NOTES:

SITE:

OWNER: US X CORP
ADDRESS: 600 GRANT STREET PITTSBURGH, PA 15219
DEED BOOK & PAGE:
OPA/APN NUMBER:
LOT/BLOCK NUMBER:
SITE ADDRESS: TYBURN ROADS, FALLS TOWNSHIP, PA
TOWNSHIP OF FALLS
COUNTY OF BUCKS
COMMONWEALTH OF PENNSYLVANIA

CLIENT:

MORRISVILLE BOROUGH MUNICIPAL AUTHORITY
35 UNION STREET
MORRISVILLE, PA 19067

TITLE INFORMATION:

REFERENCE FIDELITY NATIONAL TITLE INSURANCE COMPANY
TN FILE #: 63952
FILE: 98895
PERIOD SEARCHED: 01/25/2021

1. A TOPOGRAPHIC SURVEY WAS COMPLETED BY PENNONI ASSOCIATES IN MARCH OF 2021. THE FIELD SURVEY WAS SUPPLEMENTED BY AN HISTORIC AERIAL SURVEY PROVIDED BY THE CLIENT.
2. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   2.A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR 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.
   2.B. 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.
   2.C. 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.
3. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
   3.A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND/OR FROM SURFACE OBSERVATION OF THE SITE.
   3.B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   3.C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW", THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
   3.D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE START OF WORK.
4. 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.
5. SEE NOTE NUMBER 1 UNDER "REFERENCE PLANS" FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
6. THE PLACEMENT AND LOCATION OF THE MEAN HIGH WATER LINE IS FROM PUBLICLY AVAILABLE NOAA PURPOSE LIDAR DATA AND CALCULATIONS FROM NOAA VDATUM ONLINE. INFORMATION WAS DOWNLOADED MARCH 2021.
7. TO CONVERT FROM NGVD29 TO NAVD88 THE FOLLOWING CONVERSION FORMULA IS PROVIDED:
   NGVD29 -1.10' = NAVD88

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, BASED UPON THE THE FLOOD INSURANCE RATE MAP, PANEL NO. 489 OF 552, COMMUNITY MAP NO. 42017C0489J WHICH BEARS AN EFFECTIVE DATE OF 3/16/2015, THE SITE IS LOCATED IN THE FOLLOWING AREA(S):

ZONE AE — S.F.H.A., BASE FLOOD ELEVATION = 13' (NGVD29)
ZONE X SHAD — AREA BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 500-YEAR FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE PLANS:

1. ALTA/NSPS LAND TITLE SURVEY: PARCEL PLAN PREPARED BY: R.L. SHOWALTER & ASSOCIATES, INC. DATED: 10/09/2020, JOB NO. 2020-049
2. PLAN ENTITLED "KEYSTONE INDUSTRIAL PORT COMPLEX EASEMENT PLAN (DRAWING 1 OF 1)" BY SHOWALTER & ASSOCIATES, DATED MARCH 17, 2019, UPDATED JUNE 2019
3. DEED BOOK 1593 PAGE 178 (STUB EASEMENT FOR GRAVITY WATER, POTABLE WATER AND OUTFALL (64 SYSTEMS)
4. A HISTORICAL AERIAL SURVEY WAS PROVIDED BY THE CLIENT.
5. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY"; DRAWING NUMBER V0301, PREPARED BY PENNONI ASSOCIATES INC., PROJECT NUMBER MORAM00218, DATED MARCH 10, 2021

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

KEYSTONE INDUSTRIAL PORT COMPLEX
WETLANDS DELINEATION PLAN

FIGURE 5

MORRISVILLE BOROUGH MUNICIPAL AUTHORITY
35 UNION STREET
MORRISVILLE, PA 19067

NO.	REVISIONS	BY	DATE

ALL DESIGNATIONS, 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 ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT SPECIFIC WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MORAM00218
DATE	03/19/2021
DRAWING SCALE	1"=60'
DRAWN BY	SMD
APPROVED BY	LEL

V0701

SHEET 1 OF 2