

**TITLE LEGAL DESCRIPTION**

All that certain tract, piece or parcel of land for an easement twenty feet (20') in width, for sanitary sewer purposes, over and across certain lands of the Grantor situated lying and being in the Eight Ward of the City of Bethlehem, in the County of Northampton, in the Commonwealth of Pennsylvania, the centerline of which is described as follows:

Beginning at a point in the northerly street line of West Union Boulevard distant fifteen and eighteen one-hundredths feet (15.18'), measured south eighty-one degrees fifty minutes East (S. 81 degrees 50' E.), along said northerly street line, from its intersection with the north-easterly right of way line of the Lehigh & New England Railway Company; thence, along said center line, North thirty-eight degrees thirty-eight minutes West (N. 38 degrees 38' W) two hundred sixty feet (260'), more or less, to a point in line of lands now or formerly of Robert C. Pursell.

Said twenty feet (20') wide right-of-way is bounded on the north by said lands now or formerly of Robert C. Pursell, on the east by lands of the Grantor of which it is a part, on the south by said West Union Boulevard, and on the west by said right-of-way-line of the Lehigh & New England Railway Company, is a portion of the same premises which were conveyed to said Florence S. Wall, Grantor herein, by Amy E. Eichenberg by deed dated June 4, 1937, and recorded in the Office for the Recording of Deeds, etc., in and for said County of Northampton in Deed Book D, Volume 68, of page 51, and is shown outlined in red on the plan of City's Drawing entitled "Plan Showing 20.0 Feet Wide Sanitary Sewer Easement Across Land of Florence S. Wall to be Acquired by the City of Bethlehem in Ward 8, City of Bethlehem, Northampton County, PA," and dated May 7, 1964, hereto attached and made a part hereof.

