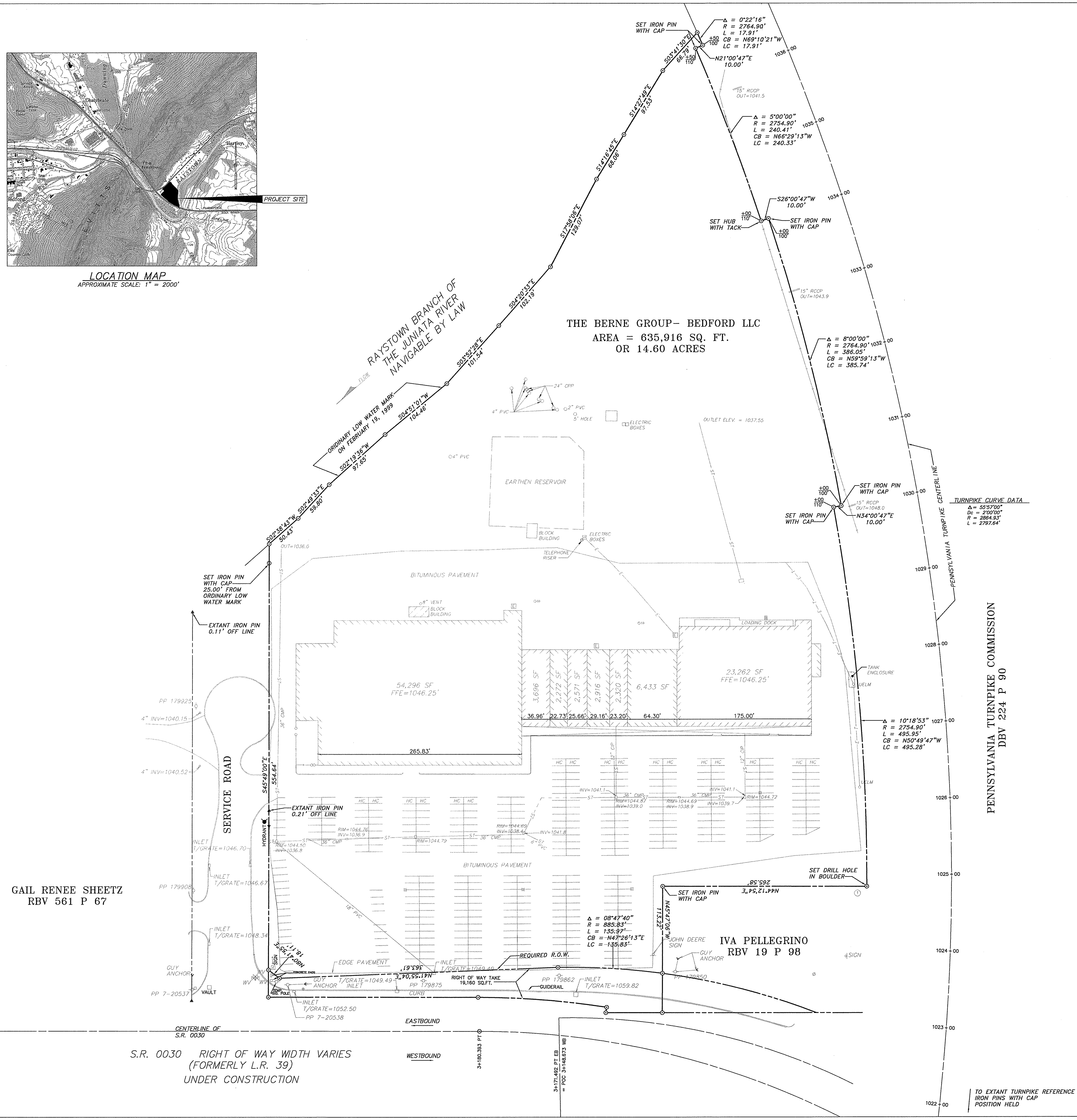

REFERENCE DRAWINGS

1. COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HIGHWAYS, DRAWINGS FOR REPLACEMENT OF ROUTE No. 39, SECTION No. R-4 IN BEDFORD COUNTY FROM STA. 86+00 TO STA. 111+50, APPROVED BY THE GOVERNOR: JULY 3, 1934
2. PENNA. TURNPIKE COMMISSION, PROPERTY TO BE ACQUIRED FROM SYLVIA C. MILLER, SNAKE SPRING TWP., BEDFORD CO., OFFICE OF CHIEF ENGINEER, APR. 21, 1939, HARRISBURG, PENNA., PLAN No. R/W. 2058, LAST REVISED 8-21-40
3. COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HIGHWAYS, DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY, ROUTE No. 39, SECTION No. 7 IN BEDFORD COUNTY FROM STA. 111+01.0 TO STA. 300+32, APPROVED BY THE GOVERNOR: JULY 18, 1941
4. BEDFORD PLAZA, SNAKE SPRING TWP., BEDFORD CO., PA., SITE PLAN LOCATION MAP, P. JOSEPH LEHMAN, INC. CONSULTING ENGINEERS, ATTACHED TO HIGHWAY OCCUPANCY PERMIT No. P-300660, RECORDED IN MISCELLANEOUS BOOK VOLUME 79, PAGE 736
5. BEDFORD PLAZA, SNAKE SPRING TWP., BEDFORD CO., PA., APPROACH PLAN, P. JOSEPH LEHMAN, INC. CONSULTING ENGINEERS, ATTACHED TO HIGHWAY OCCUPANCY PERMIT No. P-300660, RECORDED IN MISCELLANEOUS BOOK VOLUME 79, PAGE 736
6. COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, TRANSPORTATION, DRAWINGS FOR CONSTRUCTION OF LEG. ROUTE 39, SECTION 27M IN BEDFORD COUNTY FROM STA. 110+75.00 TO STA. 226+25.00, APPROVED BY SECRETARY OF TRANSPORTATION: MAY 1, 1984
7. COMMONWEALTH OF PENNSYLVANIA, PENNSYLVANIA TURNPIKE COMMISSION, RIGHT OF WAY MOSAIC, BEDFORD TOWNSHIP, SNAKE SPRING TOWNSHIP, BEDFORD COUNTY, SHEET No. 145 OF 451, M.P. 148.8, PREPARED BY KCI TECHNOLOGIES, MECHANICSBURG, PENNSYLVANIA, DATE OF PHOTOGRAPHY - APRIL, 1990
8. COMMONWEALTH OF PENNSYLVANIA, PENNSYLVANIA TURNPIKE COMMISSION, RIGHT OF WAY MOSAIC, SNAKE SPRING TOWNSHIP, BEDFORD COUNTY, SHEET No. 146 OF 451, M.P. 149.8, PREPARED BY KCI TECHNOLOGIES, MECHANICSBURG, PENNSYLVANIA, DATE OF PHOTOGRAPHY - APRIL, 1990
9. PENNSYLVANIA TURNPIKE COMMISSION, BRIDGE NOS. B-457, B-330, B-446, AND B-329, REHABILITATION AND WIDENING, ROADWAY PLAN, CONTRACT NO. 84-039-RE34-C, SHEET NOS. 9-11 OF 18, DATED 3/18/95 AND 4/25/95
10. COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS FOR REESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT-OF - WAY FOR STATE ROUTE 0030 SECTION 07C, PREPARED BY GANNETT FLEMING,INC., HARRISBURG ,PA. THESE PLANS ARE RECORDED IN PLAT BOOK 6 AT PAGES 151,196 AND 266. APPROVED FEB. 15,2002.

