

ZONING DATA
 ZONING DISTRICT: TNC-TRADITIONAL NEIGHBORHOOD COMMERCIAL

OWNER INFORMATION (LOT 1)	OWNER INFORMATION (LOT 2)
OWNER: COUNTRY HOST INC CARE OF (CO) ANTHONY CANIKE ADDRESS: LOWER YORK RD, NEW HOPE PA, 18938 TMP # 41-022-135 DEED AREA: 0.9544 AC	OWNER: SOLEBURY TOWNSHIP ADDRESS: 3092 SUGAN ROAD P.O. BOX 130 SOLEBURY, PA 18963 TMP # 41-022-135-001 DEED AREA: 11.4199 AC

OWNERS CERTIFICATION - LOT 1

TO ALL WHOM THESE PRESENTS MAY COME, WE, COUNTRY HOST, INC., SEND GREETING. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN SOLEBURY TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

OWNER SIGNATURE: _____
 (TITLE) (PRESIDENT OF COUNTRY HOST, INC.)

NOTARY (COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ANTHONY CANIKE (PRESIDENT OF COUNTRY HOST, INC.) WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF SOLEBURY, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

OWNERS CERTIFICATION - LOT 2

TO ALL WHOM THESE PRESENTS MAY COME, WE, SOLEBURY TOWNSHIP SEND GREETING. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN SOLEBURY TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

OWNER SIGNATURE: _____
 (TITLE) (MANAGER OF SOLEBURY TOWNSHIP)

NOTARY (COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DENNIS H. CARNEY (MANAGER OF SOLEBURY TOWNSHIP), WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF SOLEBURY, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I, STANLEY J. KLUSKIEWICZ, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND, COMPLETED BY ME DURING JULY AND NOVEMBER OF 2020; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THEIR DESCRIPTIONS ARE ACCURATELY SHOWN; THAT THERE LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN. TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE SOLEBURY TOWNSHIP ORDINANCES AND REGULATIONS.

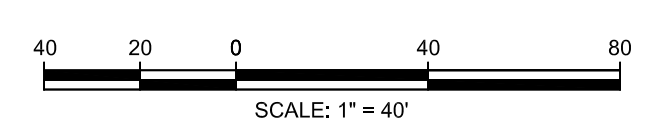
SURVEYOR SIGNATURE: _____
 REG. NO: SU031253E
 DATE: _____

REFERENCES

1. SURVEY INFORMATION IS REFERENCED FROM A SURVEY COMPLETED BY STANLEY J. KLUSKIEWICZ, PLS, IN JULY OF 2020.
2. BEARING SYSTEM IS BASED ON PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATES - NAD83.
3. PROJECT BENCHMARK IS BASED ON NAVD88 VERTICAL DATUM.
4. FEMA FLOODZONE BOUNDARY REFERENCED PER FEMA MAP PANEL 42017C03265. APPROXIMATE BASE FLOOD ELEVATION IS 106 FEET.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Irish Run Road
 West Linton, Pennsylvania
 15122 - 1079

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 DIG ANYT. DRILL, BURN OR DITCH.



NO.	DATE	REVISIONS
2	4-23-2021	UPDATE LOT 2 OWNER
1	11-6-2020	ADD CORNERS SET, REVISE GEOMETRY
1		

LOT LINE ADJUSTMENT PLAN

TMP#41-022-135-001 & TMP#41-022-135
 U.S. 202 (LOWER YORK RD)
 SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

WYNN ASSOCIATES, INC.
 MUNICIPAL & CIVIL ENGINEERING
 211 W. Broad Street, Quakertown, PA 18951 Phone 215-536-7336 Fax 215-536-5361

