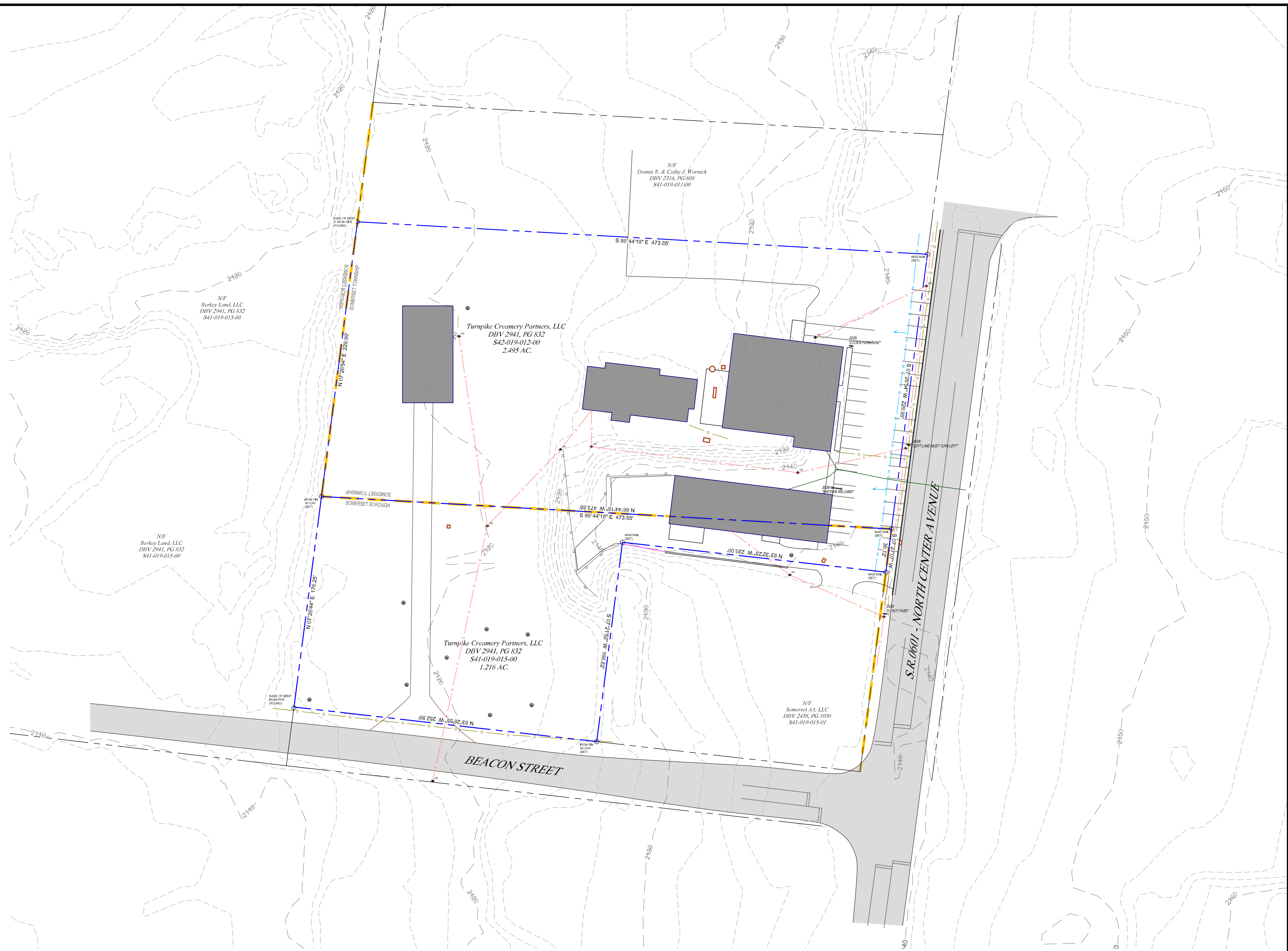


- A. GENERAL SITE INFORMATION:**
- a) Current Owner: Turnpike Creamery Partners, LLC
2279 W. Bakersville-Edie Road
Somerset, PA 15501
 - b) Property Address: 1247 North Center Avenue
Somerset, PA 15501
 - c) Land Use: S42-019-012-00 S41-019-015-02
Current: Commercial Commercial
 - d) Zoning Classification: C - Commercial C-1 General Commercial
 - e) Building Setbacks: Front: 30 feet Front: 50 feet
Side: 15 feet Side: - -
Rear: 15 feet Rear: - -
 - f) Minimum Lot Size: 20,000 square feet - - - -
 - g) Minimum Frontage: 100 feet - - - -
- B.** Horizontal control is based on NAD83 datum, PA South State Plane Coordinates. GPS and conventional surveying methods were used.
- C.** Vertical control is based on NAVD88 datum.



NOTES

PROPERTY LINES OF ADJOINING PROPERTIES WERE PLOTTED FROM DEEDS, TAX MAPS OF SOMERSET COUNTY COURTHOUSE, AND OTHER SOURCES. NO SURVEYS OF THESE PROPERTIES WERE CONDUCTED FOR THIS ALTA/ACSM SURVEY.

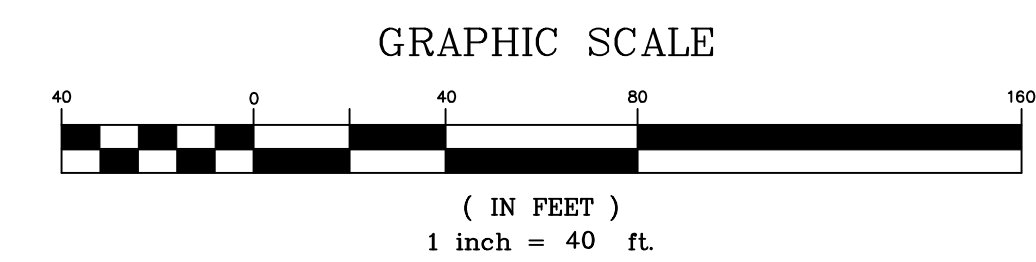
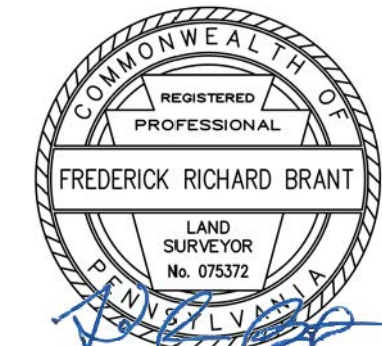
