



Civil Engineers & Land Surveyors · 410 Derstine Avenue, PO Box 647, Lansdale, PA 19446-0608 · 215-855-3111 · Fax 855-5143



February 1, 2016
Revised March 1, 2017

M7770
NPWA Well Site L-9

Proposed 20' Wide Waterline Easement
lands of Lansdale Municipal Authority

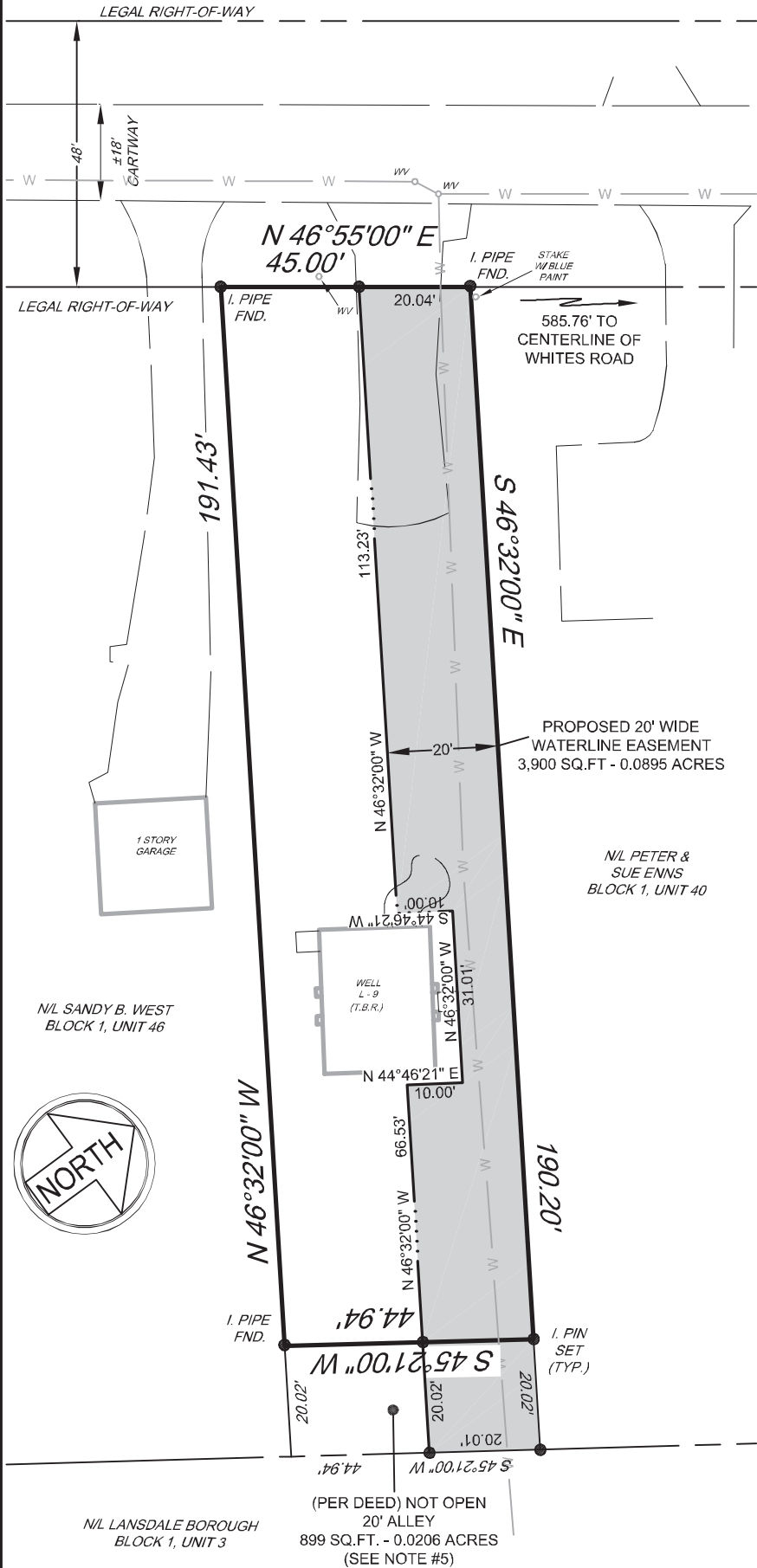
ALL THAT CERTAIN easement situate in Upper Gwynedd Township, Montgomery County, Pennsylvania, being shown on a 20' Waterline Easement Plan lands of Lansdale Municipal Authority, prepared for North Penn Water Authority by Metz Engineers, Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated February 1, 2016, and being more fully described as follows:

