

LINE #	BEARING	DISTANCE
L1	S63° 41' 00"W	344.58
L2	S79° 33' 42"W	134.02
L3	N11° 50' 44"W	1329.55
L4	N79° 54' 15"E	267.10
L5	N11° 30' 45"W	339.74
L6	N79° 16' 16"E	858.60
L7	N11° 57' 35"W	753.90
L8	S80° 01' 02"W	916.89
L9	N50° 03' 35"W	691.51
L10	S39° 56' 25"W	227.50
L11	N50° 03' 35"W	460.00
L12	S39° 56' 25"W	166.50
L13	N50° 03' 35"W	108.36
L14	N44° 36' 40"E	391.23
L15	N84° 54' 31"E	325.61
L16	N05° 05' 29"W	187.35
L17	N44° 08' 33"W	284.77
L18	N78° 51' 40"E	226.50

LINE #	BEARING	DISTANCE
L19	N73° 08' 20"E	2076.97
L20	N14° 09' 47"W	439.48
L21	N65° 54' 13"E	985.95
L22	S10° 08' 10"E	1844.62
L23	S09° 39' 55"E	1451.67
L24	S79° 04' 22"W	395.87
L25	S09° 47' 54"E	378.90
L26	S79° 10' 19"W	139.35
L27	S09° 51' 14"E	453.64
L28	S78° 50' 46"W	264.91
L29	S79° 14' 20"W	280.53
L30	N08° 06' 26"W	447.50
L31	S78° 35' 55"W	831.87
L32	N15° 13' 28"W	7.24
L33	S77° 11' 00"W	150.80
L34	S09° 16' 00"E	633.15
L35	S80° 44' 00"W	200.05
L36	S09° 16' 00"E	248.48

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

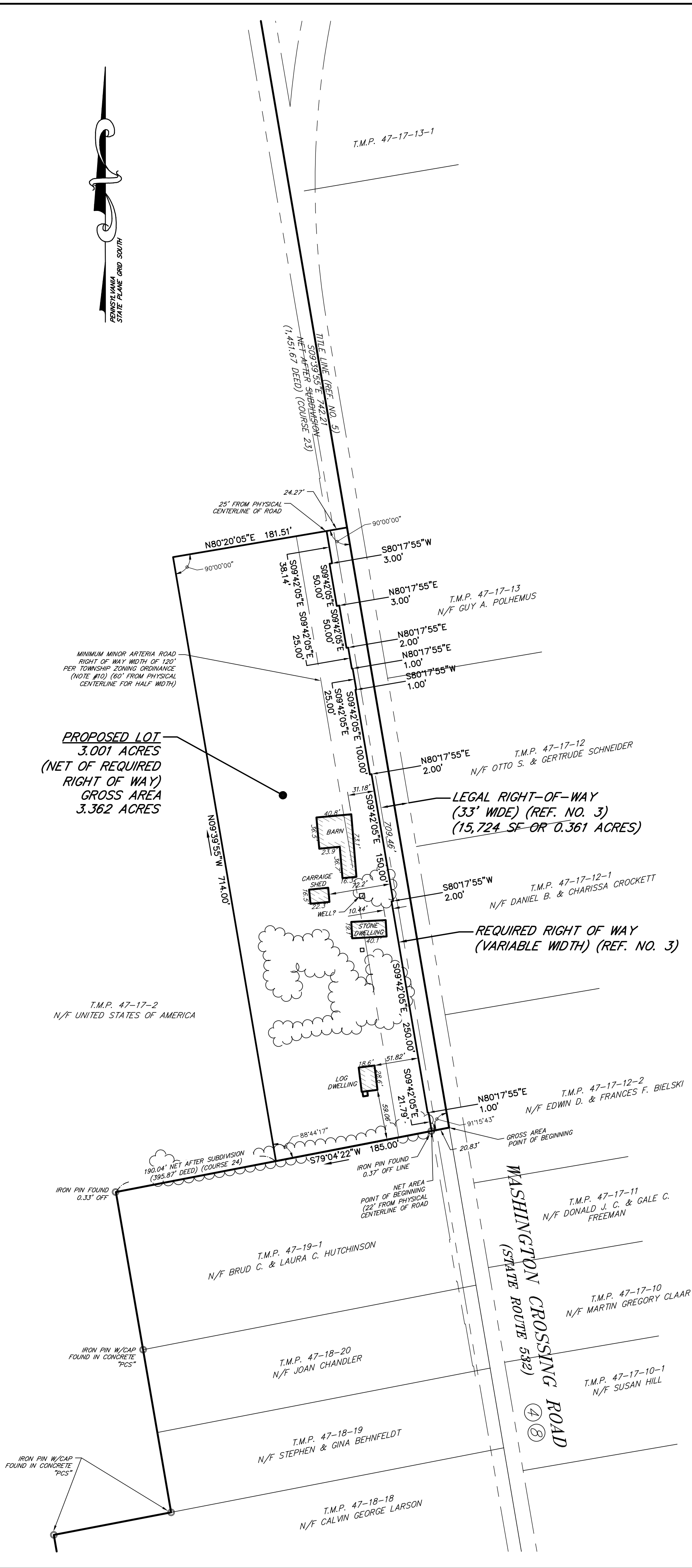
ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.

