Susan Keppeler

20'

Sanitary Sewer in favor of Lower Moreland Township

Conc. Mon. Found

N 38°47'40" E 260.40'

SITE BENCHMARK

Conc. Mon. Found Elev. 273.81

130.31'

130.09'

25' RY

25' RY

LOT 1
27,914 SF
(0.6408 ACRES)

LOT 2
23,989 SF
(0.5507 ACRES)

20' WIDE SANITARY LATERAL EASEMENT

25' SY

30' SY

20' SY

25' SY

8" VCP

Ex. Fence

Tax Block 6I
Unit 31
N/L Eugene P. Jr. & Barbara G. Hagan

Tax Block 6G
Unit 18
N/L Jason H. & Eunice W. Giang

N 57°26'27" E 29.96'

N 29°25'47" E 103.58'

20.41'

137.6'

20'

104.50'

N 29°25'47" E

N 57°26'27" E 29.01'

20.88'

San. MH
Rim 283.06
Approx.
Inv. 277.55

CO

SL

N 49°05'00" W 199.43'

35.41'

S 49°05'00" E 211.03'

169.63'

Stone Walls

N 40°55'00" E 51.23'

S 59°52'02" E 27.24'

DRIVEWAY EASEMENT

GF 278.62

Existing Garage 941 SF

N 49°05'00" W 270.67'

N 49°05'00" W 229.28'

Tax Block 6I
Unit 34
N/L Thomas & Eileen Gibson

Flagstone Patio

FF 283.52

Walkway

67.7'

Masonry Fish Pond

Bilco Door

Existing House 1,598 SF

FF 283.58

CO

Porch

Root Cellar

SW

26'

Stone Walk

32.69'

62.70'

N 07°08'02" W 37.01'

50' FY

20.8'

15.6'

Legal R.O.W.

Ultimate R.O.W.

134.53'

Ex. Curb

W

30'

19'

40'

UP

Edge of Paving

41.39'

S 49°05'00" W 269.29'

Ultimate R.O.W. 134.76'

5.6'

Ex. Walkway

PennDot Legal R.O.W.

8"CIP

Title Line & Original Centerline

8'

16.5'

21'

20'

Approx. Location of Underground Electric

Approx. Location 4 COV Gas Line

UE

Pine Road S.R. 2050