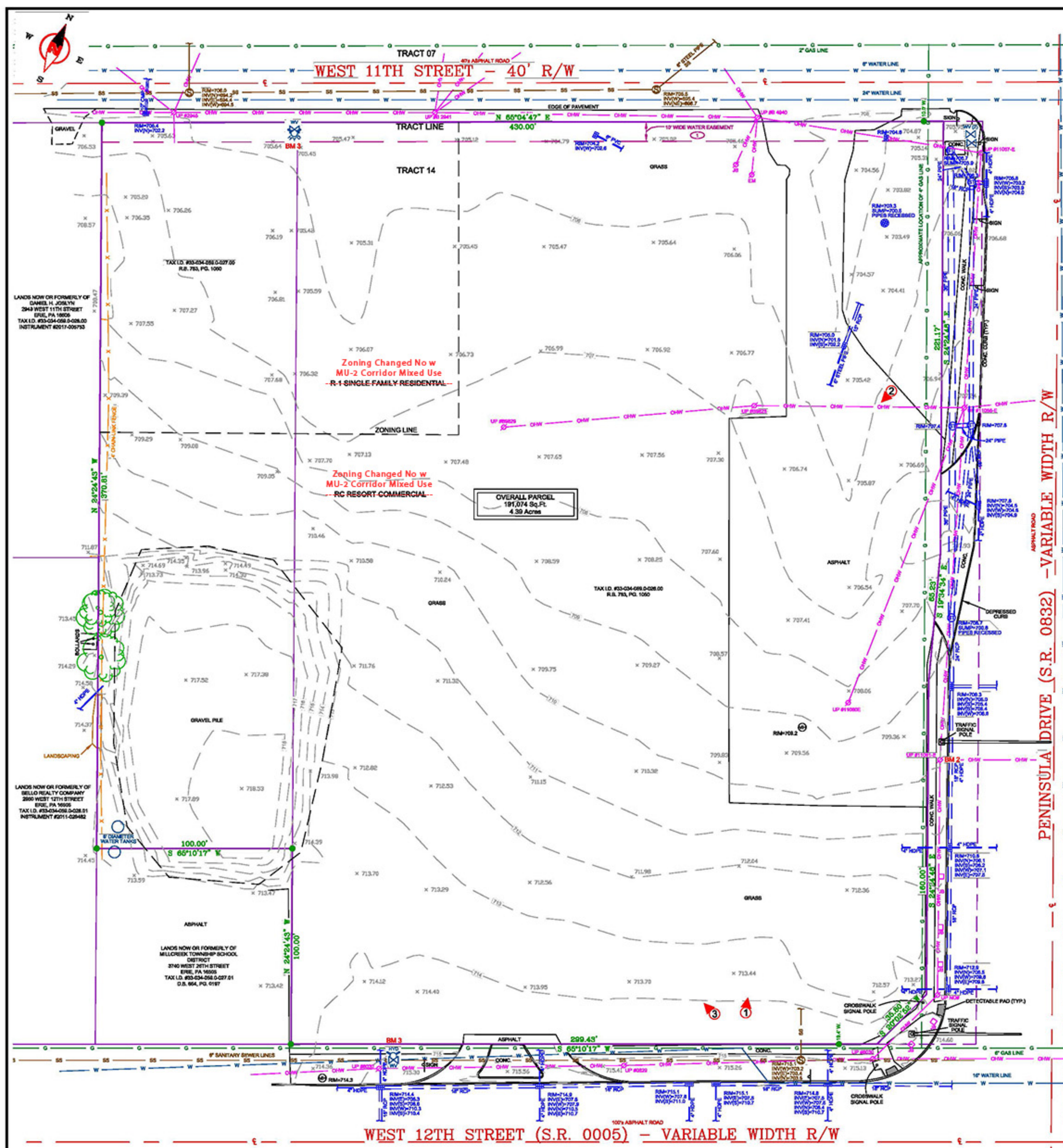




NOTES	BENCHMARK INFO	ZONING INFO
BEARINGS AS SHOWN HEREON ARE GRID NORTH FOR THE PENNSYLVANIA STATE COORDINATE SYSTEM (NAD 83) - PA NORTH. FIELD WORK FOR THIS SURVEY PERFORMED IN MAY & JUNE 2017.	BM1 TOP OF A HYDRANT ON THE SOUTH SIDE OF WEST 11TH STREET, 332' WEST OF THE WEST R/W LINE OF PENINSULA DRIVE - VARIABLE WIDTH R/W. (AS SHOWN) ELEV. = 709.32' BM2 TOP OF A GIN PIN IN THE WEST SIDE OF UTILITY POLE #1001-E, LOCATED ON THE WEST SIDE OF PENINSULA DRIVE, 149' NORTH OF THE NORTH LINE WEST 12TH STREET - VARIABLE WIDTH R/W. (AS SHOWN) ELEV. = 719.10' BM3 TOP OF A HYDRANT ON THE NORTH SIDE OF WEST 12TH STREET, 272' WEST OF THE WEST R/W LINE OF PENINSULA DRIVE - VARIABLE WIDTH R/W. (AS SHOWN) ELEV. = 718.94' ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 83 DATUM "BENCHMARK SHOWN HEREON IS TO BE USED AS A REFERENCE TO THE ORIGINAL TOPOGRAPHICAL SURVEY ONLY. BEFORE ANY EARTHMOVING OR CONSTRUCTION TAKES PLACE, THIS BENCHMARK MUST BE FIELD VERIFIED AND CONFIRMED AS CURRENTLY ACCURATE BY DAVID LAIRD ASSOCIATES."	RC RESORT COMMERCIAL SETBACKS: FRONT YARD = 30' SIDE YARD = 7' REAR YARD = 10' (FOR MORE INFORMATION REFER TO THE MILLCREEK TOWNSHIP 2011-8 ZONING ORDINANCE) R-1 SINGLE FAMILY RESIDENTIAL SETBACKS: FRONT YARD = 30' SIDE YARD = 7' REAR YARD = 40'



TITLE BRINGDOWN PROVIDED BY: MACDONALD, L.L.D., JONES & BRYTON LLP VIA EMAIL - OCTOBER 2, 2017 ELEGANT LAYDOWN VIA EMAIL - OCTOBER 6, 2017				
SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
1	MILLCREEK TOWNSHIP WATER AUTHORITY	EASEMENT	R.B. 116, PG. 1401	AFFECTS THE SUBJECT PROPERTY, AS SHOWN.
2	NATIONAL FUEL GAS DISTRIBUTION CORPORATION	RIGHT-OF-WAY AGREEMENT	AGREEMENT DATED: MARCH 17, 2009	AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.
