



AREA CALCULATIONS

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

- "SANATOGA SPRINGS PHASE 2 LOT 2-MASTER RECORD PLAN" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DRAWING NUMBER CS101, SHEET 6 OF 13, SHEET 8 OF 41, LAST REVISED 05-07-2024.
- "SANATOGA SPRINGS PHASE 2 LOT 2-RECORD PLAN" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DRAWING NUMBER CS102, 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 CS101, SHEET 5 OF 13, SHEET 7 OF 41, DATED 09-25-2024.

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 TAX MAPS AND REFERENCE NUMBERS XXIX.
- THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.

I, \_\_\_\_\_ OF \_\_\_\_\_ ACKNOWLEDGE MYSELF TO BE THE \_\_\_\_\_ OF A LIMITED LIABILITY CORP., AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE LIMITED LIABILITY CORP. IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE 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 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES ACCEPTS FULL RESPONSIBILITY, 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 SUPERVISORS'S CERTIFICATION**

AT THE MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVED THE \_\_\_\_\_ PLAN, AS SHOWN AND DESCRIBED HEREON.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**LIMERICK TOWNSHIP PLANNING COMMISSION**

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

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY RECORDING NOTE**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**TOWNSHIP ENGINEER'S CERTIFICATION**

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

TOWNSHIP ENGINEER \_\_\_\_\_ P.E. LIC # \_\_\_\_\_ DATE \_\_\_\_\_

**LIMITED LIABILITY CORP.**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY:

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE A MEMBER OF \_\_\_\_\_ 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

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 \_\_\_\_\_ KNOWN TO BE (OR SATISFACTORILY PROVEN) TO BE 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**

MCPC NO. \_\_\_\_\_ 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

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 \_\_\_\_\_ KNOWN TO BE (OR SATISFACTORILY PROVEN) TO BE 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 \_\_\_\_\_

Date	Description	No.
REVISIONS		
		
SHAUN F. HIGGINS	DATE SIGNED	2025-01-20
PROFESSIONAL LAND SURVEYOR PENNSYLVANIA LIC. No. SU-051088-E		
<b>LANGAN</b> Langan Engineering and Environmental Services, LLC 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
<b>SANATOGA SPRINGS PHASE 2 LOT 2</b>		
LIMERICK TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
<b>PROPOSED LOT LINE REVISION</b>		
Project No.	Drawing No.	
220142803	VB101	
Date	20 JANUARY 2025	Record Plan
Drawn By	DTT	Sheet 1 of 1
Checked By	SFH	