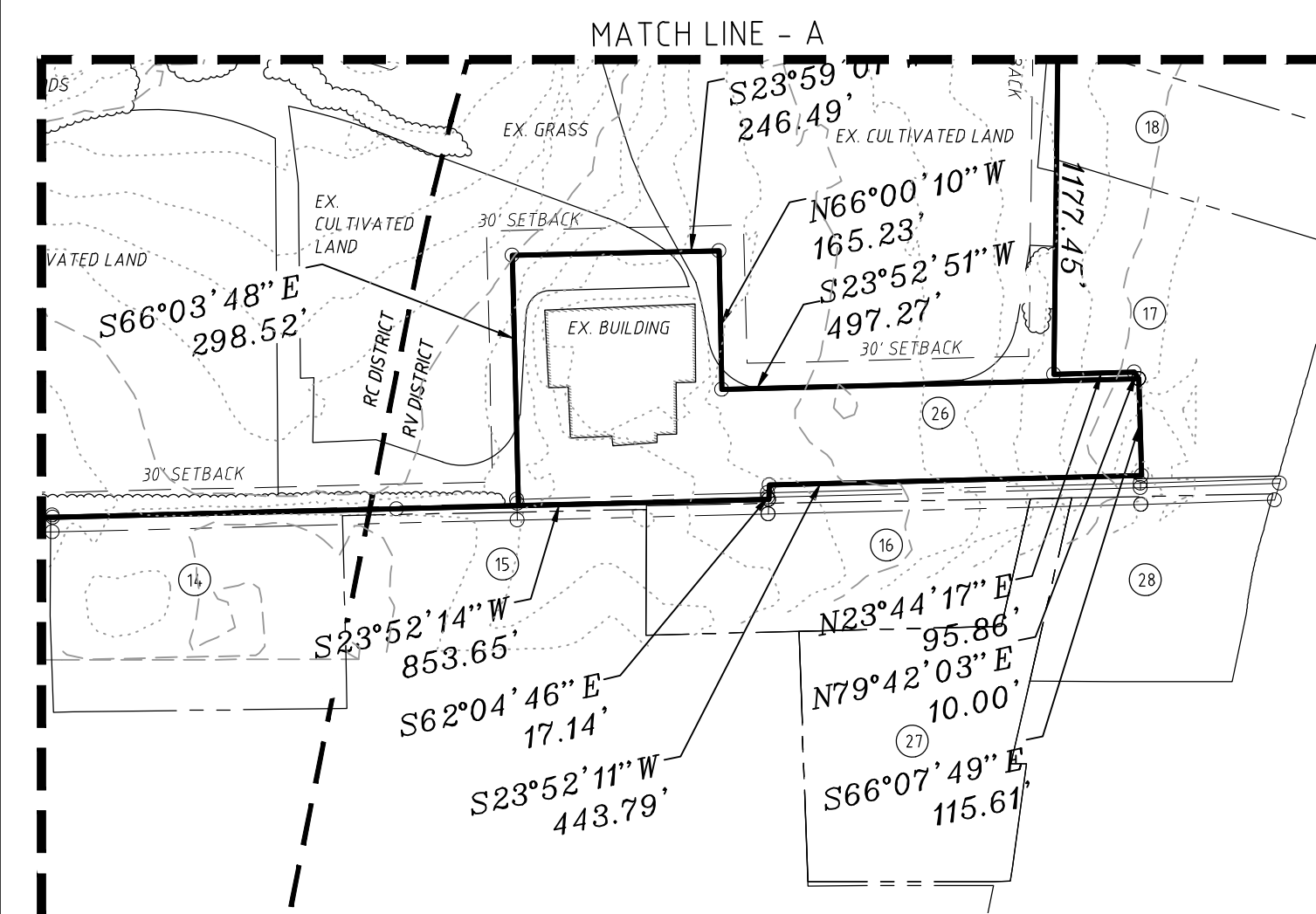
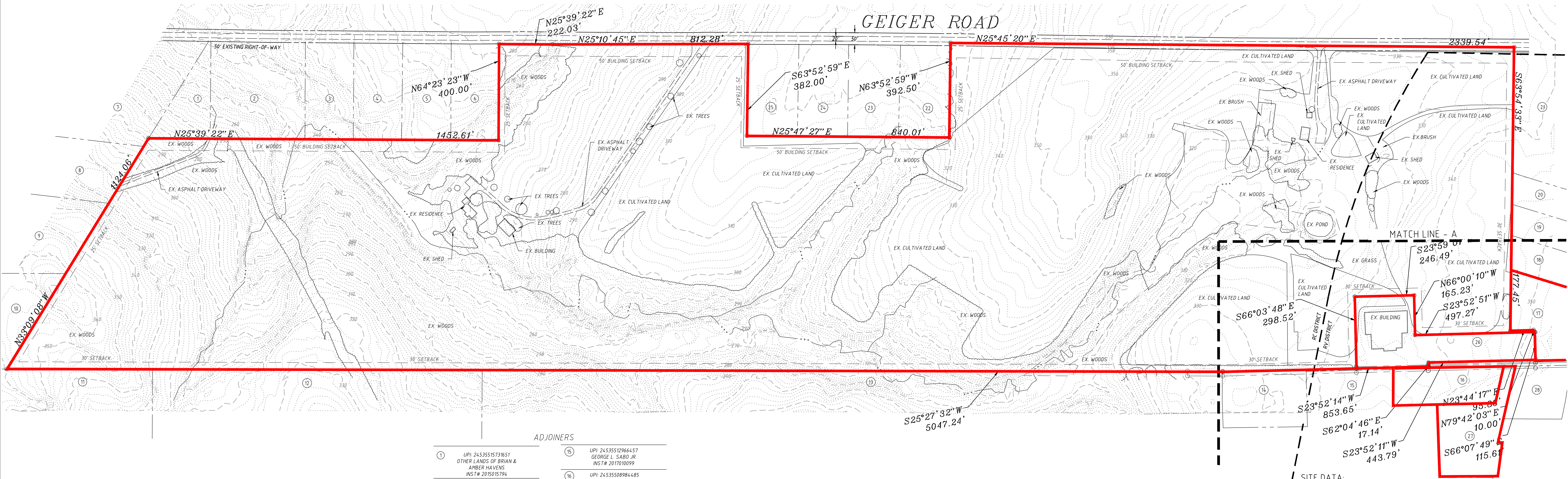
