

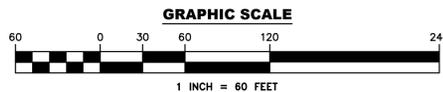
**LOCATION MAP**  
SCALE: 1" = ±2,000'

**SITE DATA:**  
 REPUTED OWNER: CARMINE CICCHELLO, GIOELE CICCHELLO & ROMUALDO CICCHELLO  
 3430 GERMANTOWN PIKE  
 COLLEGEVILLE, PENNSYLVANIA 19426  
 SITE ADDRESS: 3430 GERMANTOWN PIKE  
 COLLEGEVILLE, PENNSYLVANIA 19426  
 RECORD LOCATION: RECORD BOOK 5905, PAGE 1935  
 SOURCE OF TITLE: BEING THE SAME PREMISES WHICH PIETRANGELO CICCHELLO AND ITALIA CICCHELLO, BY DEED DATED JANUARY 9, 2014 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF MONTGOMERY COUNTY IN RECORD BOOK 5905, PAGE 1935, GRANTED AND CONVEYED UNTO CARMINE CICCHELLO, GIOELE CICCHELLO AND ROMUALDO CICCHELLO.  
 PARCEL ID NUMBER: 43-00-05149-00-1  
 AREA OF PARCEL TO TITLE LINE: 41.574 ACRES (1,811,004 S.F.)  
 SOURCE OF HORIZONTAL DATUM: NAD83 BASED ON RTK GPS OBSERVATION  
 SOURCE OF VERTICAL DATUM: NAVD83 BASED ON RTK GPS OBSERVATION

- NOTES:**
1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP PANEL NO. 42091002456, WITH AN EFFECTIVE DATE OF MARCH 2, 2016.
  2. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND MAPS OR PLANS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, STRUCTURES OR HOUSE CONNECTIONS. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATIONS, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PENNSYLVANIA ONE CALL, INC.) (800-242-1776 OR DIAL 8-1-1).
  3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (APRIL 2023) BY WILKINSON & ASSOCIATES, INC., INFORMATION AVAILABLE FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEB SITE AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  4. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY. THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD TITLE AND FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP, BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IT IS FOR THE JUDGMENT TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS AND INTEREST OF THE SURVEYED PREMISES.
  5. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
  6. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATIONS OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT NO WETLANDS OR CONTAMINATION IS SHOWN.
  7. NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.
  8. THE BASIS OF THE BEARINGS OF THIS SURVEY ARE PER THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). UNLESS NOTED OTHERWISE, THE BEARINGS ARE PER THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
  9. FIELD MEASURED INVERT ELEVATIONS WERE NOT ATTAINABLE FOR THE STRUCTURES SHOWN ON THE PLANS INCLUDED IN THIS SET THAT DO NOT CONTAIN INVERT INFORMATION.

**REFERENCE PLANS UTILIZED TO PREPARE PLAN:**

1. PLAN OF LOWER PROVIDENCE TOWNSHIP BLOCK NO. 34



Serial Number:  
**CALL BEFORE YOU DIG!**  
 YOU MUST CALL 811  
 BEFORE ANY EXCAVATION  
 WHETHER ITS ON PRIVATE  
 OR PUBLIC LAND.  
  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776

NO.	DATE	DESCRIPTION	BY

SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL J. BOWKER  
 ENGINEER  
 PE061543

PROJECT:  
**IROY MULTI SPORT COMPLEX II**  
 3430 GERMANTOWN PIKE  
 COLLEGEVILLE, PA 19426  
 LOWER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
 PREPARED FOR:  
**IROY SPORT**  
 3444 GERMANTOWN PIKE  
 COLLEGEVILLE, PA 19426

PLAN TITLE:  
**SITE FEASIBILITY STUDY**  
 SHEET TITLE:  
**SITE PLAN**

PREPARED BY:



DESIGNED	PROJECT #
MJB	2023556
CHECKED (PM)	SHEET #
DATE	2 OF 2
06-19-2023	
SCALE	
1" = 60'	