



EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
E1	S64°06'54"W	22.01'
E2	N23°58'22"W	171.43'
E3	N28°29'49"W	77.54'
E4	N20°46'37"W	180.55'
E5	N63°24'11"W	67.09'
E6	N18°39'39"W	103.58'
E7	N69°31'30"E	19.84'
E8	N72°57'30"E	20.18'
E9	S18°39'39"E	64.44'
E10	S63°24'11"E	38.42'
E11	S20°46'37"E	237.86'
E12	S28°29'49"E	76.93'
E13	S23°58'22"E	171.56'

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land SITUATE in Concord Township, Delaware County, Pennsylvania, bounded and described according to Sheet 1 of 1 of a Major Subdivision Plan - Ramada Inn, 1110 Baltimore Pike, dated 04/23/1999, last revised 09-19-2001 prepared by Howard L. Robertson, Inc., Wilmington, Delaware, and being more fully described as follows:

BEGINNING at a point in the southwesterly right of way line of Baltimore Pike (U.S. Route 1) (width varies) said point being on the line of lands now or formerly Excom Company South 17 degrees 02 minutes 30 seconds East 21.46 feet from the corner of said lands; thence along the said side of Baltimore Pike North 72 degrees 57 minutes 30 seconds East 173.92 feet to a point; thence North 17 degrees 02 minutes 30 seconds West 17.46 feet to a point; thence North 69 degrees 31 minutes 30 seconds East 76.99 feet to a point; thence North 72 degrees 57 minutes 30 seconds East 72.35 feet to a point and corner with lands now or formerly AT&T Co.; thence along said lands the following two (2) courses and distances (1) South 28 degrees 23 minutes 30 seconds East 149.40 feet to a point; (2) North 72 degrees 57 minutes 30 seconds East 50.00 feet to a point on the lands now or formerly Bennett; thence along said lands South 28 degrees 23 minutes 30 seconds East 415.06 feet to a point and corner of Lot 2 on the aforementioned plan; thence along Lot 2 South 64 degrees 06 minutes 54 seconds West 651.83 feet to a point on the northeasterly side of Wilmington-West Chester Pike (U.S. Route 202) the following seven (7) courses and distances: (1) along an arc curving to the left having a radius of 2,058.98 feet an arc distance of 57.25 feet to a point; (2) North 27 degrees 10 minutes 21 seconds West 60.12 feet to a point; (3) North 31 degrees 40 minutes 48 seconds West 26.07 feet to a point; (4) South 60 degrees 55 minutes 50 seconds West 8.00 feet to a point; (5) North 31 degrees 00 minutes 20 seconds West 95.79 feet to a point; (6) North 58 degrees 19 minutes 12 seconds East 10.00 feet to a point; (7) North 31 degrees 40 minutes 48 seconds West 115.92 feet to a point and corner of lands now or formerly Excom Company; thence along said lands the following two (2) courses and distances North 60 degrees 00 minutes 30 seconds East 242.57 feet to a point; (2) North 17 degrees 02 minutes 30 seconds West 230.20 feet to the first mentioned point and place of beginning.

BEING Lot 1
 ALSO BEING Tax Map #13-18-013-000
 CONTAINING 2.726 acres of land more or less

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING TREETRUNK
	EXISTING LIGHT
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
	EXISTING STONE DRIVE
	EXISTING CONCRETE SIDEWALK
	EXISTING WALL

**WILMINGTON-WEST CHESTER PIKE
 RT. 202
 (WIDTH VARIES)**

CERTIFICATION:

TO: NHB-VIA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, MERIDIAN BANK, ITS SUCCESSORS AND ASSIGNS, MERIDIAN LAND SETTLEMENT SERVICES, LLC, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6(a), 7(b), b-1 & c, 8, 9, 11, 13, 14, 16, AND 17 FROM TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 8/NOVEMBER 2018.

William R. Cujdik
 WILLIAM R. CUJDIK
 PLS #SU075215
 11/13/2018
 DATE

**ZONING DATA
 C-2 PLANNED BUSINESS AND COMMERCIAL
 DISTRICT**

DESCRIPTION	REQUIREMENTS
MINIMUM SITE AREA	3 ACRES
MAXIMUM IMPERVIOUS COVERAGE	70%
MAXIMUM BUILDING COVERAGE	35%
MINIMUM FRONT YARD SETBACK	50 FEET AT EACH STREET LOT ABUTS
MINIMUM SIDE YARD SETBACK	10 FEET*
MINIMUM REAR YARD SETBACK	20 FEET**
MAXIMUM HEIGHT	35 FEET***