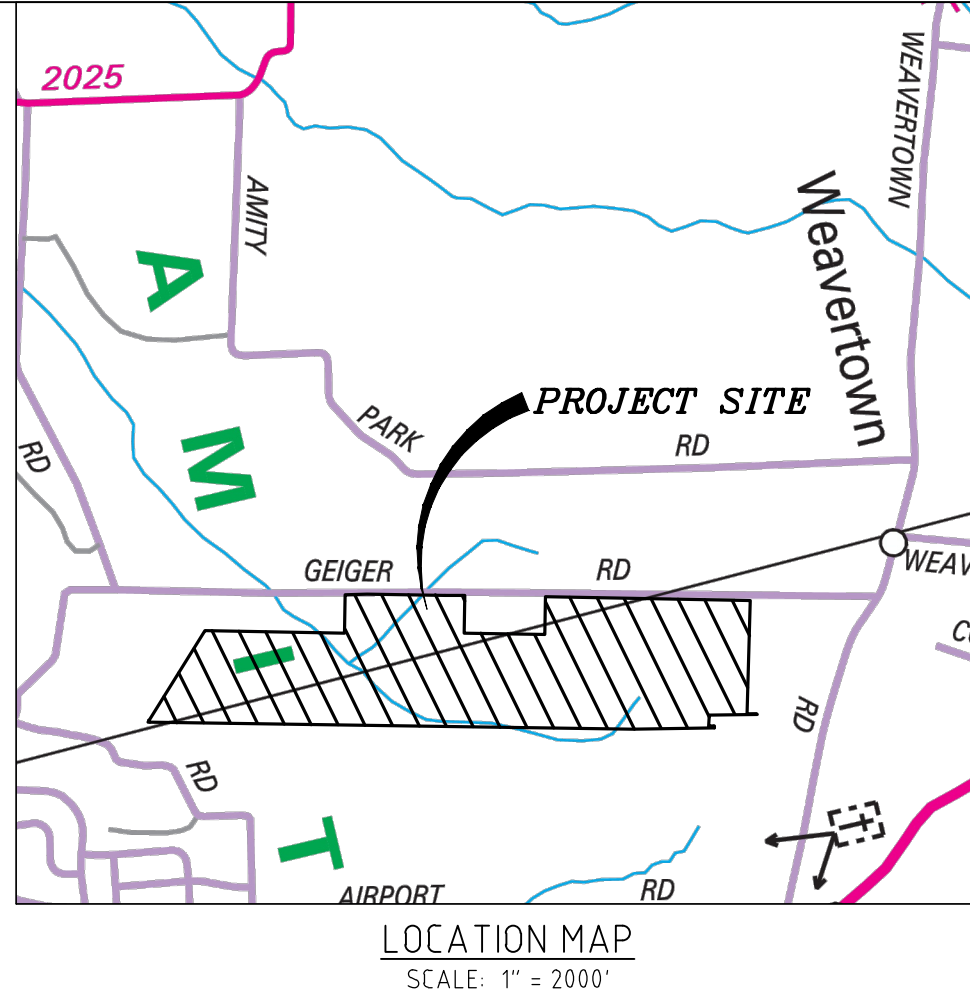


