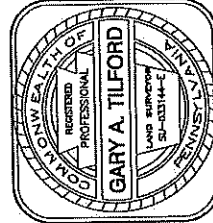


- NOTES:
- BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING MAY 2006.
  - REFERENCE PLAN:  
SUBDIVISION PLAN, TRADITIONS OF SPRINGFIELD MADE FOR GENESIS ELDERSHIRE - HARSTON, INC. BY CHARLES E. SHOEMAKER, INC. DATED NOVEMBER 25, 2008 AND LAST REVISED JULY 06, 2015.  
DWG. NO. SP - 632.

**SITE AREA**

OPEN SPACE PARCEL TO ULTIMATE RIGHT OF WAY LINE  
120,217 S.F. or 2.7598 ACRES

JOB NO.	DWG NO.
27013	SP - 762
DATE	SHEET NO.
AUG. 30, 2022	1 OF 1



**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE MONTGOMERYVILLE, PA. 18936  
PHONE: 215-887-2165 FAX: 215-876-7781  
E-MAIL: staff@ceshoemaker.com

**OWNER**  
380 HAWS LP  
113 E MILL ROAD  
FLOURTOWN, PA. 19031

**SITE ADDRESS**  
HAWS LANE  
FLOURTOWN, PA 19031

COUNTY PARCEL No. 51-00-08452-00-9  
BLOCK / UNIT No. 040-010

INSTRUMENT No. 20220014081

**EXHIBIT PLAN**  
OF  
**OPEN SPACE PARCEL, A PORTION OF**  
PARID: 52-00-08452-00-9  
MADE FOR  
**WOODROW AND ASSOCIATES**  
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.



**CHARLES E. SHOEMAKER, INC.**

ENGINEERS AND SURVEYORS  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
1007 EDGE HILL ROAD  
ABINGTON, PENNSYLVANIA 19001

OPEN SPACE PARCEL TO BE DEDICATED TO  
SPRINGFIELD TOWNSHIP, A PORTION OF  
OF PARID: 52-00-08452-00-9  
PREPARED FOR WOODROW AND ASSOCIATES  
HAWS LANE  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN tract or parcel of land designated as Open Space Parcel, a portion of PARID: 52-00-08452-00-9, SITUATE in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with an Exhibit Plan Open Space Parcel, A Portion of PARID: 52-00-08452-00-9, dated August 30, 2022, as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Haws Lane (55' wide at this point as widened by 5' on the Southeasterly side from its former width of 50'), said point being at a distance of three hundred seventy-eight and seventy-one one-hundredths feet (378.71') measured North Fifty-seven degrees Twenty-three minutes zero seconds East (N57° 23' 00"E) from a point of tangency, said point being at a distance of Sixty-three and Twelve one-hundredths feet (63.12') measured on the arc of a circle curving to the right with a radius of Forty and no one-hundredths feet (40.00') from a point of curvature on the Northeasterly side of Fraser Road (50' wide); THENCE along said Southeasterly ultimate right-of-way line of Haws Lane North Fifty-seven degrees Twenty-three minutes zero seconds East (N57° 23' 00"E) Two hundred Twenty-six and Seventy-five one-hundredths feet (226.75') to a point; THENCE through lands of PARID: 52-00-08452-00-9 the three following courses and distances: 1) South Thirty-two degrees Thirty-seven minutes zero seconds East (S32° 37' 00"E) Two hundred Twenty-four and zero one-hundredths feet (224.00'); 2) North Fifty-seven degrees Twenty-three minutes zero seconds East (N57° 23' 00"E) One hundred Ninety-eight and Sixty-one one-hundredths feet (198.61'); 3) North Forty-three degrees Forty-four minutes Ten seconds East (N43° 44' 10"E) Eighty and Forty one-hundredths feet (80.40') to a point, a corner of lands of PARID: 52-00-08452-00-9 and PARID: 52-00-08458-00-4; THENCE along lands of PARID: 52-00-08458-00-4 the four following courses and distances: 1) South Forty-six degrees Fifteen minutes Fifty seconds East (S46° 15' 50"E) Eighty and no one-hundredths feet (80.00'); 2) South Forty-three degrees Forty-four minutes Ten seconds West (S43° 44' 10"W) One hundred Five and no one-hundredths feet (105.00'); 3) South Forty-six degrees Fifteen minutes Fifty-seconds East (S46° 15' 50"E) One hundred Fifty and no one-hundredths

**CHARLES E. SHOEMAKER, INC.**

*ENGINEERS AND SURVEYORS*  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
1007 EDGE HILL ROAD  
ABINGTON, PENNSYLVANIA 19001

OPEN SPACE PARCEL TO BE DEDICATED TO  
SPRINGFIELD TOWNSHIP, A PORTION OF  
OF PARID: 52-00-08452-00-9  
PREPARED FOR WOODROW AND ASSOCIATES  
HAWS LANE  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

Page 2

feet (150.00'); 4) South Forty-three degrees Forty-four minutes Ten seconds West (S43° 44' 10"W) Two hundred Sixty and no one-hundredths feet (260.00') to a point, a corner of PARID: 52-00-08452-00-1; THENCE along said lands the three following courses and distances: 1) North Forty-six degrees Fifteen minutes Fifty seconds West (N46° 15' 50"W) Two hundred Fifty and Fourteen one-hundredths feet (250.14'); 2) North Sixty-six degrees Fifty-seven minutes Nineteen seconds West (N66° 57' 19"W) Two hundred Fifty-five and Thirty-six one-hundredths feet (255.36'); 3) North Thirty-two degrees Thirty-seven minutes zero seconds West (N32° 37' 00"W) Sixty and Seventy-two one-hundredths feet (60.72') to the first mentioned point and place of beginning.

BEING OPEN SPACE PARCEL Haws Lane, 380 HAWS L.P.

CONTAINING 120,217 square feet or 2.7598 acres.

27013  
Sp-762  
August 30, 2022