

PARCEL INFO
OWNER: CALDWELL DEV INC
ADDRESS: 105 OLD YORK ROAD
PARCEL ID # 27-000-SF--0086.CO--00000
DEED BOOK 1332 PAGE 7136

AREA
77,110 SQFT +/-
1.77 ACRES +/-

FEMA INFO
PER REVIEW OF FIRM MAP NO 42133C0051F, EFFECTIVE DATE: 12/16/2015, A PORTION OF THIS PARCEL IS NOT IN A FLOOD HAZARD AREA AND IS DESIGNATED AS ZONE "X". ALSO, A PORTION OF THIS PARCEL IS A FLOOD HAZARD AREA AND IS DESIGNATED AS ZONE "AE".

PARKING COUNT
44 REGULAR PARKING SPACES
3 HANDICAP PARKING SPACES
47 TOTAL PARKING SPACES

ZONING

ZONING VERIFICATION LETTER PROVIDED BY FAIRVIEW TOWNSHIP AND DATED MAY 5, 2025, DISCLOSES THE FOLLOWING:
EXISTING ZONING DESIGNATION: AIRPORT BUSINESS
SUBJECT PROPERTY IS LOCATED WITHIN THE AIRPORT ZONING DISTRICT ASSOCIATED WITH THE CAPITAL CITY AIRPORT.
NO BUILDING OR ZONING VIOLATIONS ASSOCIATED WITH THE SUBJECT PROPERTY AT TIME OF THE LETTER
MAXIMUM BUILDING HEIGHT: 55 FEET/5 STORIES (COMPLIANT)
SETBACK REQUIREMENTS:
FRONT SETBACK 35 FEET (COMPLIANT)
SIDE SETBACK 15 FEET (COMPLIANT)
REAR SETBACK 15 FEET (COMPLIANT)
IMPERVIOUS LOT COVERAGE: 75% (MAX)

SURVEYOR NOTES

- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ABUTTING SAID PROPERTY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF PENNSYLVANIA.
- THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # NCS-1256305-NJ, DATED March 31, 2025, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREET(S) AND/OR RECORDED PUBLIC UTILITY EASEMENT(S).
- THE SURVEYOR CURRENTLY IS COVERED BY A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$1 MILLION.
- THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO MEADOWBROOK ROAD AND OLD YORK ROAD, BOTH BEING A DEDICATED PUBLIC RIGHT-OF-WAY
- NO APPARENT EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED ON SITE.
- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
- NO APPARENT EVIDENCE OF WETLAND DELINEATION MARKERS WERE OBSERVED ON SITE AT TIME OF SURVEY.
- THIS PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH ADJACENT PARCELS WITH NO APPARENT GAPS, GORES OR OVERLAPS.
- ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THE LICENSED SURVEYOR CANNOT CERTIFY TO THE LOCATION OF NON-VISIBLE STRUCTURES, THUS CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURE LOCATION.

LEGEND

- POLE - GUY
- LIGHT POLE
- FLOODLIGHT
- ELECTRIC METER
- ELECTRIC APPARATUS
- ELECTRIC MANHOLE
- TELECOM MANHOLE
- TELECOM PEDESTAL
- HANDHOLE
- CURB INLET
- YARD INLET WIGRATE
- STORM JUNCTION BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GREASE TRAP
- GAS ASSEMBLY
- WELL - BORE HOLE
- WATER METER
- WATER VALVE
- HYDRANT
- WATER MAIN MANHOLE
- SIGN - LARGE SIGN
- HANDICAPPED SPACE
- BURIED UTILITY MARKER
- TREE
- BOLLARD
- BOUNDARY POINT FOUND
- BOUNDARY POINT SET
- MATHEMATICAL POINT
- HORIZONTAL CONTROL POINT
- TEMPORARY BENCHMARK
- CONCRETE MONUMENT

LINETYPES

- BOUNDARY LINE
- ADJACENT BOUNDARY
- EASEMENT/RIGHT OF WAY
- OVERHEAD UTILITY LINE
- FENCE LINE
- APPROX. WOODS LINE
- GAS LINE MARKING
- ELECTRIC LINE MARKING
- TELECOM LINE MARKING
- WATER LINE MARKING
- STORM DRAINAGE PIPE
- SANITARY SEWER PIPE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF PENNSYLVANIA CERTIFIES TO:
(I) Caldwell Properties, Inc.; (II) Main Street Holdings 2005, LLC, a New Jersey limited liability company;
(II) FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE. THE FIELD WORK WAS COMPLETED ON 5/9/2025.

