DEED DESCRIPTION

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE LINE OF THE POTTSTOWN PIKE (ONE HUNDRED TWENTY FEET WIDE, TR. 100, LR 147), A CORNER OF LAND OF SAMUEL FIMPLE; THENCE ALONG THE WESTERLY SIDE LINE OF THE POTTSTOWN PIKE SOUTH FOURTEEN DEGREES, FORTY-FIVE MINUTES, FORTY-SIX SECONDS EAST, TWO HUNDRED SIXTY-EIGHT FEET TO AN IRON PIN, A POINT OF CURVE; THENCE ON A LINE CURVING TO THE RIGHT, WITH A RADIUS OF TWENTY FEET, THE ARC DISTANCE OF TWENTY-ONE AND THIRTY-FOUR ONE-HUNDREDTHS FEET, CHORD, SOUTH FIFTEEN DEGREES, FORTY-SEVEN MINUTES, FIFTY-SEVEN SECONDS WEST, TWENTY AND THIRTY-FOUR ONE-HUNDREDTHS FEET TO A POINT ON THE NORTHERLY SIDE LINE OF BOOT ROAD (FIFTY FEET WIDE, LR 15095); THENCE ALONG THE NORTHERLY SIDE LINE OF BOOT ROAD, SOUTH EIGHTY-SEVEN DEGREES, FORTY-SIX MINUTES, FOURTEEN SECONDS WEST, THREE HUNDRED SEVEN AND EIGHTY-NINE ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER OF LAND OF PAUL BROWN; THENCE ALONG LAND OF PAUL BROWN, NORTH FIVE DEGREES, FIFTY-TWO MINUTES FIFTEEN SECONDS WEST, TWO HUNDRED SEVENTY-TWO AND SIXTY-SEVEN ONE-HUNDREDTHS FEET TO AN IRON PIN, A COMMON CORNER OF LAND OF PAUL BROWN, E. D. STANTON, AND SAMUEL FIMPLE; THENCE ALONG LAND OF SAMUEL FIMPLE, NORTH EIGHTY-FIVE DEGREES, FIFTY-FIVE MINUTES, FOURTEEN SECONDS EAST, TWO HUNDRED SEVENTY-THREE AND FORTY-NINE ONE-HUNDREDTHS FEET, PASSING OVER AN IRON PIN AT A DISTANCE OF TWO HUNDRED FEET, TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

NOTES:

1. SIGN: 17'- 6' TO TOP OF SUNOCO DIAMOND SIGN
2. DISPENSERS: ALL ARE - WAYNE V3951D1/GQY, DIESEL - 3-5115-6-G
   DISPENSER CONTROLLER: ATTENDANT = WAYNE DECADE 2400
   UTILITY ROOM = WP/SC, PR/SY2400/4, DD/SY2400/16
3. MONITORING SYSTEM: NONE

NOTES:

1. THIS PLAN IS BASED ON A SURVEY DONE IN THE FIELD BY STEVEN BOYER AND ASSOCIATES.
2. AREA = 81,938.1007 SQUARE FEET OR 1.8810 ACRES
3. THIS PROPERTY IS SUBJECT TO ANY WRITTEN OR UNWRITTEN EASEMENTS.
4. PROPERTY KNOWN AS TAX MAP PARCEL 41-5-144 AS SHOWN ON THE OFFICIAL TAX MAPS OF WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.
5. LOCATION OF ALL UNDERGROUND UTILITIES, THEIR LOCATIONS ARE BASED ON UTILITY MARK-OUTS, AND ANY ABOVEGROUND STRUCTURES THAT WERE VISIBLE IN THE FIELD AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
6. ELEVATIONS ARE BASED ON PENDOT HIGHWAY PLAN #M04, SHT 23 OF 27.

LEGEND

DISP	PRODUCT DISPENSER
F	FILL MANHOLE
ASM/RES	ANNULAR SPACE MONITOR/RESERVOIR
V	VENT
DB	DRYBREAK MANHOLE
S/P	SUBMERSIBLE PUMP
G	GAUGE MANHOLE
S	SIPHON
ES	ELECTRONIC SUMP SENSOR
═══	CONC. CURB (TR)
=:=:=	DEPRESSED CONC. CURB (TR)
00.00	EXISTING GRADES
— SA —	SANITARY SEWER
— G —	GAS
— ST —	STORM SEWER
— W —	WATER
— T —	TELEPHONE
— E —	ELECTRIC
—×—	FENCE
—//—	GUIDE RAIL
⇒	CONDUITS
CO	CLEAN OUT
ɸ	UTILITY POLE
	SINGLE FIXTURE YARD LIGHT, POLE & BASE
	MULTIPLE FIXTURE YARD LIGHT, POLE & BASE

I CERTIFY THAT THIS SURVEY, AS PREPARED BY ME, IS CORRECT.

STEVEN CONFER BOYER P.L.S. #23671E

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.

SUN COMPANY, INC. (R&M)
Marketing Engineering Department
Philadelphia, PA

LOCATION: 1450 NORTH POTTSTOWN PIKE, WEST CHESTER, PA.

PROJECT NO.

SCALE 1" = 20'-0"

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED		0012-4180	SV-1	
DRAWN	JA			
DATE	11-9-93			

DGN$SPEC$
$$SYTIME$$
$LEVELS$
$USER$

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