

SITE DATA

- PROPERTY INFORMATION**
- PREMISES A:** U.P.I. 70-5-6 ADDRESS: #1001 CHESTERVILLE ROAD OWNER: DELAWARE TRUST COMPANY AND GEORGE STRAWBRIDGE ET AL. SOURCE OF TITLE: D.R. B-64-175 AREA: 96.74 ACRES ZONED: V-10 VACANT LAND
 - PREMISES B:** U.P.I. 70-5-7 ADDRESS: #1 SPRINGLAWN ROAD OWNER: DELAWARE TRUST COMPANY AND GEORGE STRAWBRIDGE ET AL. SOURCE OF TITLE: D.R. B-64-175 AREA: 71.94 ACRES ZONED: V-10 VACANT LAND
 - PREMISES C:** U.P.I. 71-4-32.3 ADDRESS: #2057 CHESTERVILLE ROAD OWNER: GEORGE STRAWBRIDGE JR. SOURCE OF TITLE: D.B. 4158-1495 AREA: 18.14 ACRES ZONED: V-10 VACANT LAND
 - PREMISES D:** U.P.I. 72-6-1 ADDRESS: LANDLOCKED OWNER: GEORGE STRAWBRIDGE JR. SOURCE OF TITLE: D.B. 4158-1495 ZONED: V-10 VACANT LAND
 - PREMISES E:** U.P.I. 72-6-10 ADDRESS: #401 STRICKERSVILLE ROAD OWNER: DELAWARE TRUST COMPANY AND TRUSTEE FOR STRAWBRIDGE SOURCE OF TITLE: D.R. B-64-175 ZONED: V-10 VACANT LAND

CONTINUED ON PAGE 6 OF 6

FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MARCH 23, 2017
COMMITMENT NO.: 170225PHI (Phase 1)
SCHEDULE B - SECTION II EXCEPTIONS

- Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in Record Book 3854 page 1345. (E) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in Record Book 4215 page 1429. (A) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in Record Book 4215 page 1525. (B) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in Record Book 4719 page 1741. (C) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in Record Book 4719 page 1744. (D) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Agricultural Security Area Resolution No. 2006-06 in Record Book 6957 page 1577. (A and B) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Agricultural Security Area Resolution No. 2007-05 in Record Book 7082 page 2154. (D and E) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Elk Township Ordinance No. 2007-05 an Ordinance Vacating Township Road T-354 in Record Book 7308 page 70. (A and B) PLOTTED AND SHOWN HEREON
- Agreement for Vacation of Township Road T-354 Springlawn Road in Record Book 7308 page 124. (A and B) PLOTTED AND SHOWN HEREON
- Grant of Public Trail Easement in Record Book 7308 page 139. (A, B and C) PLOTTED AND SHOWN HEREON
- Agricultural Security Area Resolution No. 2013-04 in Record Book 8799 page 1294. (A, B and C) BLANKET IN NATURE - AFFECTS THE PROPERTY
- Agricultural Security Area Resolution No. 2013-6-2 in Record Book 8816 page 1246. (C) BLANKET IN NATURE - AFFECTS THE PROPERTY

SURVEYOR'S CERTIFICATION

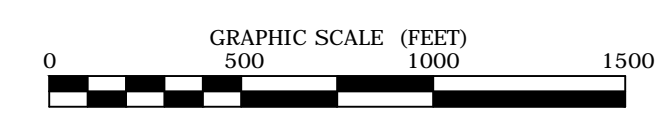
To: The Conservation Fund, Fidelity National Title
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 12, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on August 16, 2017.

John J. Traynor III, PLS Date: Registration No. 507

DRAFT

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
THE CONSERVATION FUND
KNOWN AS
STRAWBRIDGE PHASE II
ALSO KNOWN AS
**#1001 CHESTERVILLE ROAD, #1 SPRINGLAWN ROAD,
#2057 CHESTERVILLE ROAD, AND #401 STRICKERSVILLE ROAD**
UNIFORM PARCEL IDENTIFIERS 70-5-6, 70-5-7, 71-4-32.3, 72-6-1, AND 72-6-10
LANDENBERG - CHESTER COUNTY - PENNSYLVANIA