323 Irish Run Road  
West Mifflin, Pennsylvania  
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH  
SERIAL NO. 20183130856



**METES AND BOUNDS DESCRIPTION**  
PART OF TAX MAP PARCEL 47-17-02  
UPPER MAKEFIELD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT AN IRON BAR SET ON THE REQUIRED RIGHT OF WAY OF WASHINGTON CROSSING ROAD (STATE ROUTE 500) 22 FEET FROM CENTERLINE AT THE DIVIDING LINE BETWEEN TAX MAP PARCEL 47-17-02, LANDS NOW OR FORMERLY OF THE UNITED STATES OF AMERICA AND TAX MAP PARCEL 47-19-01, LANDS NOW OR FORMERLY BRUD C. AND LAURA C. HUTCHINSON AND FROM SAID POINT OF BEGINNING, THENCE:

1. ALONG SAID DIVIDING LINE, S 79° 04' 22" W FOR A DISTANCE OF 185.00 FEET TO AN IRON BAR SET AND CORNER, THENCE;
2. N 9° 39' 55" W FOR A DISTANCE OF 714.00 FEET TO AN IRON BAR SET AND CORNER, THENCE;
3. N 80° 20' 05" E FOR A DISTANCE OF 181.51 FEET TO AN IRON BAR SET ON THE REQUIRED RIGHT OF WAY OF WASHINGTON CROSSING ROAD (25 FEET FROM CENTERLINE), THENCE;
4. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (25 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 38.12 FEET TO A POINT, THENCE;
5. ALONG SAME, S 80° 17' 55" W FOR A DISTANCE OF 3.00 FEET TO A POINT ON SAME (28 FEET FROM CENTERLINE), THENCE;
6. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (28 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 50.00 FEET TO A POINT, THENCE;
7. ALONG SAME, N 80° 17' 55" E FOR A DISTANCE OF 3.00 FEET TO A POINT ON SAME (25 FEET FROM CENTERLINE), THENCE;
8. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (25 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 50.00 FEET TO A POINT, THENCE;
9. ALONG SAME, N 80° 17' 55" E FOR A DISTANCE OF 2.00 FEET TO A POINT ON SAME (23 FEET FROM CENTERLINE), THENCE;
10. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (23 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 25.00 FEET TO A POINT, THENCE;
11. ALONG SAME, N 80° 17' 55" E FOR A DISTANCE OF 1.00 FEET TO A POINT ON SAME (22 FEET FROM CENTERLINE), THENCE;
12. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (22 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 25.00 FEET TO A POINT, THENCE;
13. ALONG SAME, S 80° 17' 55" E FOR A DISTANCE OF 1.00 FEET TO A POINT ON SAME (21 FEET FROM CENTERLINE), THENCE;
14. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (23 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 100.00 FEET TO A POINT, THENCE;
15. ALONG SAME, N 80° 17' 55" E FOR A DISTANCE OF 2.00 FEET TO A POINT ON SAME (21 FEET FROM CENTERLINE), THENCE;
16. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (21 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 150.00 FEET TO A POINT, THENCE;
17. ALONG SAME, N 80° 17' 55" W FOR A DISTANCE OF 2.00 FEET TO A POINT ON SAME (23 FEET FROM CENTERLINE), THENCE;
18. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (23 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 250.00 FEET TO A POINT, THENCE;
19. ALONG SAME, N 80° 17' 55" E FOR A DISTANCE OF 1.00 FEET TO A POINT ON SAME (22 FEET FROM CENTERLINE), THENCE;
20. ALONG SAID REQUIRED RIGHT OF WAY LINE OF WASHINGTON CROSSING ROAD (22 FEET FROM CENTERLINE) S 9° 42' 05" E FOR A DISTANCE OF 21.79 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 130,733 SQUARE FEET OR 3.001 ACRES MORE OR LESS.