3	PERNDOT	AGREEMENT OF SALE	AGREEMENT DATED: JULY 1, 2006	DOES NOT AFFECT THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOTS OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF MILLCREEK, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA, BEING PART OF TRACT 14, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT AT A POINT, SAID POINT BEING LOCATED ALONG THE NORTHERLY LINE OF WEST 12TH STREET (S.R. 0005) VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF MILLCREEK TOWNSHIP SCHOOL DISTRICT, AS RECORDED IN ERIE COUNTY DEED BOOK 664, PAGE 197;

THENCE NORTH 34 DEGREES, 24 MINUTES, 43 SECONDS WEST, ALONG THE EASTERLY LINE OF THE LANDS OF SAID MILLCREEK TOWNSHIP SCHOOL DISTRICT, A DISTANCE OF 100.00 FEET TO A REBAR SURVEY POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF SAID MILLCREEK TOWNSHIP SCHOOL DISTRICT;

THENCE SOUTH 43 DEGREES, 16 MINUTES, 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE LANDS OF SAID MILLCREEK TOWNSHIP SCHOOL DISTRICT, A DISTANCE OF 100.00 FEET TO A REBAR SURVEY POINT, SAID POINT BEING LOCATED ALONG THE EASTERLY LINE OF THE LANDS NOW OR FORMERLY OF BELLO REALTY COMPANY, AS RECORDED IN ERIE COUNTY INSTRUMENT #2011-029482;

THENCE NORTH 34 DEGREES, 24 MINUTES, 43 SECONDS WEST, ALONG THE EASTERLY LINE OF THE LANDS OF SAID BELLO REALTY COMPANY AND ALONG THE EASTERLY LINE OF THE LANDS NOW OR FORMERLY OF DANIEL H. JOHNS, AS RECORDED IN ERIE COUNTY INSTRUMENT #2017-00753, A DISTANCE OF 798.11 FEET TO A REBAR SURVEY POINT, SAID POINT BEING LOCATED ALONG THE SOUTHERLY LINE OF WEST 11TH STREET (40' RIGHT-OF-WAY), SAID POINT ALSO BEING LOCATED ALONG THE TRACT LINE SEPARATING TRACT 7 AND TRACT 14;

THENCE NORTH 45 DEGREES, 04 MINUTES, 47 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID WEST 11TH STREET AND ALONG THE TRACT LINE SEPARATING TRACT 7 AND TRACT 14, PASSING OVER A REBAR SURVEY POINT A DISTANCE OF 420.00 FEET, A TOTAL DISTANCE OF 494.00 FEET TO POINT, SAID POINT BEING LOCATED ALONG THE WESTERLY LINE OF PENINSULA DRIVE (S.R. 0932) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 24 DEGREES, 24 MINUTES, 46 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 221.17 FEET TO AN ANGLE POINT;