STANLEY J. KLUSKIEWICZ
 PENNSYLVANIA
 PLS NO. SU031253E

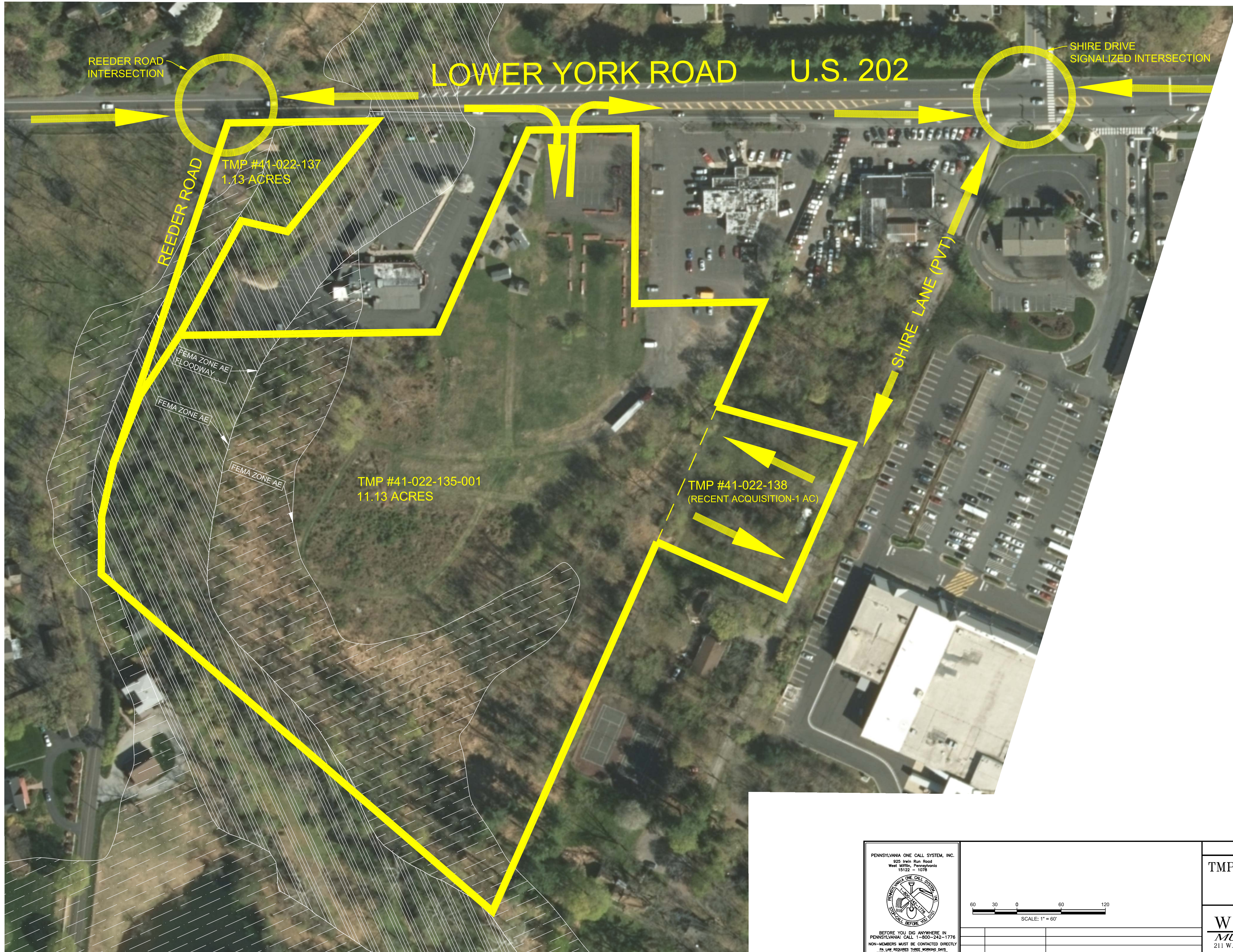
DWN BY: EAS CKP BY: CUG DATE: 9-16-20 SCALE: 1"=40' JOB NO.: 83-088 OF: 1

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO. 41-21-CR1
 CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.
 BCPC SIGNATURE: _____

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS APPROVAL
 APPROVED BY THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.
 SUPERVISOR SIGNATURE: _____
 SUPERVISOR SIGNATURE: _____
 SUPERVISOR SIGNATURE: _____
 TOWNSHIP ENGINEER REVIEW
 REVIEWED BY THE SOLEBURY TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.
 TOWNSHIP ENGINEER'S SIGNATURE: _____

- LEGEND**
- ROAD CENTERLINE
 - EXISTING LEGAL ROW
 - EXISTING PROPERTY LINE (DEED)
 - PROPOSED PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING TREE LINE
 - EXISTING TREE
 - EXISTING MONUMENT
 - EXISTING PIN
 - EXISTING GAS
 - EXISTING FEATURES
 - EXISTING ULTIMATE ROW
 - EXISTING FENCE
 - EXISTING WATERCOURSE
 - TRAIL EASEMENT AREA
 - TEMPORARY TRAIL CONSTRUCTION EASEMENT AREA

© MUNICIPAL/SOLEBURY/05 - File Number: 85-088 - Condo. Property/2020-21 - DWG/E. Lot Line Adjustment - Plan.dwg



PENNSYLVANIA ONE CALL SYSTEM, INC.
 825 South Main 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.

NO.	DATE	REVISIONS
1	2-22-2023	UPDATED ACQUISITION NOTES AND ADDED FLOODPLAIN

TRAFFIC CONCEPT PLAN

TMP#41-022-135-001, TMP#41-022-137
 AND TMP# 41-022-138
 U.S. 202 (LOWER YORK RD)
 SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

WYNN ASSOCIATES, INC.
 MUNICIPAL & CIVIL ENGINEERING
 211 W. Broad Street, Quakertown, PA 18951 Phone 215-536-7336 Fax 215-536-5361

OWN BY: DAD CJK DATE: 2-13-21 SCALE: 1"=60' JOB NO: 83-088

DRAWING NO. **1** OF 1