ERROR CLOSURE: 0.0031 COURSE: N 37° 11' 09" E  
ERROR NORTH: 0.00247 EAST: 0.00187  
PRECISION 1: 582351.61

**METES AND BOUNDS DESCRIPTION**  
PART OF TAX MAP PARCEL 47-17-02  
UPPER MAKEFIELD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROPOSED 3.362 ACRE (GROSS) PARCEL (3.001 ACRES NET OF ROAD R.O.W.)

BEGINNING A MAG NAIL TO BE SET ON THE TITLE LINE OF TAX MAP PARCEL 47-17-02, LANDS NOW OR FORMERLY OF THE UNITED STATES OF AMERICA IN THE BED OF WASHINGTON CROSSING ROAD (STATE ROUTE 500) AT THE DIVIDING LINE BETWEEN TAX MAP PARCEL 47-17-02, LANDS NOW OR FORMERLY OF THE UNITED STATES OF AMERICA AND TAX MAP PARCEL 47-19-01, LANDS NOW OR FORMERLY BRUD C. AND LAURA C. HUTCHINSON AND FROM SAID POINT OF BEGINNING, THENCE:

1. ALONG SAID DIVIDING LINE, S 79° 04' 22" W FOR A DISTANCE OF 205.83 FEET TO AN IRON BAR SET AND CORNER, THENCE;
- THE FOLLOWING TWO COURSES AND DISTANCE ALONG NEW LINES THROUGH TAX MAP PARCEL 47-17-02, LANDS NOW OR FORMERLY THE UNITED STATES OF AMERICA:
2. N 9° 39' 55" W FOR A DISTANCE OF 714.00 FEET TO AN IRON BAR SET AND CORNER, THENCE;
3. N 80° 20' 05" E FOR A DISTANCE OF 205.78 FEET TO A MAG NAIL TO BE SET ON THE TITLE LINE OF SAID LANDS NOW OR FORMERLY OF THE UNITED STATES OF AMERICA IN THE BED OF WASHINGTON CROSSING ROAD, THENCE;
4. ALONG SAID TITLE LINE OF LANDS NOW OR FORMERLY OF THE UNITED STATES OF AMERICA IN THE BED OF WASHINGTON CROSSING ROAD, S 9° 42' 05" E FOR A DISTANCE OF 709.46 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 146,457 SQUARE FEET OR 3.362 ACRES MORE OR LESS.

