

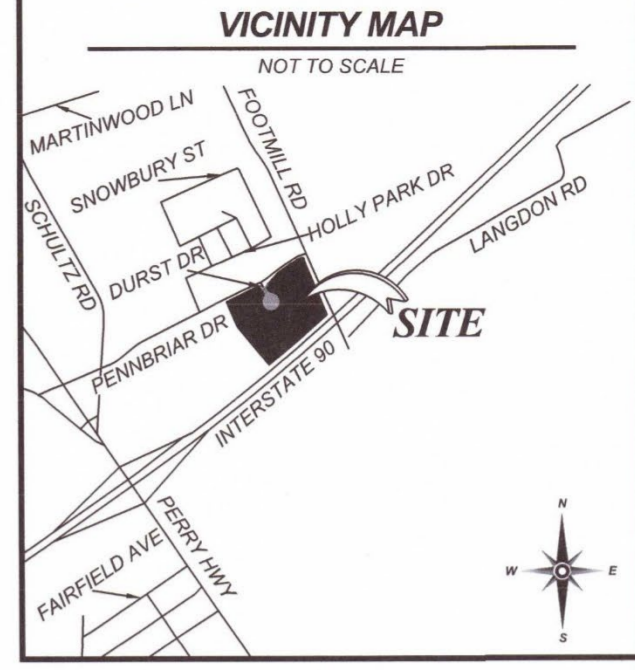
**OWNER & PROPERTY INFORMATION**

N/F: DURST REALTY CO. LLP  
 PENNBRIAR DRIVE  
 SUMMIT TOWNSHIP PENNSYLVANIA 16509  
 BOOK 965, PAGE 1762  
 APN: 40-012-046.0-001.00

AREA BEFORE VACATION:  
 626,005± SQ.FEET  
 14.371± ACRES

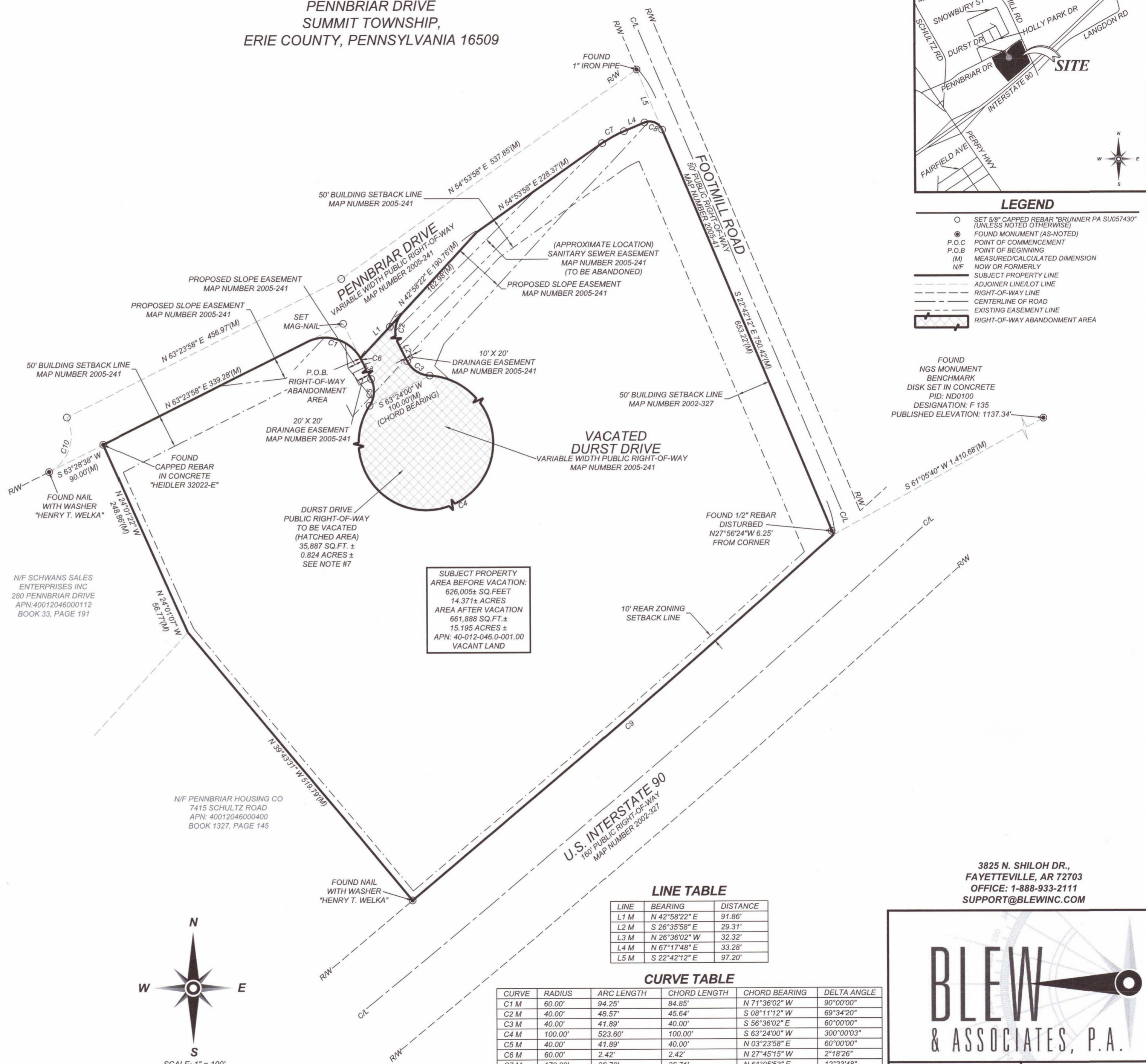
AREA AFTER VACATION  
 661,888 SQ.FT.±  
 15.195 ACRES ±