*EXCEPT THAT WHERE A LOT ABUTS A RESIDENTIAL DISTRICT IN THE TOWNSHIP OR A SIMILAR DISTRICT IN AN ADJOINING MUNICIPALITY, A SIDE YARD SHALL BE PROVIDED WHICH SHALL NOT BE LESS THAN 50 FEET IN WIDTH.
 **EXCEPT THAT WHERE THE ACTUAL OR DESIGNATED REAR YARD ABUTS A RESIDENTIAL DISTRICT IN THE TOWNSHIP OR A SIMILAR DISTRICT IN AN ADJOINING MUNICIPALITY, IN WHICH CASE: (a) THE REAR YARD SHALL BE INCREASED TO A MINIMUM OF 50 FEET, AND 30 FEET OF WHICH SHALL BE EVERGREEN SCREEN LANDSCAPED BUFFER OF AT LEAST SIX FEET IN HEIGHT. SUCH PLANTINGS SHALL BE CONTINUOUS ALONG THE ENTIRE PROPERTY LINE AND MAY BE BROKEN ONLY FOR ACCESS DRIVES. (b) NO DRIVEWAYS SHALL BE CLOSER THAN 15 FEET TO A PROPERTY LINE, EXCEPT FOR SHARED DRIVEWAYS.
 ***NO BUILDING HEIGHT SHALL EXCEED 35 FEET IN HEIGHT, PROVIDED THAT SUCH HEIGHT LIMITS MAY BE EXCEEDED BY FIVE FEET FOR EACH 5% THAT THE LOT COVERAGE IS DECREASED BELOW THE MAXIMUM BUILDING AREA REQUIREMENTS, UP TO A MAXIMUM OF 45 FEET.

PARKING DATA:

REQUIRED (PER CURRENT ZONING)		
WYNDHAM GARDEN HOTEL, MOTEL OR INN:	1 SPACE PER RENTAL ROOM OR SUITE - 150 ROOMS 2 PLACES 2 ADDITIONAL PARKING SPACES FOR OWNERS AND MANAGERS 1 SPACE PER SEAT FOR BANQUET HALL/MEETING ROOMS - 595 SEATS 2 SPACES FOR EVERY 3 EMPLOYEES ON LARGEST SHIFT - 24 EMPLOYEES TOTAL SPACES REQUIRED FOR WYNDHAM GARDEN HOTEL	150 SPACES 2 SPACES 149 SPACES 16 SPACES 317 SPACES
HOOTERS RESTAURANT/FIREWATERS LOUNGE/BAR RESTAURANT:	6 SPACES PER EVERY 250 SQUARE FEET OF GROSS FLOOR PLAN AREA - 11,554 SQUARE FEET 2 SPACES FOR EVERY 3 EMPLOYEES ON LARGEST SHIFT - 14 EMPLOYEES TOTAL SPACES REQUIRED FOR HOOTERS RESTAURANT/FIREWATERS	278 SPACES 10 SPACES 288 SPACES
FAST FOOD OR TEA ROOM: DUNKIN DONUTS	3 SPACES PER EVERY 250 SQUARE FEET OF GROSS FLOOR PLAN AREA - 3,207 SQUARE FEET TOTAL SPACES REQUIRED FOR DUNKIN DONUTS	39 SPACES 4 SPACES 43 SPACES
TOTAL REQUIRED SPACES (PER CURRENT ZONING) = 648 SPACES		
TOTAL REQUIRED SPACES (PER APPROVED PLAN*) = 346 SPACES		

PROVIDED

TOTAL SPACES PROVIDED = 361 SPACES (WHICH INCLUDES 9 HANDICAPPED SPACES)
 IN ADDITION, THERE ARE 16 MOTORCYCLE SPACES PROVIDED.

*LAND DEVELOPMENT PLAN - RAMADA INN, 1110 BALTIMORE PIKE, GLEN MILLS, PA 19342, DATED 11/27/00, REVISED 5/21/01, RECORDED 11/07/01, REPAIRED BY HOWARD L. ROBERTSON, INC, WILMINGTON, DE.