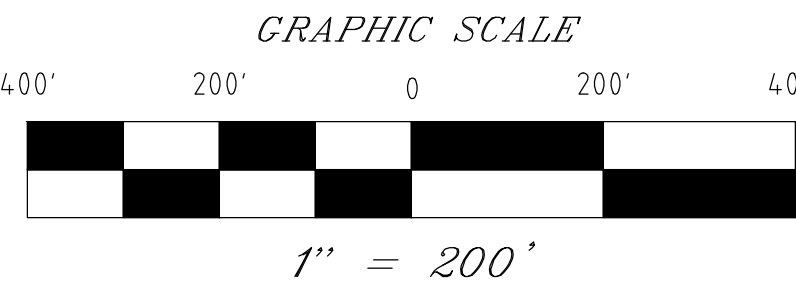
PROJECT TITLE: GEIGER AND WEAVERTOWN ROAD PROPERTIES-EXISTING CONDITIONS



ADJOINERS	
① UPI: 24535515731851 OTHER LANDS OF BRIAN & AMBER HAVENS INST # 2015015794	⑮ UPI: 24535512966457 GEORGE L SABO JR. INST # 2017010099
② UPI: 24535515731960 MARCY B & R BRUCE WOODS RBV: 2009, PG 162 PBV: 129, PG 31 - LOT 13	⑯ UPI: 24535508984485 MERRITTS ANTIQUES INC RBV: 1503, PG 842
③ UPI: 24535515742138 JOHN R. & KIMBERLY ANN KUNZ RBV: 3780, PG 764 PBV: 139, PG 31 - LOT 14	⑰ UPI: 24535508984839 MERRITTS ANTIQUES INC RBV: 1900, PG 101
④ UPI: 24535515742388 JOHN MCINTIRE RBV: 5438, PG 1775 PBV: 129, PG 31	⑱ UPI: 24535508989096 WILLIAM A. & MELINDA A. PURCELL RBV: 2647, PG 691 PBV: 0183, PG 25 - LOT 7
⑤ UPI: 24535515743538 RONALD M. & LINDA A. CURTIS RBV: 2433, PG 2293 PBV: 129, PG 31 - LOT 16	⑲ UPI: 24535508989070 JOHN D. JR. & AMY R. PURCELL RBV: 2696, PG 600 PBV: 0183, PG 25 - LOT 6
⑥ UPI: 24535515743777 RICHARD A. & COLLEEN A. SCHULZE RBV: 1911, PG 91 PBV: 129, PG 31 - LOT 17	⑳ UPI: 24535508989065 LEANNE & MATTHEW BOLGER INST # 2022041251 PBV: 0183, PG 25 - LOT 5
⑦ UPI: 24535515731235 BRIAN & AMBER HAVENS INST # 2015015794	㉑ UPI: 245355089895454 OZ GROUP HOLDINGS INC INST # 2014020924
⑧ UPI: 24535515723113 ANDREW NORMAN LITKA & NANCY L. SANCHEZ RBV: 3109, PG 165	㉒ UPI: 24535512768518 JOSEPH WILLIAM KOLEDA & KARLE LYNN SKAGGS INST # 2022021126 PBV: 129, PG 31 - LOT 23
⑨ UPI: 24535515724678 GARY M. & MELISSA A. FRY INST # 201037091 PBV: 34, PG 39 - LOT 7	㉓ UPI: 24535512767358 CLIFFORD & BRIANNA MOORE INST # 2022000284 PBV: 129, PG 31 - LOT 22
⑩ UPI: 2453550728307 JAMES JR. & TAI WEST INST # 2023020260 PBV: 34, PG 39 - LOT 10	㉔ UPI: 24535512756948 JOSH E. SCHUCH & STEPHANIE MICH INST # 2021029631 PBV: 129, PG 31 - LOT 20
⑪ UPI: 24535516822793 TERRY A. & MICHELE J. SCHEEL RBV: 2561, PG 817	㉕ UPI: 24535508983567 MERRITTS ANTIQUES INC RBV: 1511, PG 739 INSTRUMENT #: 2016029164 - ANNEX
⑫ UPI: 24535516899869 GEORGE L SABO JR. INST # 2017010098	㉖ UPI: 24535508989756 RICHARD L. III & NICOLE DANIELLE STEPHENS INST # 202037963 PBV: 300, PG 196 - RES
⑬ UPI: 24535512966457 GEORGE L SABO JR. INST # 2017010099	㉗ UPI: 24535508987408 MERRITTS ANTIQUES INC RBV: 2307, PG 2387 PBV: 142, PG 3 - LOT 2
⑭ UPI: 24535508973678 STEPHANIE HOOVER & CHRISTOPHER WICKNER INST # 2023019376	