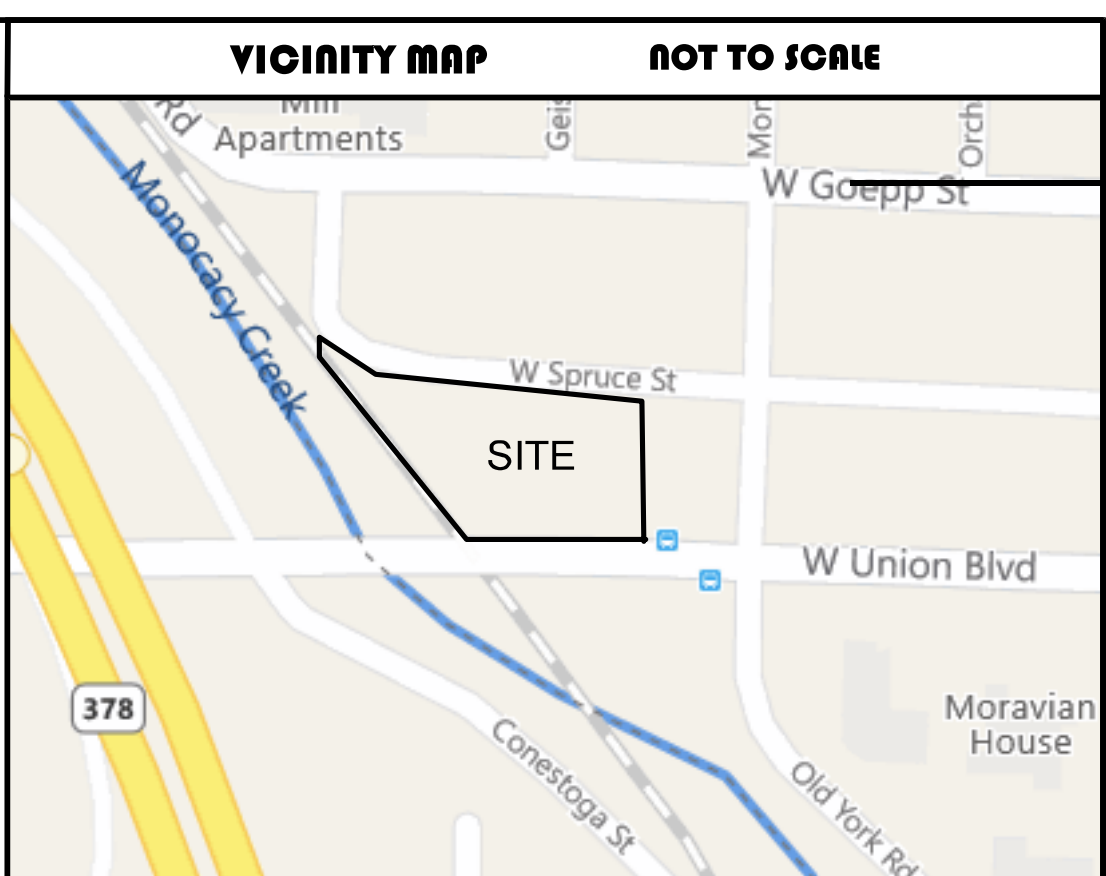
**AS-SURVEYED LEGAL DESCRIPTION**

Commencing at the intersection of the northerly right-of-way of West Union Boulevard (70' Wide) and the westerly right-of-way of Monocacy Street (70' Wide),

Thence along said northerly right-of-way of West Union Boulevard, North 89 degrees 52 minutes 50 seconds West a distance of 100.00 feet to the true point of beginning;

- thence continuing along said right-of-way North 89 degrees 52 minutes 50 seconds West a distance of 179.92 feet to a point in line of lands of Pennsylvania Lines LLC (Tax ID P6N2B-8-9);
- thence along said lands of Pennsylvania Lines LLC North 38 degrees 35 minutes 02 seconds West a distance of 235.83 feet to a point;
- thence along lands of Casilio Concrete Corp. (Tax ID P6N2B-8-1) North 00 degrees 52 minutes 12 seconds East a distance of 201.77 feet to a point in the southerly right-of-way of West Spruce Street (20' Wide);
- thence along said southerly right-of-way of West Spruce Street South 59 degrees 12 minutes 32 seconds East a distance of 68.00 feet to a point;
- thence continuing along southerly right-of-way, South 84 degrees 39 minutes 32 seconds East a distance of 269.75 feet to a point;
- thence along the parcels P6N2B-8-2, 3, 4, 5, 6 and 7, South 00 degrees 07 minutes 10 seconds West a distance of 144.57 feet to the point and place of beginning,

Containing 39,652 Square Feet and/or 0.9103 Acres



**SITE DATA**

- PROPERTY IS KNOWN AS PARID:P6N2B 8 8 0204 IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
- LOT AREA = 39,652 S.F. OR 0.9103 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD88. BENCHMARK - MAG NAIL 235.64
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCE AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = DECEMBER 8, 2021.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT © 2021, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- BASED ON ABSTRACTOR'S REPORT OF TITLE DATED 08-04-2021 PROVIDED BY DYNAMIC.
- DEED BOOK 2003-1 PAGE 137120 IS BLANKET IN NATURE AND HAS NO PLOTTABLE ELEMENTS.

**FLOOD NOTE**

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE PARTIALLY IN X(SHADED) & PARTIALLY IN AE(SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420718 0244 E. MAP NO. 4207180244E WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NAVD88)

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

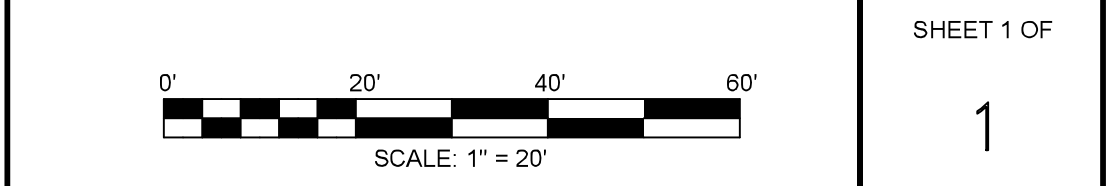
**VALLEY LAND SERVICES, LLC**  
 4383 HECKTOWN ROAD  
 BETHLEHEM, PA 18020  
 Phone (610) 365-2907 Fax (610) 365-2958  
 NJ Certificate of Authorization: 24GA28339300