GENERAL NOTES:

- SITE ADDRESS: 1110 BALTIMORE PIKE GLEN MILLS, PA 19342
- MAP NUMBER: 13-18-013-000
- BOUNDARY INFORMATION & IMPROVEMENTS SHOWN PER FIELD SURVEY PERFORMED BY INLAND DESIGN, LLC, WEST CHESTER, PA IN OCTOBER & NOVEMBER, 2018.
- SOURCE OF TITLE: MAJOR SUBDIVISION PLAN - RAMADA INN, 1110 BALTIMORE PIKE, GLEN MILLS, PA 19342, DATED 4/23/99, REVISED 9/19/01, RECORDED 11/20/01, PREPARED BY HOWARD L. ROBERTSON, INC, WILMINGTON, DE. & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER OR181350, DATED OCTOBER 26, 2018.
- CONCORD TOWNSHIP ZONING DISTRICT: C-2, PLANNED BUSINESS & COMMERCIAL DISTRICT.
- SITE LIES IN FLOOD ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD, WHICH WAS DETERMINED FROM THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42045C0086, MAP REVISED 7/5/07.
- UTILITIES SHOWN BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES MUST BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE TITLE REPORT CITED ABOVE:
 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORD, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN (UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (a) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (b) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (NOT PLOTTABLE)
 - TITLE TO ALL OF THE OIL, GAS AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH APPURTENANT MINING, DRILLING AND EXTRACTION RIGHTS AND ALL OTHER RIGHTS AND PRIVILEGES APPURTENANT THERETO (NOT PLOTTABLE).
 - TITLE TO THAT PORTION OF LAND LYING IN THE BED OF ANY PUBLIC OR PRIVATE ROADS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
 - RIGHTS GRANTED TO THE PHILADELPHIA ELECTRIC COMPANY AS SET FORTH IN DEED BOOKS 1076 PAGE 221, 1960 PAGE 270; AND RECORD BOOK 556 PAGE 124. (NOT PLOTTABLE)
 - RIGHTS GRANTED TO JOHN B. BARBOUR AS SET FORTH IN DEED BOOK M-5 PAGE 221. (NOT PLOTTABLE)
 - RIGHTS GRANTED TO NATIONAL TRANSIT COMPANY AS SET FORTH IN DEED BOOK E-14 PAGE 320. (NOT PLOTTABLE)
 - NOTICE OF CONDEMNATION BY EMINENT DOMAIN PROCEEDINGS #90-8057AS SET FORTH IN VOLUME BOOK 757 PAGE 1639. (NOT PLOTTABLE)
 - RAMADA FRANCHISE SYSTEMS, INC., A DECLARATION OF LICENSE AGREEMENT AS SET FORTH IN RECORD BOOK 1308 PAGE 533. (NOT PLOTTABLE)
 - LEGAL OPERATION AND EFFECT OF ALL MATTERS INCLUDING, BUT NOT LIMITED TO, APPLICABLE EASEMENTS, NOTES, SETBACK LINES, AND CONDITIONS RELATIVE TO PLAN AS SET FORTH IN PLAN #22 PAGE 156. (NOT PLOTTABLE)
 - RIGHTS GRANTED TO PURE OIL PIPE LINE COMPANY AS SET FORTH IN DEED BOOK 738 PAGE 531. (NOT PLOTTABLE)
 - ACCESS EASEMENT AGREEMENT AS SET FORTH IN RECORD BOOK 6240 PAGE 1739.

AREAS

GROSS LOT AREA	7.276 ACRES
AREA WITHIN RIGHT-OF-WAY	0.073 ACRES
NET LOT AREA	7.203 ACRES
ACCESS EASEMENT AREA	0.377 ACRES

OWNER OF RECORD:

HIONIS ENTERPRISES LLC
 1110 BALTIMORE PIKE
 GLEN MILLS, PA 19342

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TAX MAP #: 13-18-013-000

Pennsylvania One Call System
 PA. act 172 of 1986 requires three working days notice
 Serial Numbers
20182950887

PENNSYLVANIA ACT 187 REQUIREMENTS
 Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the Plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
 Civil Engineers, Surveyors & Land Development Consultants
 16 Hagerty Blvd. West Chester, PA 19382
 Phone: (484) 947-2928
 Fax: (484) 947-2946
 Info@InlandDesign.net

REGISTERED PROFESSIONAL SURVEYOR
WILLIAM R. CUJDIK
 LAND SURVEYOR
 SU075215
 PENNSYLVANIA

No.	Date:	Description:

ALTA/NSPS LAND TITLE SURVEY PLAN

GRAPHIC SCALE
 0 25 50 100 200
 (IN FEET)
 1 Inch = 50'

Date: 11/13/2018
 Scale: 1"=50'
 Drawn by: JEH
 Checked by: WRC
 Project No. **11297**

ALTA/NSPS LAND TITLE SURVEY FOR 1110 BALTIMORE PIKE GLEN MILLS, PA 19342

CONCORD TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET 1 OF 1