



PROJECT LOCATION MAP

SCALE: 1"=1,000'

SOURCE: GOOGLE MAPS

AREA CALCULATIONS

EASING	PROPOSED
LOT 2-349,430 S.F. OR 8.022 ACRES	LOT 2-296,723 S.F. OR 6.812 ACRES
LOT 3-701,012 S.F. OR 16.83 ACRES	LOT 3-753,719 S.F. OR 17.303 ACRES
TOTAL- 1,050,442 S.F. OR 24.115 ACRES	TOTAL- 1,050,442 S.F. OR 24.115 ACRES

PLAN REFERENCES

- "SANATOGA SPRINGS PHASE 2 LOT 2-MASTER RECORD PLAN" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DRAWING NUMBER C5101, SHEET 6 OF 13, SHEET 8 OF 41; LAST REVISED 07-23-2024.
- "SANATOGA SPRINGS PHASE 2 LOT 2-MASTER RECORD PLAN" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DRAWING NUMBER C5102, SHEET 7 OF 13, SHEET 9 OF 41, LAST REVISED 07-23-2024.
- "SANATOGA SPRINGS AMENDED LOTS 2&3 PHASE 2 EASEMENT PLAN" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DRAWING NUMBER C5103, SHEET 5 OF 13, SHEET 7 OF 41, DATED 08-25-2024.

GENERAL NOTES

- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE CITY/TOWN/BOROUGH/TOWNSHIP MAPS AND REFERENCE NUMBERS XXXX.
- THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.

I, **ACKNOWLEDGE** MYSELF TO BE THE
CORP. AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE
SUBDIVISION PLAN THAT I HAVE PREPARED IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN
SUBDIVIDED, THAT THERE ARE NO OTHER OWNERSHIP CLAIMS TO THE LAND, AND THAT THE SAME
AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED, DO
FURTHER SAY THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF LIMERICK AGAINST
ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF
THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

OFFICIAL MEMBER

OFFICE

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND
CORRECT TO THE ACCURACY REQUIRED BY THE LIMERICK TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR
WHICH I AM AN ENVIRONMENTAL AND LAND INFORMATION AGENT FOR THE LIMERICK TOWNSHIP
AND REPRESENT A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS
SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED
PERIMETER MONUMENTS SHALL BE SET.

DATE

SURVEYOR

LIMERICK TOWNSHIP BOARD OF SUPERVISOR'S CERTIFICATION
AT THE MEETING HELD ON THE **DAY OF** **20**, THE LIMERICK TOWNSHIP PLAN AS
BOARD OF SUPERVISORS BY MOTION APPROVED THE **DAY OF** **20**, THE LIMERICK TOWNSHIP PLAN AS
SHOWN AND DESCRIBED HEREON.

CHAIRPERSON

DATE

LIMERICK TOWNSHIP PLANNING COMMISSION
AT THE MEETING HELD ON THE **DAY OF** **20**, THE LIMERICK TOWNSHIP PLAN AS
PLANNING COMMISSION APPROVED THE **DAY OF** **20**, THE LIMERICK TOWNSHIP PLAN AS
SHOWN AND DESCRIBED HEREON.

CHAIRPERSON

DATE

COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN
PLAN BOOK **100** PAGE **100** ON THE **DAY OF** **20**, THE LIMERICK TOWNSHIP PLAN AS
SHOWN AND DESCRIBED HEREON.

TOWNSHIP ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY AND APPROVED BY
LIMERICK TOWNSHIP ENGINEER.

DATE

TOWNSHIP ENGINEER
(SIGNATURE & SEAL)

P.E. LIC #

DATE

LIMITED LIABILITY CORP.
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:
ON THE **DAY OF** **20**, BEFORE ME PERSONALLY
APPEARED **AD 20**, WHO ACKNOWLEDGED THAT HE IS A
LIMITED LIABILITY CORP. AND THAT AS SUCH BEING
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES
THEREIN CONTAINED BY SIGNING THE NAME OF THE LLC BY HIMSELF-HERSELF.
WITNESS, MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA: **SS:**
COUNTY OF MONTGOMERY
MOTUS DEVELOPMENT 2, LLC, MOTUS DEVELOPMENT 4, LLC, MOTUS DEVELOPMENT 6, LLC
GATEWAY AT SANATOGA CONDOMINIUM ASSOCIATION
UNDERSIGNED HAS LAID OUT UPON MY LAND SITUATE IN LIMERICK
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING
TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

DATE
ON THIS **DAY OF** **20**, BEFORE ME A NOTARY PUBLIC, THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING
CERTIFICATE AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MONTGOMERY COUNTY RECORDING BLOCK
MCPN **100** AND
PROCESSED AND REVIEWED A REPORT HAS BEEN PREPARED BY THE MONTGOMERY
COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE
CERTIFIED THIS DATE.

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION
DATE SURVEYOR

OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA: **SS:**
COUNTY OF MONTGOMERY
COSTCO WHOLESALE CORPORATION

UNDERSIGNED HAS LAID OUT UPON MY LAND SITUATE IN LIMERICK
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING
TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

DATE

ON THIS **DAY OF** **20**, BEFORE ME A NOTARY PUBLIC, THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING
CERTIFICATE AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TOWNSHIP ENGINEER
(SIGNATURE & SEAL)

P.E. LIC #

DATE

ROUTE 422 (S.R. 8022)

DATE

NOTARY PUBLIC

EVERGREEN ROAD (S.R. 4026) (ROW VARIES)

DATE

NOTARY PUBLIC

