF 6.05 FEET TO A POINT ON A LINE, THENCE N 20° 44' 09" E FOR A DISTANCE OF 45.95 FEET TO A POINT ON A LINE, THENCE S 52° 36' 51" E A DISTANCE OF 41.75 FEET TO THE POINT OF BEGINNING.  
PERIMETER: 1,942.22  
AREA: 146,518.69 SF, 3.364 AC

**GENERAL NOTES:**

- OUTBOUND AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM: LOT 5 (450 PENNLYN) - A FIELD SURVEY PERFORMED BY BOUCHER & JAMES, INC. IN APRIL OF 2015 AND A PLAN ENTITLED "PLAN OF SURVEY", PREPARED BY BOUCHER & JAMES, INC. DATED MAY 7, 2015. LOT 52 (480 PENNLYN) - A FIELD SURVEY PERFORMED BY BOUCHER & JAMES, INC. IN MAY OF 2016 AND A PLAN ENTITLED "PLAN OF SURVEY", PREPARED BY BOUCHER & JAMES, INC. DATED MAY 31, 2016.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
  - RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE COMMONWEALTH OF PENNSYLVANIA, OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
  - BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
  - ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

**CERTIFICATE OF OWNERSHIP:**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,  
PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO  
BE THE OWNER AND/OR AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_  
(PRINTED NAME OF OWNER OR AUTHORIZED REP) (NAME OF CORPORATION OR LEGAL ENTITY)  
A CORPORATION; AND THAT HE OR THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON  
THIS PLAN; THAT THIS SUBDIVISION PLAN THEREOF WAS MADE AT SAID OWNER'S DIRECTION, AND THAT  
OWNER ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED  
AS SUCH ACCORDING TO LAW.  
OWNER AUTHORIZED REPRESENTATIVE SIGNATURE WITH TITLE \_\_\_\_\_ NOTARY PUBLIC  
(PRINTED OWNER NAME AND/OR NAME OF CORPORATION OR LEGAL ENTITY) MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF DESIGN:**

I HEREBY CERTIFY TO \_\_\_\_\_ THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLOT AND SURVEY WERE PERFORMED IN  
ACCORDANCE WITH THE LATEST MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE  
MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF  
PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS.  
SIGNATURE OF SURVEYOR \_\_\_\_\_  
SEAL \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_

**MONTGOMERY COUNTY PLANNING APPROVAL**

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
FILE NO. \_\_\_\_\_  
ATTEST \_\_\_\_\_ SECRETARY

**APPROVAL OF THE TOWNSHIP**

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF WHITPAIN  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_  
ATTEST \_\_\_\_\_ ENGINEER \_\_\_\_\_

**CERTIFICATION OF RECORDING**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, ETC.,  
NORRISTOWN, PENNSYLVANIA IN:  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
BY \_\_\_\_\_  
RECORDER OF DEEDS

**LOT AREA TABLE**

	EXISTING			
	NET AREA (SF)	NET AREA (AC.)	GROSS AREA (SF)	GROSS AREA (AC.)
450 PENNLYN	97,823	2.25	99,897	2.29
480 PENNLYN	313,467	7.20	315,476	7.24
TOTAL	411,290	9.44	415,373	9.54
PROPOSED				
LOT 5 - 450 PENNLYN	142,436	3.27	146,519	3.36
LOT 1	55,648	1.28	55,648	1.28
LOT 2	51,254	1.18	51,254	1.18
LOT 3	85,697	1.97	85,697	1.97
LOT 4	76,255	1.75	76,255	1.75
TOTAL	411,290	9.44	415,373	9.54

**Pennoni**

**PENNONI ASSOCIATES, INC.**  
1900 Market Street, Suite 300  
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**490 PENNLYN BLUE BELL PIKE SUBDIVISION**

490 PENNLYN BLUE BELL PIKE  
BLUE BELL, PA 19422

**SUBDIVISION PLAN**

**KARYA PROPERTIES LLC C/O  
KILDUFF DEVELOPMENT COMPANY**  
450 SENTRY PARKWAY  
BLUE BELL, PA 19422

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS FOR THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNERS SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: **KILD701**  
DATE: 2017-05-09  
DRAWING SCALE: 1"=40'  
DRAWN BY: SWC  
APPROVED BY: JS

NOT FOR CONSTRUCTION