Robert J. Hardie, SU-050095-E
DATE OF MAP: 5/13/2025

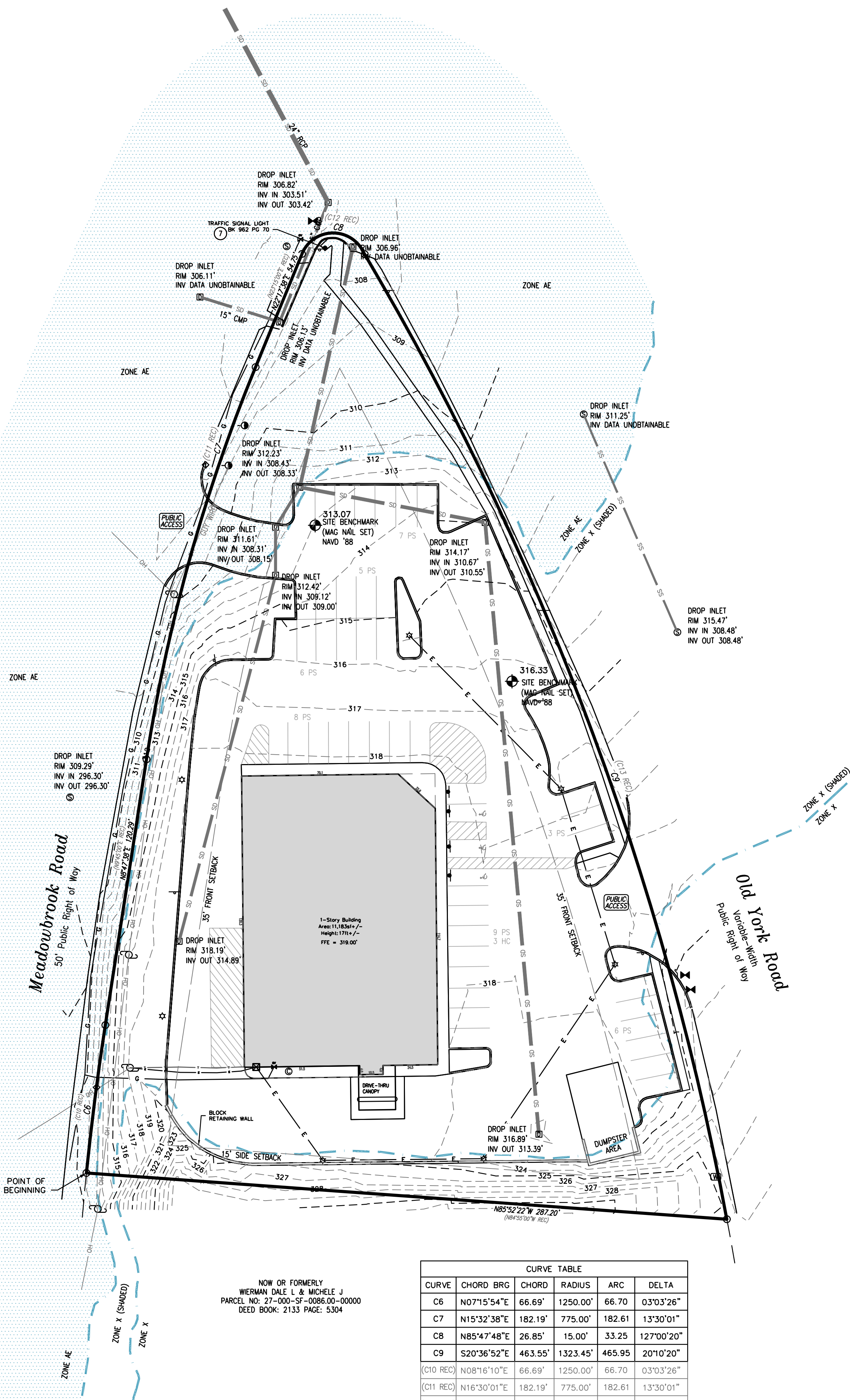


ALTA NOTES

- MUNICIPAL ZONING VERIFICATION LETTER PROVIDED BY CLIENT.
- ALL EVIDENCE OF UTILITIES OBSERVED AT THE TIME OF THE SURVEY SHOWN HEREON.
- ADJOINER OWNERS AND PUBLIC RIGHT OF WAY INFORMATION IDENTIFIED HEREON.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON SITE.
- NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED ON OR ADJACENT TO SITE.
- ALL PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PER TITLE COMMITMENT REFERENCED HEREON SHOWN ON SURVEY.

JONATHAN MURPHY
Professional Land Surveying

(919) 787-7873
TX Firm #10194850
NC Firm #C-0257
4650 Paragon Park Rd
Raleigh, NC 27616
email: raleigh@murphygeomatics.com



CURVE TABLE				
CURVE	CHORD BRG	CHORD	RADIUS	ARC
C6	N07°15'54"E	66.69'	1250.00'	66.70'
C7	N15°32'38"E	182.19'	775.00'	182.61'
C8	N85°47'48"E	26.85'	15.00'	33.25'