GENERAL NOTES

1. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF STATE ROUTE No. 0030 AS RE-ESTABLISHED BY PENNSYLVANIA DEPARTMENT OF TRANSPORTATION CENTERLINE REFERENCE MONUMENTS AND THE PHYSICAL DIRECTION OF THIS ROAD. THIS CENTERLINE BEARING BEING N 44° 11' E.
2. THE RANDOM TRAVERSES FOR THIS SURVEY HAD AN ANGULAR ERROR OF 19", A MISCLOSURE OF 0.04' AND A RATIO ERROR OF CLOSURE OF 1:56,975.
3. THE RANDOM TRAVERSE WAS BALANCED VIA THE LEAST SQUARES METHOD AND PASSED THE 95 PERCENT LEVEL OF CONFIDENCE WITH A CHI-SQUARE VALUE OF 1.13.
4. THE AREAS SHOWN HEREON ARE APPROXIMATE ONLY ON THAT IT IS GEOMETRICALLY IMPOSSIBLE TO DEFINE THE SOUTHERLY PROPERTY LINE ALONG THE ORDINARY LOW AND HIGH WATER LINES OF THE RAYSTOWN BRANCH OF THE JUNIATA RIVER. THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO EROSION OR ACCRETION. THE ORDINARY HIGH WATER LINE WAS FIELD DETERMINED ON FEBRUARY 19, 1999.
5. A LARGE PORTION OF THIS TRACT IS IN FLOOD ZONE AE, A SPECIAL FLOOD HAZARD AREA INUNDATED BY A 100-YEAR FLOOD. ZONE AE HAS HAD BASE FLOOD ELEVATIONS DETERMINED. THE REFERENCE FOR THIS DATA IS FLOOD INSURANCE RATE MAP COMMUNITY-PANEL No. 421349 0010 B, EFFECTIVE DATE: JULY 4, 1988.
6. THE EMBANKMENT ALONG THE PENNSYLVANIA TURNPIKE ENCROACHES ONTO THE SITE AS SHOWN HEREON.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. THEIR ACTUAL LOCATIONS NEED TO BE FIELD VERIFIED PRIOR TO EXCAVATION AND/OR CONSTRUCTION.
8. H.F. LENZ CO. FILE No. 99-027.01. H.F. LENZ CO. FIELDBOOK No. 591. THIS SURVEY HAS BEEN UPDATED TO SHOW NEW CONSTRUCTION ALONG ROUTE 30, INCLUDING THE SERVICE ROAD WHICH IS NOW USED FOR ACCESS TO THE SITE.

LEGEND

Symbol	Description	Abbreviation	Description
/ / / /	BUILDING FACE	———	PROPERTY LINE
—E—	ELECTRIC LINE	— — —	RIGHT OF WAY LINE
—UE—	UNDERGROUND ELECTRIC LINE	HC	HANDICAP PARKING SPACE
—ST—	STORM SEWER	CIP	CAST IRON PIPE
—T—	TELEPHONE LINE	CMP	CORRUGATED METAL PIPE
—UT—	UNDERGROUND TELEPHONE LINE	CPP	CORRUGATED POLYETHYLENE PIPE
(E)	ELECTRIC MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
(ST)	STORM MANHOLE	RCCP	REINFORCED CEMENT CONCRETE PIPE
(T)	TELEPHONE MANHOLE	RIM	TOP OF RIM ELEVATION
⌀	UTILITY POLE	INV	INVERT ELEVATION
	GUY ANCHOR	OUT	OUTLET ELEVATION
	SIGN POST	DBV	DEED BOOK VOLUME
LP	LAMP POST	RBV	RECORD BOOK VOLUME
CO	CLEAN OUT	P	PAGE
UELM	UNDERGROUND ELECTRIC LINE MARKER	POB	POINT OF BEGINNING
⊗	TRAFFIC SIGNAL POST	S.R.	STATE ROUTE
—x—	FENCING	L.R.	LEGISLATIVE ROUTE
▲	FOUND SURVEY MONUMENT	PT	POINT OF TANGENCY
⊙	PROPERTY CORNER	STA	STATION
123+00	HIGHWAY STATIONING	Δ	ANGLE OF INTERSECTION
+00/50'	STATION AND OFFSET	Da	ARC DEFINITION, DEGREE OF CURVE
		Dc	CHORD DEFINITION, DEGREE OF CURVE
		R	RADIUS
		L	ARC LENGTH
		T	TANGENT
		CB	CHORD BEARING
		LC	LONG CHORD

50' 25' 0 50' 100'
SCALE: 1"= 50'

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GREG FACCIANI — LAND SURVEYOR 032486-E

NO.	REVISION	BY	DATE

BOUNDARY SURVEY OF LAND OF THE BERNE GROUP - BEDFORD LLC

SITUATE IN SNAKE SPRING TOWNSHIP, BEDFORD COUNTY, PENNSYLVANIA

JOB NO.	2004-0234.01
DRAWN BY	C.M.FYOCK
CHECKED BY	C.M.FYOCK
APPROVED BY	G.FACCIANI
DATE PRINTED	05-06-05
DATE ISSUED	05-06-05
SCALE	1" = 50'
SHEET NO.	1 OF 1

S-1

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