LEGAL DESCRIPTION

ALL that certain tract of land situate, lying and being in Dover Township, York County, Pennsylvania, as shown on an ALTA/ACSM Land Title Survey for Dover Post Office prepared by MLS Associates Incorporated, dated October 30, 2000, Job No. MS102, more fully bounded and described as follows, to wit:

BEGINNING at a point, said point being a rebar found zero and sixty-three one-hundredths (0.63) feet southeast of the South line of Raycom Road (T-881), fifty feet wide, being located four hundred fifty (450) feet, more or less, from the centerline of Butter Road (T-833), said point also being the northeast corner of lands now or formerly of Brian Burnell and Roberta Jean Laprairie and lands now or formerly of Dover Industrial Realty; thence along the South line of Raycom Road (T-881) and lands now or formerly of Dover Industrial Realty, South forty-eight (48) degrees, ten (10) minutes, thirty (30) seconds East, a distance of four hundred fifty and zero one-hundredths (450.00) feet to a point on or near the centerline of Butter Road (T-833); thence along the centerline of Butter Road (T-833) and lands now or formerly of Dover Industrial Realty, South forty (40) degrees, two (02) minutes, zero (00) seconds West, a distance of four hundred fifty-three and seventy-three one-hundredths (453.73) feet to a point on or near the centerline of Butter Road (T-833), said point being located fifteen (15) feet, more or less, southwest of the intersection with Meadow Road; thence along the southwest property line of lands now or formerly of Dover Industrial Realty and the northeast property lines of lands now or formerly of Allen L. and Karen D. Gentzler, Robert F. and Rose M. Foothman and Joseph L. and Linda K. Barshinger, respectively being Lots No. 20 – 23 on a Plan for Spring Valley Manor, North forty-six (46) degrees, twelve (12) minutes, fifteen (15) seconds West, a distance of four hundred fifty and zero one-hundredths (450.00) feet to a rebar found in line of Lot No. 23 for Spring Valley Manor and lands now or formerly of Brian Russell and Roberta Jean Laprairie and lands now or formerly of Dover Industrial Realty; thence along lands now or formerly of Dover Industrial Realty and Brian Burnell and Roberta Jean Laprairie, North thirty-nine (39) degrees, fifty-six (56) minutes, seven (07) seconds East, a distance of OUT hundred thirty-eight and seventy-two one-hundredths (438.72) feet to the place of BEGINNING. Containing 4.601 acres of land, more or less, known as Parcel No.3, Plan Book Z-568.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING – I – INDUSTRIAL DISTRICT

SETBACKS –
- –FRONT = 35 FT.
- –SIDE = 20 FT. (RESIDENTIAL BUFFER)
- –SIDE = 100 FT. (RESIDENTIAL BUFFER)
- –REAR = 35 FT.

HEIGHT RESTRICTIONS– NOT TO EXCEED 50 FT./ 3 STORIES
PARKING REQUIRED = 1 PER EMPLOYEE ON THE TWO LARGEST SHIFTS

PARKING PROVIDED –
- –REGULAR = 0 SPACES
- –HANDICAP = 0 SPACES
- TOTAL SPACES PROVIDED = 0
- NO OBSERVED STRIPED PARKING SPACES

2. PROPERTY IS KNOWN AS PIN 24-000-KF-0112.K0-00000 IN THE TOWNSHIP OF DOVER, YORK COUNTY, PENNSYLVANIA.

3. LOT AREA = 200,428 S.F. OR 4.6012 AC.

4. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHING RECENT MONTHS.

5. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

6. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

7. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 18, SURVEYOR IS NOT AN EXPERT IN DETERMINING LOCATION OF WETLANDS AREAS; NO AREAS HAVE BEEN DELINEATED BY APPROPRIATE AUTHORITIES.

8. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

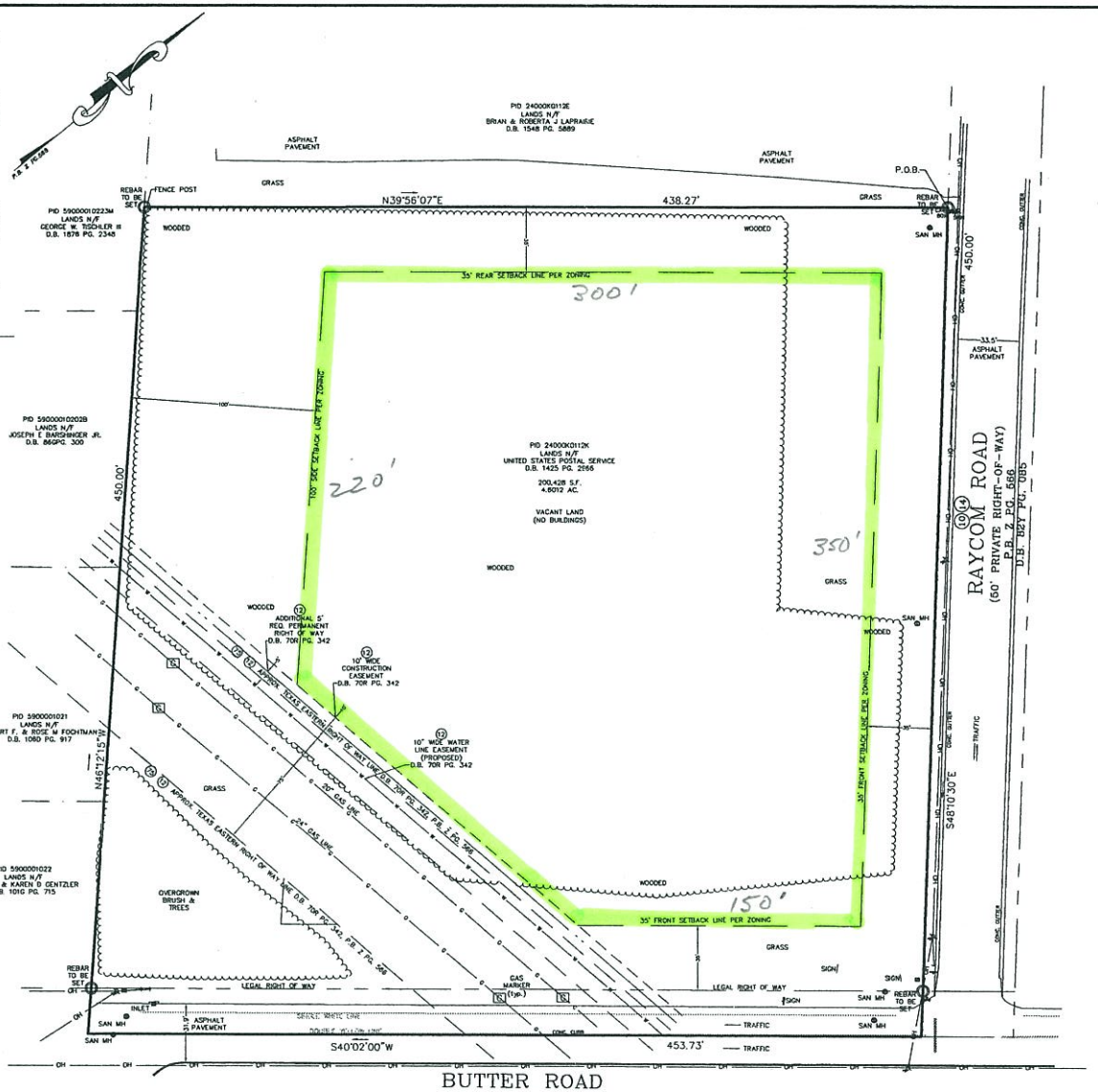
SYMBOLS

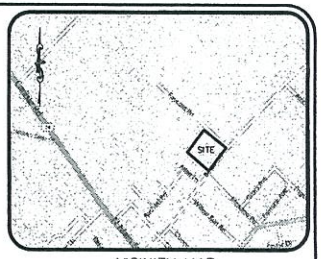
- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- L/S LANDSCAPING
- TREE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- O/HEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE
- SANI.SEWER LINE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- O/H OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- O/HC OVERHEAD CABLE
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN

NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY CF NO. 20115998 OF STEWART TITLE GUARANTY COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 42133C0185E, DATE SEPT. 25, 2009 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.