SITE ADDRESS: 218-26 WEST UNION BLVD  
 CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY, PA

CLIENT: DYNAMIC  
 3937-99-003

JOB NO: V210373 DRAWN BY: INDO APPROVED BY: GCN  
 DATE: JANUARY 10, 2022

No.	DATE	DESCRIPTION



SHEET 1 OF 1

**UTILITY NOTES**

ONE CALL TICKET NUMBER 20213351679 CALL DATE 12/01/21

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

AT&T-  
 208 S. AKARD ST., DALLAS, TX 75202  
 REPORT UNBURIED CABLE: 800.288.2020  
 GENERAL PHONE: (210) 821-4105

PPL ELEC DESIGN-  
 PPL ELECTRIC UTILITIES  
 ADDRESS: 10 E. CHURCH STREET BETHLEHEM, PA 18018  
 PHONE: EMERGENCY 610-865-7077,  
 NON-EMERGENCY 610-865-7207.

BETHLEHEM DEPARTMENT OF WATER AND SEWER-  
 ADDRESS: 827 CHURCH STREET BETHLEHEM, PA 18018,  
 PHONE: EMERGENCY 610-865-7077,  
 NON-EMERGENCY 610-865-7207.

UGI LEHIGH HAZ-  
 ADDRESS: P.O. BOX 13009, READING, PA 19612-3099  
 PHONE: EMERGENCY (800)-276-2722,  
 NON-EMERGENCY 1-800-276-2722.

VERIZON EASTERN-  
 ADDRESS: ONE VERIZON WAY, BASKING RIDGE, NEW JERSEY 07920  
 PHONE: NON-EMERGENCY 1.866.408.9290

FIRSTLIGHT FIBER-

**SYMBOLS**

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	⚡ SPOT LIGHT	⊕ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⊕ WATER VALVE
⊕ BENCHMARK TOPO	⚡ GUY WIRE	⊕ WATER METER
(R) RECORD DATA	⚡ LIGHT POLE	⊕ HYDRANT / FDC
(S) SURVEYED DATA	⚡ STREET LIGHT POLE	⊕ GAS MANHOLE
R/W RIGHT OF WAY	⚡ ELEC. TRANSFORMER	⊕ GAS VALVE
SBL SET BACK LINE	⚡ AIR CONDITIONER	⊕ GAS METER
RCP REINFORCED CONC PIPE	⊕ ELEC. MANHOLE	⊕ UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	⊕ ELECTRIC METER	⊕ TELEPHONE MANHOLE
PVC PLASTIC PIPE	⊕ CABLE BOX	⊕ PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE PIPE	⊕ UNDERGROUND CABLE MARKER	⊕ TELEPHONE BOX
CIP CAST IRON PIPE	⊕ TRAFFIC POLES	⊕ UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	⊕ TRAFFIC SIGNAL	⊕ FLAG POLE
L/S LANDSCAPING	⊕ TRAFFIC MANHOLE	⊕ BOLLARD
⊕ DECIDUOUS TREE	⊕ ELEC. MANHOLE	⊕ BORE HOLE
⊕ EVERGREEN TREE	⊕ TRAFFIC SIGNAL BOX	⊕ MONITORING WELL
U.G. UNDER GROUND	⊕ SEWER MANHOLE	⊕ MAIL BOX
- C - CABLE TELEVISION LINE	⊕ CLEAN OUT	⊕ SIGN
- E - ELECTRICAL LINE	⊕ STORM DRAIN MANHOLE	⊕ METAL TANK COVER
- G - GAS LINE	⊕ STORM INLET	⊕ AIR COMPRESSOR
- T - TELEPHONE LINE	⊕ CURB INLET	
- W - WATER LINE	⊕ ROUND STORM INLET	
- OH - OVERHEAD ELECTRIC WIRE	⊕ UNKNOWN MANHOLE	

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

**GREGORY C. NOLL**  
 PRELIMINARY  
 NOT VALID UNTIL SEALED

DATE \_\_\_\_\_  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR SU0795048