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINERS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING CULTIVATED LAND
- EXISTING WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK
- EXISTING SOILS
- EXISTING WATERWAY
- EXISTING WETLANDS
- EXISTING ZONING



GENERAL NOTES:

- BASE INFORMATION PROVIDED BY BOYER ENGINEERING FROM PLAN TITLED MERRITT'S ANTIQUES ANNEXATION, INSTRUMENT NUMBER 2014029164, RECORDED IN BERKS COUNTY RECORDER OF DEEDS AND RECORDED ON 09/05/2014.
- DESIGN BASED ON AERIAL IMAGES, TAX MAP DATA, AND USGS INFORMATION. SITE TOPOGRAPHY IS BASED ON PENNSYLVANIA SOUTH (3702) STATE PLANE COORDINATES AND NAVD 1988.
- THIS LAND DEVELOPMENT PLAN HAS BEEN PREPARED FOR THE REALTOR TO SHOW THE EXISTING CONDITIONS ON THIS PARCEL.
- SITE FALLS IN ZONE (X) BASED ON FEMA MAP NUMBER 42011C0561 G, EFFECTIVE JULY 3, 2012.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN A APPROXIMATE WAY ONLY HAND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
- THE LOCATIONS OF WATERWAYS ARE SHOWN IN A APPROXIMATE WAY AND HAVE NOT BEEN SURVEYED.
- CONTOURS TAKEN FROM LIDAR INFORMATION FROM THE PENNSYLVANIA SPATIAL DATA ACCESS, PENN STATE INSTITUTE OF ENERGY AND THE ENVIRONMENT. THE DATUM IS PENNSYLVANIA STATE PLAN NORTH (NAD83).

SITE DATA:

RECORD OWNER: MERRITTS ANTIQUES INC
1860 WEAVERTOWN RD
DOUGLASSVILLE, PA 19518
UPI/PROPERTY I.D.: 24535516840403, 24535508984839, 24535508987408, 24535508983567, 24535508984485
DEED/INSTRUMENT #: RBV 4597, PAGE 1059
PLAN #: INSTRUMENT #: 2014029164 - RES

LOCATION: AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

ACREAGE: 158.65 ACRES (PER DEED)

ZONING DATA:	
RC-RURAL CONSERVATION DISTRICT	
MIN. LOT AREA:	REQUIRED: 80,000 SQ. FT. EXISTING: 1,861,197 SQ. FT.
MAX. BUILDING HEIGHT:	
-FARM BUILDINGS/SILOES	NO MAXIMUM
-PRINCIPAL BUILDINGS	35' <35'
LOT WIDTH:	200' 5693'
BUILDING SETBACK:	50' 237"
REAR YARD	30' 629'
SIDE YARD	
-TOTAL	50' 1348'
-ONE SIDE	25' 1348'
BUFFER YARD (DEPTH)	10' >10'
MAX. LOT COVERAGE:	12% >12%