VICINITY MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

STEWART TITLE GUARANTY COMPANY, File Number: 20115998, Commitment Date: September 29, 2011

(10) Subject to rights of way, restrictions, conditions and easements, if any, as shown on the plan of lots recorded in Plan Book Z at page 568. – AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY, 75 FOOT WIDE TEXAS EASTERN RIGHT OF WAY AND RAYCOM ROAD BEING A DEDICATED PUBLIC RIGHT OF WAY.

(11) Possible right of way to General Telephone Company of Pennsylvania as contained in Deed Book 78-A at page 826; 87-G at page 588.
- a. Deed Book 78-A at page 826– AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.
- b. Deed Book 87-G at page 588– AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.

(12) Possible right of way to Dover Township as contained in Deed Book 67-O at page 78; 70-R at page 342.
- a. Deed Book 67-O at page 78 – DOCUMENT NOT PROVIDED
- b. Deed Book 70-R at page 342 – DOCUMENT NOT PROVIDED

(13) Possible right of way to Metropolitan Edison Company as contained in Deed Book 54-E at page 156; 57-W at page 71; 83-W at page 1091; 72-N at page 216; 78-G at page 445.
- a. Deed Book 54-E at page 156– AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.
- b. Deed Book 57-W at page 71– AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.
- c. Deed Book 83-W at page 1091– AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.
- d. Deed Book 72-N at page 218– AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.
- e. Deed Book 78-G at page 445 – AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.

(14) Deed of Dedication in favor of Dover Township as contained in Deed Book 82-Y at page 85. – AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY, DEDICATION OF RAYCOM ROAD.

(15) Possible right of way to Columbia Gas of Pennsylvania, Inc. as contained in Deed Book 87-B at page 868. – AFFECT ON SUBJECT PROPERTY UNKNOWN, NATURAL GAS SERVICE AS MAY BE REQUIRED FOR A 37.246 ACRE TRACT OF LAND.

(16) Agreement with Dover Township as contained in Deed Book 88-T at page 1073. – AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, SEWAGE FACILITY AGREEMENT.

(17) Possible right of way to Defense Plant Corporation as contained in Deed Book 29-T at page 1. – AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED, BLANKET IN NATURE.

(18) Possible right of way to York Telephone and Telegraph Company as contained in Deed Book 58-P at page 527. – DOCUMENT NOT PROVIDED.

SURVEY CERTIFICATION

To Stewart Title Guaranty Company and United States Postal Service

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19, 21 & 22 of Table A thereof.

The field work was completed on September 8, 2011

Date of Plat or Map: September 9, 2011

Jack W. Shoemaker
Pennsylvania Professional Land Surveyor SU-051643-E

ALTA/ACSM LAND TITLE SURVEY
UNITED STATES POSTAL SERVICE
SWC BUTTER & RAYCOM ROADS
PID. 24-000-KF-0112.K0-00000
TOWNSHIP OF DOVER
YORK COUNTY, PENNSYLVANIA

ADDRESS: SWC BUTLER ROAD & RAYCOM ROAD
DOVER, YORK COUNTY, PA 17315

SITE NAME: USPS – DOVER

JOB NO: 11-5190 SCALE: 1" = 30' SHEET 1 OF 1

DATE: SEPTEMBER 8, 2011
REVISIONS:

NO.	DATE	DESCRIPTION

FIRST ORDER, LLC
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EASTON, PA 18040
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