C9	S20°36'52"E	463.55'	1323.45'	465.95'
(C10 REC)	N08°16'10"E	66.69'	1250.00'	66.70'
(C11 REC)	N16°30'01"E	182.19'	775.00'	182.61'
(C12 REC)	N86°45'10"E	26.85'	15.00'	33.25'
(C13 REC)	S19°39'30"E	463.55'	1323.45'	465.95'

TITLE

SURVEYOR'S REVIEW OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # NCS-1256305-NJ, DATED March 31, 2025.

SCHEDULE B - SECTION II
ITEMS 1-5 STANDARD EXCEPTIONS.

- SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK PP PAGE 239 AND PLAN BOOK PP PAGE 636.
-AFFECTS, NO PLOTTABLE MATTERS
- DEED OF EASEMENT AS SET FORTH IN RECORD BOOK 962 PAGE 70.
-AFFECTS, TRAFFIC SIGNAL SHOWN HEREON
- HIGHWAY OCCUPANCY PERMIT AS SET FORTH IN RECORD BOOK 1335 PAGE 663.
-AFFECTS, PERMIT EXPIRED AS OF 8/11/99
- TERMS AND CONDITIONS OF LEASE TO DOLENGCORP, LLC AS EVIDENCED BY A MEMORANDUM THEREOF RECORDED IN RECORD BOOK 2850 PAGE 1444.
-AFFECTS, NO PLOTTABLE MATTERS

LEGAL (RECORD)

