



**INFORMATION OF FACT**

- THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:
 

ITEM	YES	NO	ITEM
a) OWNER	X		PHILADELPHIA HOUSING DEVELOPMENT CORPORATION
b) DEED OF RECORD	X		DEED BOOK 465, P. 444 & C.
c) FIELD SURVEY	X		FIELD LOCATED ON OCTOBER 3, 2019.
d) FILED MAP	X		
e) TAX MAP	X		BLOCK 4052, LOT 45, APN: 78-3804600, MAP ID: 49-211
f) TITLE REPORT		X	N/A
g) OTHER (SEE REFERENCES)	X		SEE NOTE 7
- CERTIFIED TO:** PHILADELPHIA HOUSING DEVELOPMENT CORPORATION
- PROPERTY KNOWN AS BLOCK 4052, LOT 45, APN: 78-3804600, MAP ID: 49-211 OF THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, STATE OF PENNSYLVANIA.
- THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP, MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON OCTOBER 3, 2019, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE COMMONWEALTH STATE REGISTRATION BOARD OF PROFESSIONAL ENGINEERS, LAND SURVEYORS AND GEOLOGISTS. THE INFORMATION DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE ACCORDING TO THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- CAUTION:** IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL INK SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- REFERENCES**
  - PLAN ENTITLED "PLAN... TRACING 293 TUBE, CITY BLOCK PLAN... 40TH WARD, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA, DATED NOVEMBER 7, 1975, CONFIRMED BY BOARD OF SURVEYORS, DATED OCTOBER 18, 1976.
  - PLAN ENTITLED "PLAN... PORTION OF CITY PLAN NO. 293, 40TH WARD... CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA, DATED MAY 17, 1983, CONFIRMED BY BOARD OF SURVEYORS, DATED FEBRUARY 21, 1984."
- THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. IT IS IN THE BEST INTEREST OF THE CLIENTS AND/OR THE CONTRACTORS TO HAVE THE UTILITIES MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY AND ALL FUTURE WORK.
- TOXIC WASTE:** THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- CONTROL:** ESTABLISHED USING THE KEYNET VIRTUAL REFERENCE SYSTEM RTK NETWORK. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83). PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
- THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE 11 ABOVE. LEGIBLE PLOTTABLE MATTERS SHOWN ON THE RECORDED PLANS REFERENCED HEREON ARE SHOWN.
- BY GRAPHIC PLOTTING ONLY A PORTION OF THE SITE IS LOCATED WITHIN THE FOLLOWING ZONES:  
**ZONE AE:** AREAS IN THE 1% ANNUAL 100 YEAR FLOOD ALSO KNOWN AS THE BASE FLOOD, THAT HAS 1% CHANCE OF BEING EQUALED TO OR EXCEED IN ANY GIVEN YEAR. THE BASE FLOOD ELEVATION IS DETERMINED AS 10.  
**ZONE X (SHADED):** AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA COMMUNITY PANEL NUMBER 4207570188H, EFFECTIVE DATE NOVEMBER 18, 2015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (PROVIDED BY CLIENT).
- THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- DO NOT USE DISTANCES TO FOUNDATION TO ESTABLISH PROPERTY LINES.
- DIMENSIONS SHOWN ON THIS PLAN ARE UNITED STATES STANDARD MEASURE (US SURVEY FOOT), UNLESS MARKED (D.S.) TO SIGNIFY PHILADELPHIA DISTRICT STANDARD MEASURE.

**MASER CONSULTING P.A.**  
Customer Loyalty through Client Satisfaction  
www.maserconsulting.com

Office Locations:

NEW JERSEY	NEW MEXICO
NEW YORK	MARYLAND
PENNSYLVANIA	GEORGIA
VIRGINIA	TEXAS
FLORIDA	TENNESSEE
NORTH CAROLINA	COLORADO

Copyright © 2019, Maser Consulting. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting, P.A.

**811** PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below. Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	10/21/19	ISSUED GRAPHIC PER INFORMATION

**MICHAEL F. BURNS**  
REGISTERED PROFESSIONAL LAND SURVEYOR - LICENSE NUMBER: SUS0003-E  
DATE: 10/21/19

**BOUNDARY SURVEY**  
FOR  
**PHILADELPHIA HOUSING DEVELOPMENT CORPORATION**  
8110 LYONS AVENUE  
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

**PHILADELPHIA OFFICE**  
2 Penn Center  
Suite 222  
1500 JFK Boulevard  
Philadelphia, PA 19102  
Phone: 215.961.9021  
Fax: 215.977.2887

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/19	KC/BJS	MB
PROJECT NUMBER:	DRAWING NAME:		
19001790A	V-SURV		
SHEET TITLE:			
<b>BOUNDARY SURVEY</b>			
SHEET NUMBER:			
1 of 1			

**LEGEND**

TRaverse LINE, CENTER LINE OR BASELINE	TELEPHONE MANHOLE	U/G ELECTRIC LINE	TRAFFIC SIGNAL POLE	STORM INLET TYPE 'M'
RIGHT OF WAY LINE	UNMARKED MANHOLE	OVERHEAD WIRE	POLE MOUNTED LIGHT	STORM INLET TYPE 'C'
PROPERTY LINE	SANITARY MANHOLE	UTILITY POLE	GUY WIRE	FLARED END SECTION
EDGE OF PAVEMENT	DRAINAGE MANHOLE	TRANSFORMER	FIRE DEPT. CONNECTION	HEADWALL
FACE	MAJOR CONTOUR	FIRE HYDRANT	WATER VALVE	
CURB LINE	MINOR CONTOUR	GAS VALVE	SANITARY CLEANOUT	
DEPRESSED CURB	SPOT ELEVATION	CONCRETE MONUMENT	CAPPED REBAR/IRON PIPE	
CHAIN FENCE	TOP OF CURB ELEV.			
WETLAND LINE	BOTTOM OF CURB ELEV.			
MUNICIPAL BOUNDARY	TREELINE			
ELECTRICAL MANHOLE	WATER MANHOLE			

**ABBREVIATIONS**

D.C. = DEPRESSED CURB	BOL = BOLLARD	FF = FINISH FLOOR	DEP. = DEPRESSED	MHWL = MEAN HIGH WATERLINE	BW = BOTTOM WALL
BC = BOTTOM OF CURB	GR = GRATE	UV = UNKNOWN VALVE	CL = CENTERLINE	MLWL = MEAN LOW WATERLINE	
TC = TOP OF CURB	MB = MANHOLE	TW = TOP OF WALL			