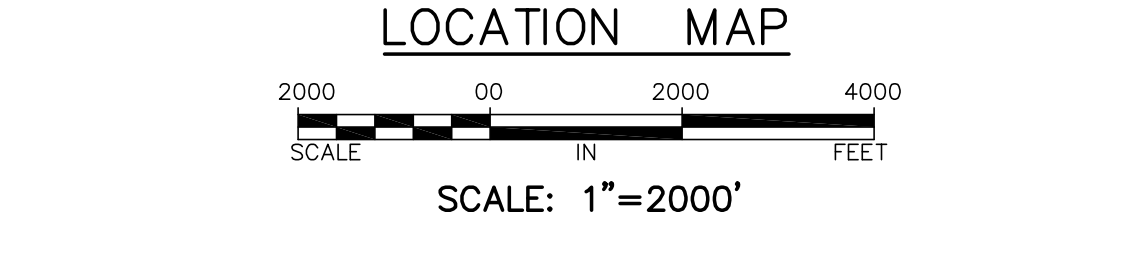
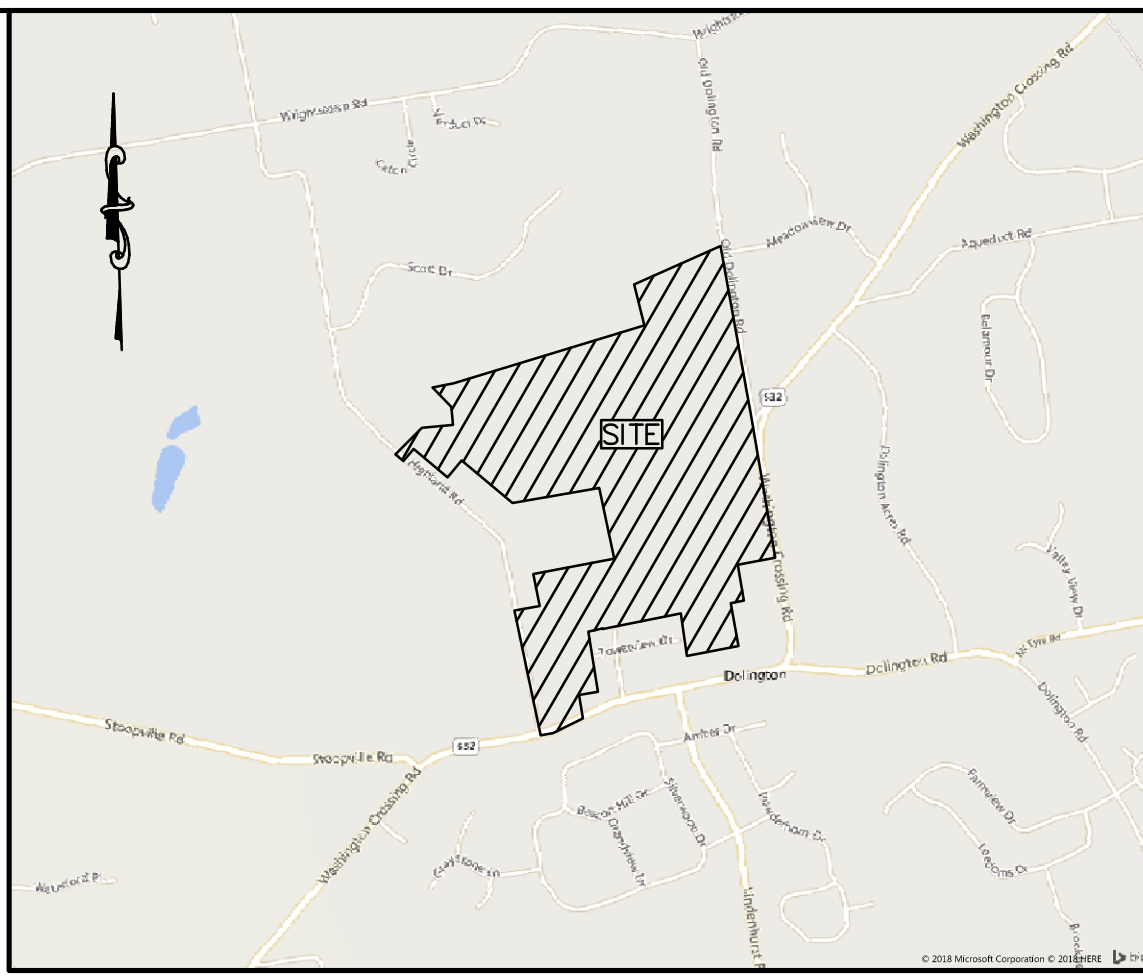
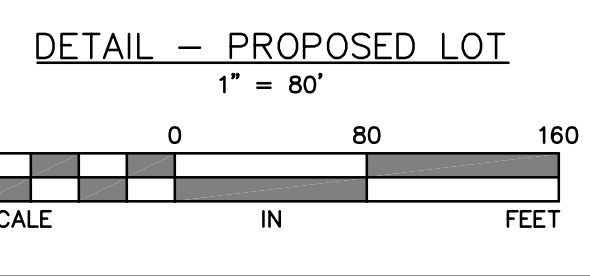
ERROR CLOSURE: 0.0068 COURSE: N 10° 41' 13" W  
ERROR NORTH: 0.00652 EAST: -0.0123  
PRECISION 1: 278021.21