RV-RURAL VILLAGE-AMITYVILLE	
MIN. LOT AREA:	REQUIRED: 12,000 SQ. FT. EXISTING: 1,861,197 SQ. FT.
MAX. BUILDING HEIGHT:	
-PRINCIPAL BUILDINGS	35' <35'
LOT WIDTH:	100' 4693'
BUILDING SETBACK:	30' 317'
REAR YARD	20' 952'
SIDE YARD	
-TOTAL	30' 842'
-ONE SIDE	15' 842'
BUFFER YARD (DEPTH)	10' >10'

BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX: 610-678-3517
WWW.BOGIAENG.COM

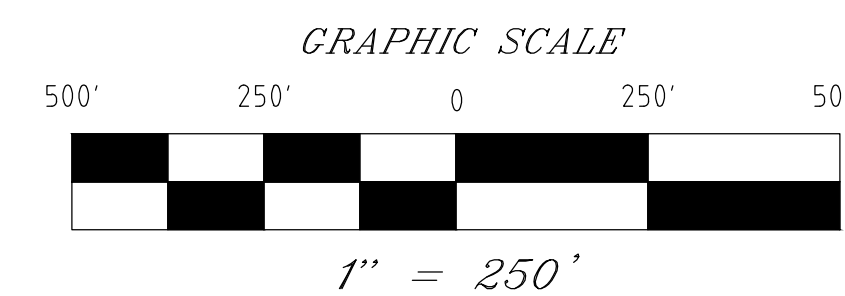
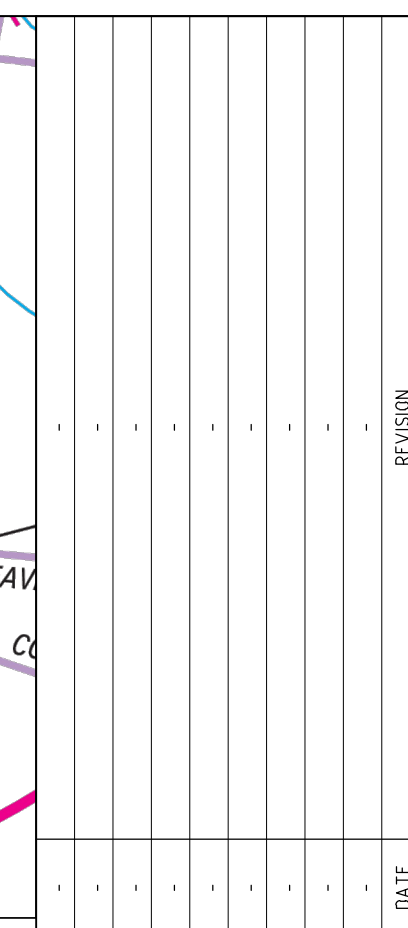
GEIGER RD. & WEAVERTOWN RD.
EX CONDITIONS