ALL THAT CERTAIN LOT OF LAND SITUATE IN FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PROPOSED CONCRETE MONUMENT ON THE EASTERN SIDE OF MEADOWBROOK ROAD (T-666) AT THE NORTHWESTERN CORNER OF LOT NO. 2 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG MEADOWBROOK ROAD THE FOLLOWING FIVE COURSES AND DISTANCES: (1) BY A CURVE EXTENDING TO THE RIGHT IN A NORTHEASTWARDLY DIRECTION AND HAVING A RADIUS OF 1250.00 FEET AN ARC DISTANCE OF 66.70 FEET TO A POINT; (2) NORTH 09 DEGREES 45 MINUTES 00 SECONDS EAST, 120.29 FEET TO A POINT; (3) BY A CURVE EXTENDING TO THE RIGHT IN A NORTHEASTWARDLY DIRECTION AND HAVING A RADIUS OF 775.00 FEET AN ARC DISTANCE OF 182.61 FEET TO A POINT; (4) NORTH 23 DEGREES 15 MINUTES 00 SECONDS EAST, 54.75 FEET TO A POINT; (5) BY A CURVE EXTENDING TO THE RIGHT IN AN EASTWARDLY DIRECTION AND HAVING A RADIUS OF 15.00 FEET AN ARC DISTANCE OF 33.25 FEET TO A POINT; THENCE BY OLD YORK ROAD S.R. 1003 (50 FOOT RIGHT OF WAY) BY A CURVE EXTENDING TO THE RIGHT IN A SOUTHERLY DIRECTION AND HAVING A RADIUS OF 1323.45 FEET AN ARC DISTANCE OF 465.95 FEET TO A POINT AT LOT NO. 2; THENCE BY LOT NO. 2, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, 287.20 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 1 ON A MINOR FINAL TWO LOT SUBDIVISION FOR RICHARD RAMSAY (ERRONEOUSLY STATED AS RICHARD RAMSEY IN PLAN) MADE BY HARTMAN & ASSOCIATES, INC. AND RECORDED IN YORK COUNTY PLAN BOOK PP PAGE 239.

BEING PARCEL NO. 27-000-SF--0086.CO--00000

BEING THE SAME PREMISES WHICH RICHARD W. RAMSAY AND DOLORES D. RAMSAY, HIS WIFE, LARRY M. RAMSAY AND MARGHERITA RAMSAY, HIS WIFE, LYNN ANN WHITE AND DALE WHITE, HER HUSBAND, AND MARY LOU WOLF, AN UNREMARKED WIDOW, INDIVIDUALLY AND AS CO-PARTNERS, BY DEED DATED JUNE 24, 1998 AND RECORDED AUGUST 03, 1998 IN YORK COUNTY AT RECORD BOOK 1332 PAGE 7136, GRANTED AND CONVEYED UNTO CALDWELL DEVELOPMENT, INC., IN FEE.

LEGAL (SURVEY)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF NEW CUMBERLAND, YORK COUNTY, STATE OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS:

Beginning at a point on the easterly margin of Meadowbrook Road (50' Public Right-of-Way), said point being the common corner of the lands now or formerly of Wierman Dale L. & Michele J. (DB 2133 Pg 5304, York County Records) and the subject property described herein;

Thence, along said right-of-way, a curve turning to the right through an angle of 03° 03' 26", having a radius of 1250.00 feet, and whose long chord bears N 07° 15' 54" E for a distance of 66.69 feet to a point of intersection with a non-tangential line; Thence, along said right-of-way, N 08° 47' 38" E for a distance of 120.29 feet to the beginning of a curve; Thence, along said right-of-way, said curve turning to the right through an angle of 13° 30' 01", having a radius of 775.00 feet, and whose long chord bears N 15° 32' 38" E for a distance of 182.19 feet to a point of intersection with a non-tangential line; Thence, along said right-of-way, N 22° 17' 38" E for a distance of 54.75 feet to the beginning of a curve; Thence, along said right-of-way, said curve turning to the right through 127° 00' 20", having a radius of 15.00 feet, and whose long chord bears N 85° 47' 48" E for a distance of 26.85 feet to a point on the westerly margin of Old York Road (Variable Width Public Right-of-Way), also being the beginning of a curve; Thence, along said right-of-way, said curve turning to the right through an angle of 20° 10' 20", having a radius of 1323.45 feet, and whose long chord bears S 20° 36' 52" E for a distance of 463.55 feet to a point of intersection with a non-tangential line; Thence, departing said right-of-way, N 85° 52' 22" W for a distance of 287.20 feet to the point of beginning, containing 1.77 acres, more or less.

Sheet 1 of 1

ALTA/NSPS Land Title Survey
105 Old York Road
City of New Cumberland, York County, PA
May 2025 - Scale 1"=20'