- REFERENCES:**
1. TAX MAP FOR THE TOWNSHIP OF UPPER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
  2. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF T.M.P. 47-8-64, 47-17-1, 2 & 3 AND PIO T.M.P. 47-8-59 & 47-18-8, UPPER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., DATED 2/8/2008.
  3. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HIGHWAYS, DRAWINGS FOR CONSTRUCTION OF ROUTE NO. 500 SECTION NO. \_\_\_ IN BUCKS COUNTY FROM STATION 15+00 TO STA. 310+30", APPROVED JANUARY 1928, SHEETS 11 AND 12.
  4. FEMA FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42017C0344J, EFFECTIVE MARCH 16, 2015.
  5. DEED BOOK 5794, PAGE 2094.
  6. JOINT MUNICIPAL ZONING ORDINANCE 2006, NEWTOWN TOWNSHIP, UPPER MAKEFIELD TOWNSHIP, WRIGHTSTOWN TOWNSHIP.

TO BENEFIT OF U.S DEPARTMENT OF VETERANS AFFAIRS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 14 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 21, 2018.

DATE: JAMES D. MCEWEN, P.L.S.  
PA. LICENSE NO. SU037852R



- NOTES:**
1. PROPERTY KNOWN AS A PORTION OF TAX MAP PARCEL 47-017-002 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF UPPER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
  2. CONTAINING (AREA IN SQ FT AND ACRES; GROSS AND/OR NET), MORE OR LESS
  3. THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN NOVEMBER 2018 AND THE REFERENCED INFORMATION LISTED HEREON AND THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. PH05099002, HAVING A DATE OF POLICY OF MAY 12, 2008, WITH THE FOLLOWING SURVEY EXCEPTIONS LISTED IN SCHEDULE B, SECTION II.
    - RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF HIGHLAND ROAD, (47-8-59); HIGHLAND ROAD SHOWN
    - CONDITIONS DISCLOSED BY SURVEY MADE BY ESE CONSULTANTS INC. DATED 2/10/2006 AND LAST REVISED 8/27/2007-40 FEET WIDE ACCESS & UTILITY EASEMENT (PARCEL 47-8-59); SURVEY PLAN NOT PROVIDED, THERE IS A 40 FEET WIDE ACCESS & UTILITY EASEMENT NOTED IN EXCEPTION 10 BELOW THAT MAY BE THE SAME BUT WITHOUT THE PLAN IT CANNOT BE VERIFIED.
    - RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF DOLINGTON ROAD CROSSING ROAD (SR 532), (47-18-8); WASHINGTON CROSSING ROAD SHOWN
    - RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 656 PAGE 209, (47-18-8); BLANKET IN NATURE, THIS IS A 1937 CONVEYANCE FROM BALDERSTON TO PHILADELPHIA ELECTRIC COMPANY AND BELL TELEPHONE COMPANY OF PA. FOR BLANKET RIGHTS THE AREA OF WHICH CANNOT BE PLOTTED BASED ON THIS DEED.
    - RIGHTS GRANTED TO BELL-ATLANTIC PENNSYLVANIA INC. AS IN LAND RECORD BOOK 1722 PAGE 660, (47-18-8); BLANKET IN NATURE; THIS EASEMENT IS FOR 799 WASHINGTON CROSSING ROAD AND WAS CONVEYED IN 1998 (TMP 47-18-8). SINCE THAT TIME THE REAR PORTION OF THIS PARCEL WAS SUBDIVIDED OFF AND CONSOLIDATED WITH OTHER LANDS THAT NOW MAKE UP WASHINGTON CROSSING CEMETERY.
    - RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF DOLINGTON ROAD, (47-8-64 AND 47-17-2); DOLINGTON ROAD SHOWN
    - RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF DOLINGTON ROAD AND WASHINGTON CROSSING ROAD (T-386 AND SR 532), (47-17-1 AND 47-17-3); DOLINGTON ROAD AND WASHINGTON CROSSING ROAD SHOWN.
    - STREAM OF WATER FLOWS THROUGH PREMISES HEREON, SUBJECT TO RIGHTS OF OTHER RIPARIAN OWNERS ABUTTING STREAM, (47-17-1)
    - EASEMENT AGREEMENT BETWEEN DOLINGTON LAND LP AND FREDERICK W. BELKE, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JANICE BELKE, AKA JANICE E. BELKE, DECEASED, DATED 2/20/2008 AND RECORDED 3-14-2008 IN LAND RECORD BOOK 5729 PAGE 230; SHOWN; THIS EASEMENT IS LOCATED IN THE UPPER NORTHWEST CORNER OF THE ENTIRE CEMETERY PROPERTY OFF OF HIGHLAND ROAD AND DOES NOT AFFECT THE PROPOSED THREE ACRE PARCEL ON WASHINGTON CROSSING ROAD.
  4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
  5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
  6. RIGHT OF WAY LINES BASED ON LOCATION OF THE PHYSICAL ROAD CENTERLINE.
  7. DEED LINE/TITLE LINE RUNS GENERALLY ALONG THE CENTERLINE OF WASHINGTON CROSSING ROAD.
  8. PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER REFERENCE NO. 4.
  9. PER THE JOINT MUNICIPAL ZONING ORDINANCE, 2006, NEWTOWN TOWNSHIP, UPPER MAKEFIELD TOWNSHIP AND WRIGHTSTOWN TOWNSHIP THE PROPERTY IS LOCATED IN RESIDENTIAL DISTRICT CM, CONSERVATION MANAGEMENT DISTRICT.
  10. PER THE JOINT MUNICIPAL ZONING ORDINANCE, 2006, NEWTOWN TOWNSHIP, UPPER MAKEFIELD TOWNSHIP AND WRIGHTSTOWN TOWNSHIP THE HIGHWAY CLASSIFICATION OF WASHINGTON CROSSING ROAD IS MINOR ARTERIAL WITH A MINIMUM RIGHT OF WAY WIDTH OF 120 FEET.

DATE: JAMES D. MCEWEN, P.L.S.  
PA. LICENSE NO. SU037852R

**PROGRESS PLAN**  
12/19/2018

DATE: --/--/--

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

16 EAST BUTLER AVENUE, SUITE 100, NEWTOWN, PA 19381-1330 • P: 610-345-1330 • www.gilmore-inc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELEIED UPON BY USER. THIS PLAN IS HEREBY REVOKED AND REVISED. NO REVISIONS, MODIFICATIONS, CORRECTIONS, OR AMENDMENTS WILL BE MADE WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.

ALTA/NSPS LAND TITLE SURVEY  
A PORTION OF  
WASHINGTON CROSSING  
NATIONAL CEMETERY

UPPER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

TAX MAP PARCEL NO.: 47-017-002 (PART OF)

JOB NO.: 14-03127-08

MUNICIPAL FILE NO.: XX

OWNER: UNITED STATES OF AMERICA  
DEPT. OF VETERANS AFFAIRS  
810 VERMONT AVE. NW  
WASHINGTON, DC 20420-0001

TOTAL ACRES: XX

TOTAL LOTS: XX

DATE: 00/00/16

SCALE: AS NOTED

DESIGNED BY: XX

DRAWN BY: KRIN

CHECKED BY: JDM

DESCRIPTION

REV.

SHEET NO.: 1 OF 1