MERRITTS ANTIQUES, INC.
1860 WEAVERTOWN RD
DOUGLASSVILLE, PA 19518
JOB: GEIGER RD. & WEAVERTOWN RD

AMITY TOWNSHIP
BERKS COUNTY
PA

PIN: 24535516840403

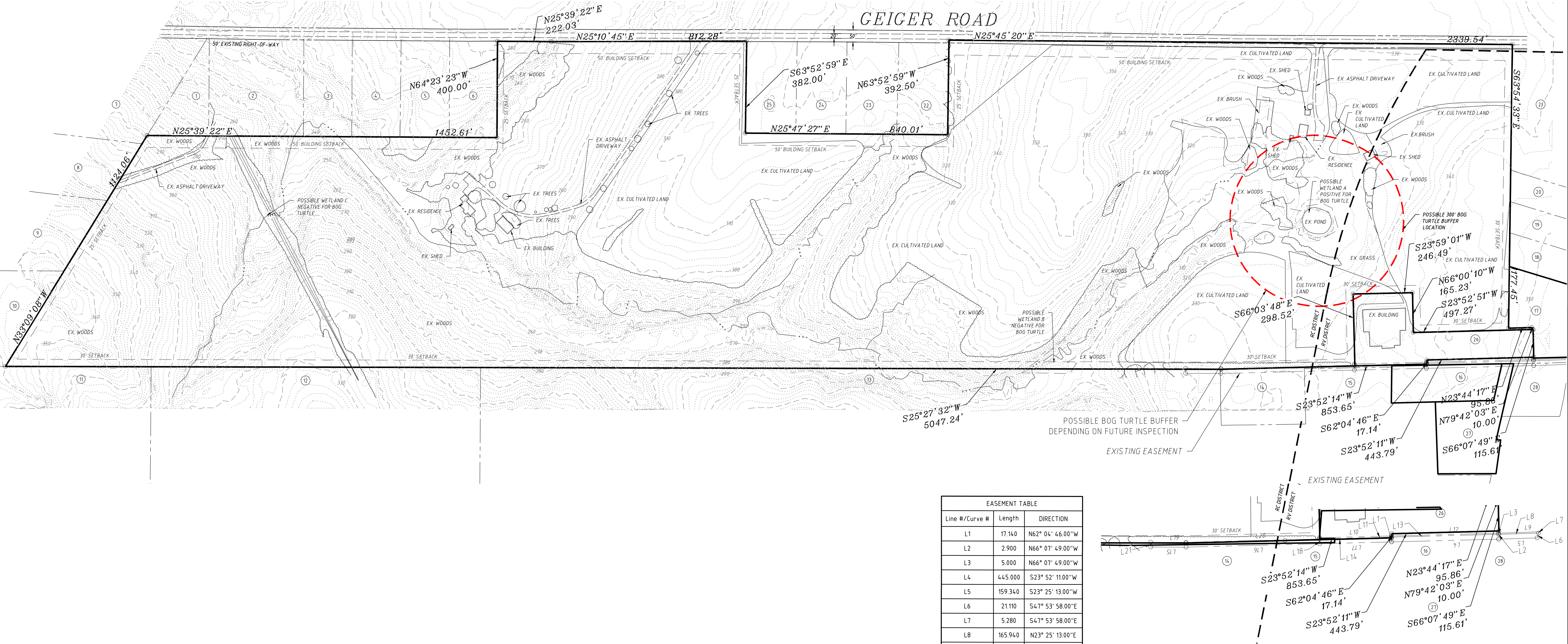
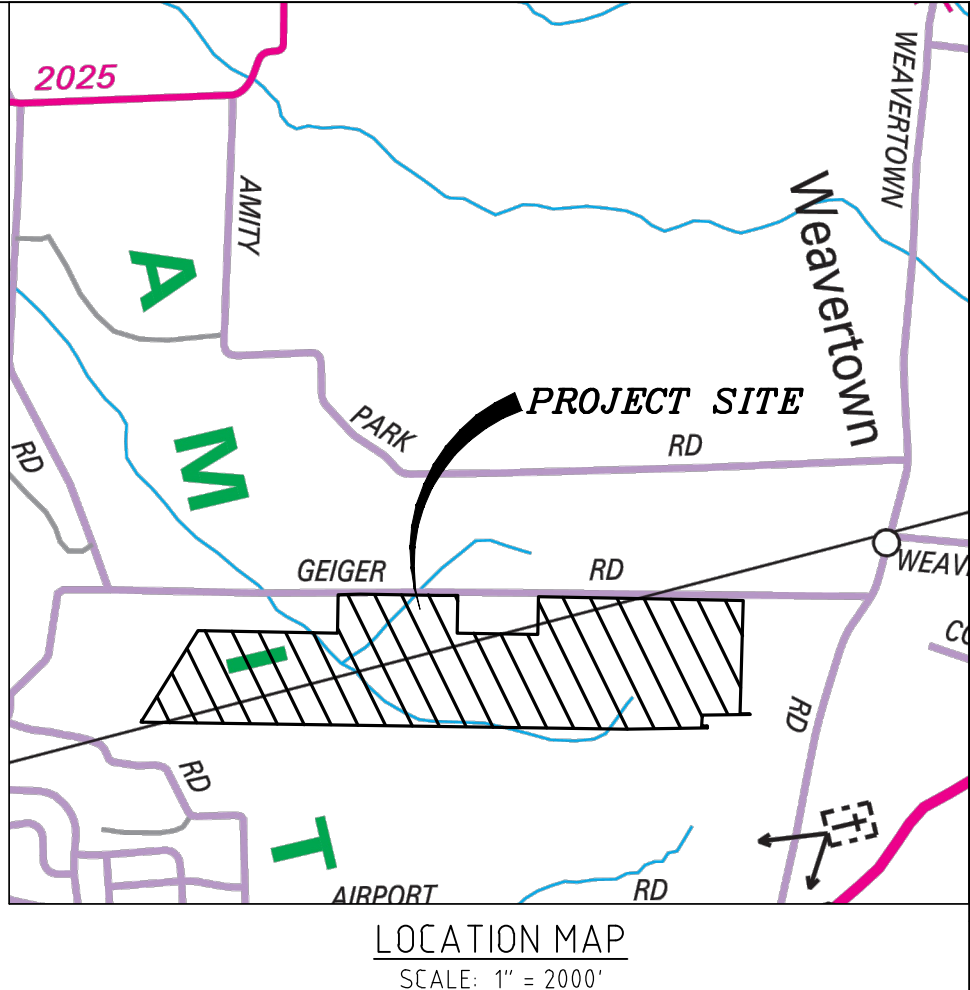
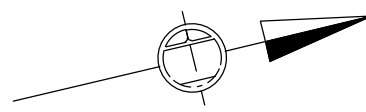
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DRAWN BY: TK
DATE: 08-12-2025
SCALE: 1"=200'
DRAWING: EX-101
PROJECT: 2025-026
SHEET: 01 OF 01