UTILITIES SHOWN AS PER VISIBLE FIELD EVIDENCE, PREVIOUS SURVEYS, INFORMATION PROVIDED BY CLIENT, INFORMATION PROVIDED BY UTILITY COMPANIES, AND ORTHOPHOGRAPHY. ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) IDENTIFIED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 42110C0290, EFFECTIVE DATE SEPTEMBER 19, 2012.

NO WETLANDS ARE DEPICTED ON THE SUBJECT PROPERTIES AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS DISCOVERED DURING THE SITE WORK.

NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS DISCOVERED DURING THE SITE WORK.



NO.	REVISION	DATE	BY

SOMERSET PLANNING & ENGINEERING SERVICES, LLC
1510 STOYSTOWN ROAD, FRIEDENS, PA 15541 - 814-443-1319 - FAX 443-1368

CLIENT: Turnpike Creamery Partners, LLC
2279 W. Bakersville-Edie Road
Somerset, PA 15501

PROJECT: **1247 NORTH CENTER PROPERTY**
Situate in Somerset Twp./Somerset Boro., Somerset Co., PA
Preliminary ALTA/NSPS Land Title Survey

DATE: 5-26-2022
SCALE: 1" = 40'
DRAWN BY: FRB
CHECKED BY: FRB
LAYOUT: Site Plan
DRAWING FILE NAME: 1324-17 Boland Survey.dwg
SHEET NO.: ALTA