THENCE SOUTH 19 DEGREES, 16 MINUTES, 17 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 61.23 FEET TO AN ANGLE POINT;

THENCE SOUTH 34 DEGREES, 24 MINUTES, 46 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 160.00 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE NORTHERLY LINE OF SAID WEST 12TH STREET;

THENCE SOUTH 20 DEGREES, 02 MINUTES, 53 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 35.80 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE NORTHERLY LINE OF SAID WEST 12TH STREET, PASSING OVER A REBAR SURVEY POINT AT A DISTANCE OF 10.00 FEET, A TOTAL DISTANCE OF 299.43 FEET TO A REBAR SURVEY POINT, AND THE PLACE OF BEGINNING.

CONTAINING 4.39 ACRES, OR 191,074 SQUARE FEET OF LAND, TOBERN, NET MEASURE, AND BEING THE SAME PARCELS AS SHOWN ON A PLAN OF SURVEY ENTITLED "BOUNDARY LINE AND TOPOGRAPHICAL SURVEY FOR PETE FEDORKO", PREPARED BY DAVID LAIRD ASSOCIATES, INC., DATED OCTOBER 11, 2017.

PA ONE CALL
PA ONE CALL
SERIAL NO. 20171801585

CAUTION
UTILITIES AND UNDERGROUND FACILITIES OR STRUCTURES SHOWN HEREON, HAVE BEEN PLOTTED FROM FIELD MEASUREMENT AND FROM AVAILABLE RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR UTILITIES WHICH ARE NOT KNOWN TO THE UNDERSIGNED.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
FOR DEMOLITION, CONSTRUCTION OR DESIGN PURPOSES, VERIFY ALL UTILITY LOCATIONS AND SIZES WITH THE RESPECTIVE UTILITY OR AGENCY.

FLOOD DATA / WETLANDS
THE NATIONAL WETLANDS INVENTORY (NWI) MAP DOES NOT SHOW WETLANDS ON SITE. HOWEVER, IT IS RECOMMENDED THAT A DETAILED WETLANDS STUDY BE PERFORMED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL. DAVID LAIRD ASSOCIATES MAKES NO GUARANTEE THAT THE NWI MAPS ACCURATELY DEPICT THE PRESENCE OF WETLANDS ON SITE.
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 450402101E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 7, 2017.

AERIAL PHOTO

NOT TO SCALE

SURVEY REFERENCES
MILLCREEK TOWNSHIP SCHOOL DISTRICT
R.B. 1994, PG. 148
SURVEY FOR FEDORKO FAMILY LTD.
BY DAVID LAIRD ASSOCIATES
DATED OCTOBER 18, 2017
SURVEY FOR SPECTER REALTORS / SIGNIFICANCE PARTNERSHIP
BY DAVID LAIRD ASSOCIATES
DATED MARCH 1, 1999
PERNDOT DRAINAGE AUTHORITY ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 0932, SECTION 45 NW IN ERIE COUNTY
R/W BOOK 17, P. 6
DATED MARCH 3, 2008

OWNERS INFO
FEDORKO FAMILY LP
2500 SOUTH SHORE DRIVE
ERIE, PA 16505

LEGEND

- REBAR SURVEY POINT
- MANHOLE
- STORMWATER MANHOLE
- UTILITY POLE
- TREE
- PHOTO LOCATION
- WATER VALVE
- CATCH BASIN
- SIGN
- SANITARY MANHOLE
- FIRE HYDRANT
- STORM SEWER
- ELECTRIC METER
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- JUNCTION BOX

CERTIFICATION
I, JOHN BRADLEY LAIRD, A PROFESSIONAL LAND SURVEYOR IN AND OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS PLAN REPRESENTS A TRUE AND CORRECT PLAN OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.
DATE: OCTOBER 11, 2017
JOHN BRADLEY LAIRD, P.L.S. REG. NO. SU-051211-E

GRAPHIC SCALE
1 inch = 30 ft.

BOUNDARY LINE AND TOPOGRAPHICAL SURVEY FOR
PETE FEDORKO
TRACT 14 - MILLCREEK TOWNSHIP
ERIE COUNTY - PENNSYLVANIA

DATE: 10-11-17
SCALE: 1" = 30'
DRAWN BY: RWD
F.B. 503
PG. 1
S.E. NO. 17-27806
TAXID. NUMBER:
M-2502-003 & 004
33-034-059.0-026.00 & 027.00
SHEET NUMBER:
1 OF 1

DAVID LAIRD ASSOCIATES, Inc.
complete surveying & land development services
1557 WEST 26TH STREET ERIE, PA 16508
PHONE: (814) 456-0330 EMAIL: INFO@LAIRDSURVEY.NET