**PLAT OF SURVEY  
 FOR  
 DURST DRIVE VACATION**  
 PENNBRIAR DRIVE  
 SUMMIT TOWNSHIP,  
 ERIE COUNTY, PENNSYLVANIA 16509



**LEGEND**

- SET 5/8" CAPPED REBAR "BRUNNER PA SU057430" (UNLESS NOTED OTHERWISE)
- FOUND MONUMENT (AS-NOTED)
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- (M) MEASURED/CALCULATED DIMENSION
- N/F NOW OR FORMERLY
- SUBJECT PROPERTY LINE
- - - ADJOINER LINE/LOT LINE
- - - RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- - - EXISTING EASEMENT LINE
- ▨ RIGHT-OF-WAY ABANDONMENT AREA



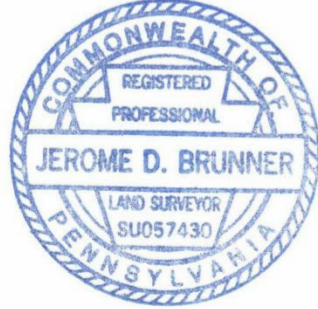
SUBJECT PROPERTY  
 AREA BEFORE VACATION:  
 626,005± SQ.FEET  
 14.371± ACRES  
 AREA AFTER VACATION  
 661,888 SQ.FT.±  
 15.195 ACRES ±  
 APN: 40-012-046.0-001.00  
 VACANT LAND

**SURVEYOR'S CERTIFICATE**

I, JEROME D. BRUNNER, BEING A REGISTERED PROFESSIONAL SURVEYOR IN ACCORDANCE WITH THE PENNSYLVANIA ENGINEER'S REGISTRATION LAW DO HEREBY CERTIFY THAT THE PROJECT DESIGNS AND DETAILS SHOWN HEREON HAVE BEEN PREPARED BY ME OR UNDER MY PROFESSIONAL CHARGE, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE INFORMATION SHOWN ON THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING STANDARDS OF PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE APPLICABLE REGULATIONS AND REQUIREMENTS OF SUMMIT TOWNSHIP.

ACKNOWLEDGED THIS 6<sup>TH</sup> DAY OF MARCH, 2024.

*Jerome D. Brunner*  
 JEROME D. BRUNNER  
 PROFESSIONAL LAND SURVEYOR NO. SU057430  
 COMMONWEALTH OF PENNSYLVANIA



**GENERAL NOTES**

- COMPLETED FIELD WORK WAS DECEMBER 9, 2023.
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH RIGHT-OF-WAY LINE OF PENNBRIAR DRIVE. THE BEARING IS DENOTED AS N54°53'58"E PER GPS COORDINATE OBSERVATIONS PENNSYLVANIA STATE PLANE, NORTH ZONE NAD83.  
 LATITUDE = 42°04'31.4211"  
 LONGITUDE = -90°02'05.0856"  
 CONVERGENCE ANGLE = -01°30'41.22"
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42049C0208D, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ERIE COUNTY GIS.
- THIS 35,887 ± SQ.FT. (0.824 ± ACRE) PIECE OF LAND TO BE VACATED BY SUMMIT TOWNSHIP AND CONVEYED TO ERIE COUNTY TAX PARCEL 40-012-046.0-001.00.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1 M	N 42°58'22" E	91.86'
L2 M	S 26°35'58" E	29.31'
L3 M	N 26°36'02" W	32.32'
L4 M	N 67°17'48" E	33.28'
L5 M	S 22°42'12" E	97.20'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 M	60.00'	94.25'	84.85'	N 71°36'02" W	90°00'00"
C2 M	40.00'	48.57'	45.64'	S 08°11'12" W	69°34'20"
C3 M	40.00'	41.89'	40.00'	S 56°36'02" E	60°00'00"
C4 M	100.00'	523.60'	100.00'	S 63°24'00" W	300°00'03"
C5 M	40.00'	41.89'	40.00'	N 03°23'58" E	60°00'00"
C6 M	60.00'	2.42'	2.42'	N 27°45'15" W	2°18'26"
C7 M	170.00'	36.78'	36.71'	N 61°05'53" E	12°23'48"
C8 M	20.00'	31.41'	28.28'	S 67°42'12" E	89°58'58"
C9 M	22,830.32'	828.96'	828.91'	S 49°14'05" W	02°04'49"
C10 M	60.00'	94.70'	85.17'	N 18°15'41" E	90°25'45"

3825 N. SHILOH DR.,  
 FAYETTEVILLE, AR 72703  
 OFFICE: 1-888-933-2111  
 SUPPORT@BLEWINC.COM



SURVEYOR JOB NUMBER: 23-5524.02  
 SURVEY DRAWN BY: C.R.H. - 12/27/2023  
 SURVEY REVIEWED BY: TS  
 SHEET: 2 OF 2