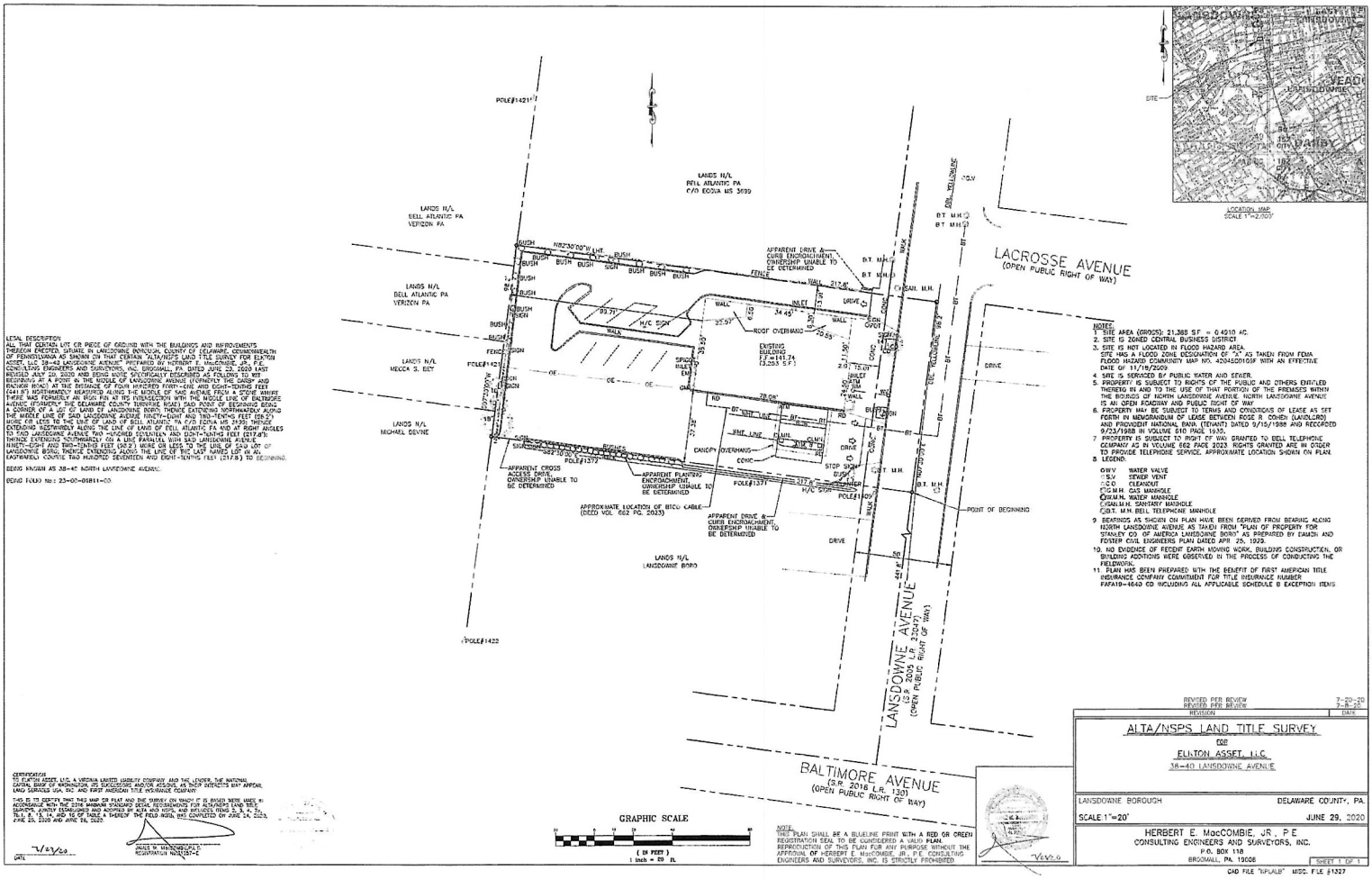

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN LANSDOWNE BOROUGH, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR ELKTON ASSET, LLC, 38-40 LANSDOWNE AVENUE, PREPARED BY HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC., DATED JUNE 29, 2020, LAST REVISED JULY 20, 2020 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE MIDDLE OF LANSDOWNE AVENUE (FORMERLY LANSDOWNE ROAD) AND BALTIMORE PIKE AT THE DISTANCE OF FOUR HUNDRED FORTY-ONE AND EIGHT-TENTHS FEET (441.8') NORTHWARDLY MEASURED ALONG THE MIDDLE OF SAID AVENUE FROM A STONE WHERE THERE WAS FORMERLY AN IRON PIN AT ITS INTERSECTION WITH THE MIDDLE LINE OF BALTIMORE AVENUE (FORMERLY THE DELAWARE COUNTY TURNPIKE ROAD) SAID POINT OF BEGINNING BEING A CORNER OF A LOT OF LAND OF LANSDOWNE BORO; THENCE EXTENDING NORTHWARDLY ALONG THE MIDDLE LINE OF SAID LANSDOWNE AVENUE NINETY-EIGHT AND TWO-TENTHS FEET (98.2') MORE OR LESS TO THE LINE OF LAND OF BELL ATLANTIC PA C/O EDDIA MS 3430; THENCE EXTENDING WESTWARDLY ALONG THE LINE OF LAND OF BELL ATLANTIC PA AND AT RIGHT ANGLES TO SAID LANSDOWNE AVENUE TWO HUNDRED FORTY-ONE AND EIGHT-TENTHS FEET (217.8') THENCE EXTENDING SOUTHWARDLY ON A LINE PARALLEL WITH SAID LANSDOWNE AVENUE NINETY-EIGHT AND TWO-TENTHS FEET (98.2') MORE OR LESS TO THE LINE OF SAID LOT OF LANSDOWNE BORO; THENCE EXTENDING ALONG THE LINE OF THE LAST NAMED LOT OF AL EASTWARDLY COURSE TWO HUNDRED SEVENTEEN AND EIGHT-TENTHS FEET (217.8') TO BEGINNING.

BEING KNOWN AS 38-40 NORTH LANSDOWNE AVENUE.

BEING TAX(S) No: 23-00-01811-00

CERTIFICATION

CHESTNUT ABSTRACT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND THE UNDER-THE-NATIONAL CAPITAL BANK OF WASHINGTON, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, LAND SURVEYOR USA, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 AND 20 THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2020. JUNE 29, 2020 AND APR 28, 2020.

7/27/20
DATE

JAMES W. MENTZINGER III
PENNSYLVANIA NO. 3082-E

NOTE:
THIS PLAN SHALL BE A BLUELINE PRINT WITH A RED OR GREEN REGISTRATION SEAL TO BE CONSIDERED A VALID PLAN. REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE APPROVAL OF HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED

7/27/20

REVISION	DATE
REVISED PER REVIEW	7-20-20
REVISED PER REVIEW	7-8-20

ALTA/NSPS LAND TITLE SURVEY

FOR

ELKTON ASSET, LLC

38-40 LANSDOWNE AVENUE

LANSDOWNE BOROUGH — DELAWARE COUNTY, PA.

SCALE: 1"=20' — JUNE 29, 2020

HERBERT E. MacCOMBIE, JR., P.E.
CONSULTING ENGINEERS AND SURVEYORS, INC.
P.O. BOX 118
BROOMALL, PA. 19008

SHEET 1 OF 1

CAD FILE "EPLAB" MISC. FILE #1327