BEGINNING at a iron pipe found on the southerly legal right-of-way line of Towamencin Avenue (48 feet wide), said point being a common corner of lands of Lansdale Municipal Authority (taxmap block 1, unit 5) & N/L Peter & Sue Enns (block 1, unit 40) and being located South 46°55'00" West, 585.76 feet from the centerline of Whites Road as shown on said plan; thence, extending along from said point of beginning along said Enns lands, South 46°32'00" East, 190.20 feet to an iron pin set at a northeasterly corner of a certain 20' wide alley of which this may be a part; thence, extending along the common line of lands of said Enns & said 20' wide alley, South 46°32'00" East, 20.02 feet to a point in the line of lands of Lansdale Borough (block 1, unit 3); thence, extending along said Borough lands, South 45°21'00" West, 20.01 feet to a point; thence, extending on and through said 20' wide alley, North 46°32'00" West, 20.02 feet to a point in the line of lands of said Lansdale Municipal Authority; thence, extending on and through said Lansdale Municipal Authority lands the following five (5) courses and distances: 1) North 46°32'00" West, 66.53 feet to a point; 2) North 44°46'21" East, 10.00 feet to a point; 3) North 46°32'00" West, 31.01 feet to a point; 4) South 44°46'21" West, 10.00 feet to a point; 5) North 46°32'00" West, 113.23 feet to a point on the aforementioned Towamencin Avenue legal right-of-way line; thence, extending along said legal right-of-way line, North 46°55'00" East, 20.04 feet to a point, said point being the point and place of beginning.

CONTAINING 3,900 sq.ft. (0.0895 acres) of land area, be the same, more or less.

Herbert H. Metz, Inc. Since 1912

TOWAMENCIN AVENUE



NOTES:

- OWNER OF RECORD:
 LANSDALE MUNICIPAL AUTHORITY
 2225 KRIEBEL ROAD
 LANSDALE, PA 19446
 PARCEL# 56-00-08851-00-3
 TAXMAP BLOCK 1, UNIT 5
 DEED BOOK 1011, PAGE 151

 SITE LOCATION: 721 TOWAMENCIN AVENUE,
 UPPER GWYNEDD, PA
- BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS, PLANS OF RECORD, A RETRACEMENT SURVEY BY THIS OFFICE IN JANUARY 2016 AND AN EXISTING FEATURES PLAN, LANDS OF LANSDALE MUNICIPAL AUTHORITY PREPARED FOR NORTH PENN WATER AUTHORITY BY METZ ENGINEERS, LANSDALE, PA, DATED JANUARY 25, 2016.
- ZONING = R-2 RESIDENTIAL DISTRICT
- TOTAL TRACT AREA = 8,571 SQ. FT., 0.1968 ACRES
- A CERTAIN 20-FOOT ALLEY (NOT OPEN) AS REFERENCED BY PROPERTY DEED OF RECORD IN DEED BOOK 1011, PAGE 151 AT THE MONTGOMERY COUNTY COURTHOUSE AND THE CORRESPONDING PLAN OF PROPERTY SURVEYED FOR THE LANSDALE WATER COMPANY BY HERBERT H. METZ REGISTERED ENGINEER AND LAND SURVEYOR DATED MARCH 1, 1927. THE ALLEY (NOT OPEN) WHERE AS TO NO CLEAR TITLE OF OWNERSHIP IS APPARENT AND SUBSEQUENT SUBDIVISION AND CREATION OF LOTS ALONG TOWAMENCIN AVENUE MAKE NO REFERENCE TO THE EXISTENCE OF AN ALLEY. CERTAIN RIGHTS MAY EXIST FOR OWNERSHIP OF THE ALLEY TO THE OWNER OF THIS PROPERTY.



Jeffrey A. Wert



1.	REVISED EASEMENT	03-01-17
No.	REVISIONS	DATE
—	DATE OF ISSUE	02-01-16

20' WATERLINE EASEMENT PLAN
 LANDS OF
 LANSDALE MUNICIPAL AUTHORITY
 PREPARED FOR
**NORTH PENN
 WATER AUTHORITY**
 LAND SITUATE
 UPPER GWYNEDD TWP., MONTGOMERY CO. PA.

PROJECT MANAGER	MRF
PROJECT NUMBER	M7770
REFERENCE NUMBER	



SCALE	1"=30'
	M7770Base.dwg
PLAN SHEET NUMBER	

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 (215) 855-3111