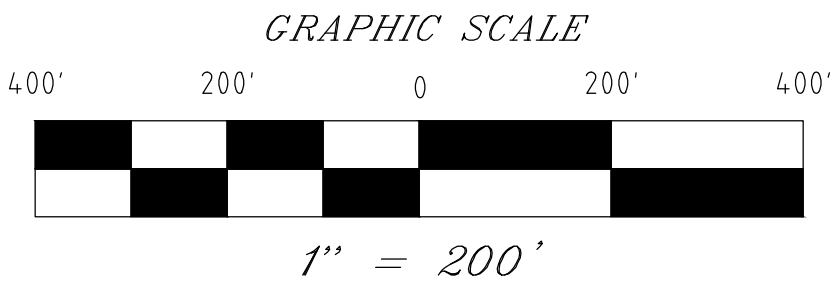
FINAL
GEIGER RD. & WEAVERTOWN RD.
AERIAL

MERRITTS ANTIQUES, INC.	
1860 WEAVERTOWN RD	
DOUGLASSVILLE, PA 19518	
JOB: GEIGER RD & WEAVERTOWN RD	
AMITY TOWNSHIP	
BERKS COUNTY	
PIN:	PA 24535516840403
CHECKED BY:	GB
DRAWN BY:	TK
DATE:	08-12-2025
SCALE:	1"=250'
DRAWING:	EX-102
PROJECT:	2025-026
SHEET:	01 OF 01

PROJECT TITLE: GEIGER AND WEAVERTOWN ROAD PROPERTIES-POSSIBLE BOG TURTLE LOCATION



EASEMENT TABLE		
Line #/Curve #	Length	DIRECTION
L1	17.140	N62° 04' 46.00"W
L2	2.900	N66° 07' 49.00"W
L3	5.000	N66° 07' 49.00"W
L4	445.000	S23° 52' 11.00"W
L5	159.340	S23° 25' 13.00"W
L6	21.110	S47° 53' 58.00"E
L7	5.280	S47° 53' 58.00"E
L8	165.940	N23° 25' 13.00"E
L9	167.590	N23° 25' 13.00"E
L10	298.710	N23° 52' 14.00"E
L11	298.710	N23° 52' 14.00"E
L12	445.000	N23° 52' 11.00"E
L13	445.000	N23° 52' 11.00"E
L14	443.790	N23° 52' 11.00"E
L15	146.600	S25° 27' 32.00"W
L16	554.910	S23° 52' 14.00"W
L17	298.740	S23° 52' 14.00"W
L18	25.000	N66° 03' 45.00"W
L19	146.340	N25° 27' 32.00"E
L20	554.660	N23° 52' 14.00"E
L21	20.000	N64° 32' 28.00"W



BEI

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GEIGER RD. & WEAVERTOWN RD.

POSSIBLE BOG TURTLE LOCATION

MERRITTS ANTIQUES, INC

1860 WEAVERTOWN RD

DOUGLASSVILLE, PA 19518

JOB: GEIGER RD. & WEAVERTOWN RD

AMITY TOWNSHIP

BERKS COUNTY

PA

PIN: 24535516840403

CHECKED BY: GB

DRAWN BY: TK

DATE: 08-12-2025

SCALE: 1"=200'

DRAWING: EX-101

PROJECT: 2025-026

SHEET: 01 OF 01

REVISION

DATE