SCALE 1"=500' AUGUST 24, 2017

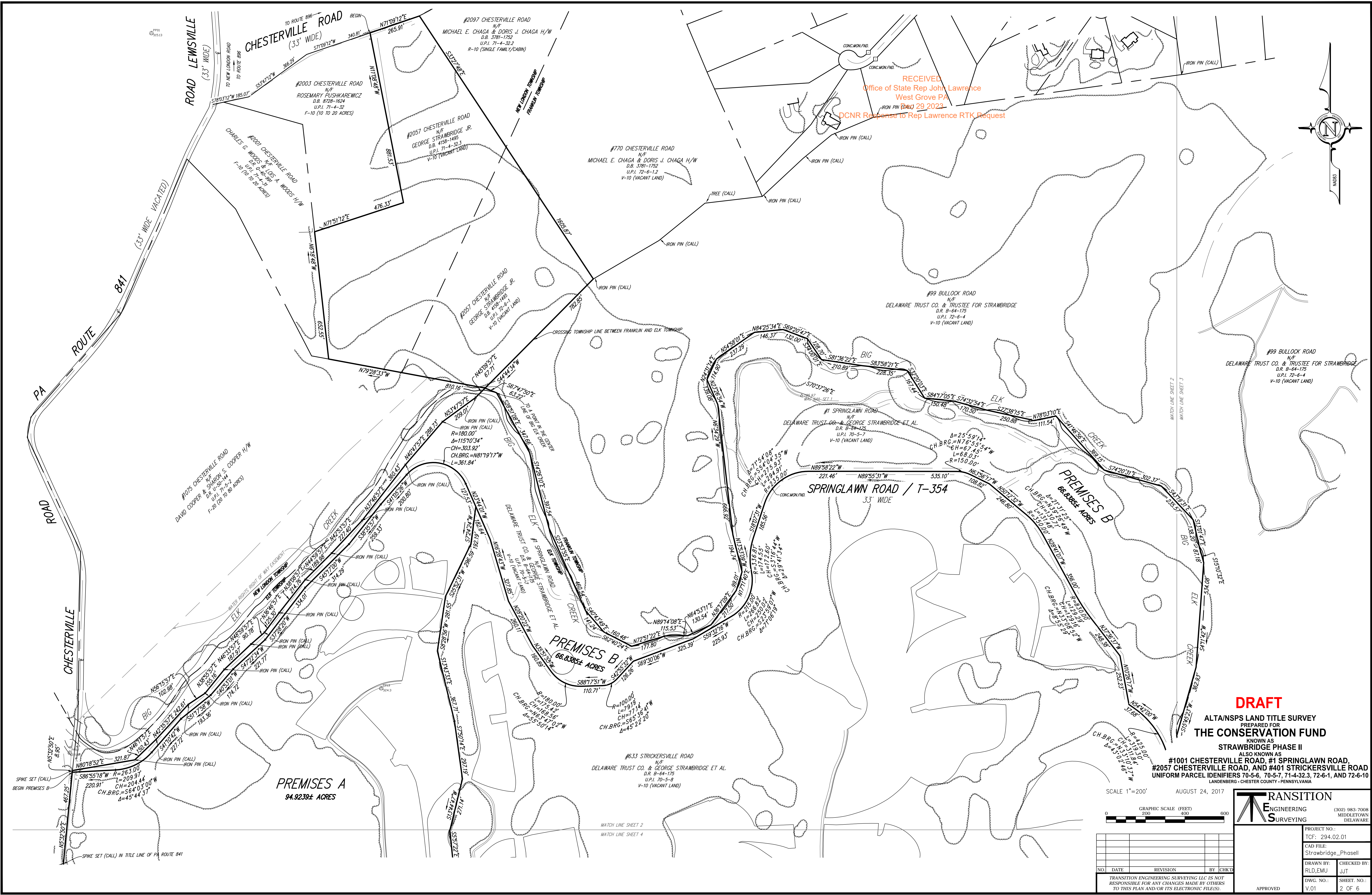


NO.	DATE	REVISION	BY	CHKD

RANSITION ENGINEERING SURVEYING (302) 983-7008 MIDDLETOWN DELAWARE

PROJECT NO.: TCF: 294.02.01	CAD FILE: Strawbridge_Phossell
DRAWN BY: RLD, EMU	CHECKED BY: JUT
DWG. NO.: V.01	SHEET NO.: 1 OF 6

APPROVED



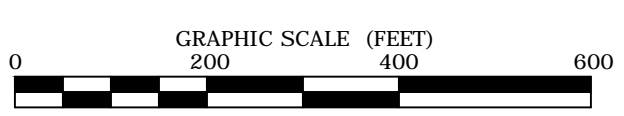
RECEIVED
Office of State Rep John Lawrence
West Grove PA
DCNR Response to Rep Lawrence RTK Request

DRAFT

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PREPARED FOR
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LANDENBERG - CHESTER COUNTY - PENNSYLVANIA

SCALE 1"=200' AUGUST 24, 2017



TRANSITION
ENGINEERING SURVEYING (302) 983-7008
MIDDLETOWN DELAWARE

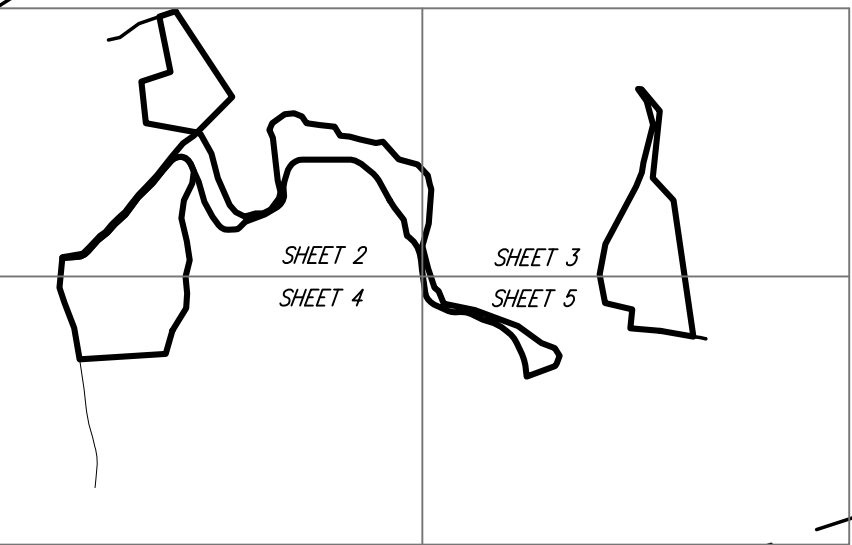
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DRAWN BY:	RLD, EMU
CHECKED BY:	JJT
DWG. NO.:	V.01
SHEET NO.:	2 OF 6

TRANSITION ENGINEERING SURVEYING LLC IS NOT RESPONSIBLE FOR ANY CHANGES MADE BY OTHERS TO THIS PLAN AND/OR ITS ELECTRONIC FILE(S).

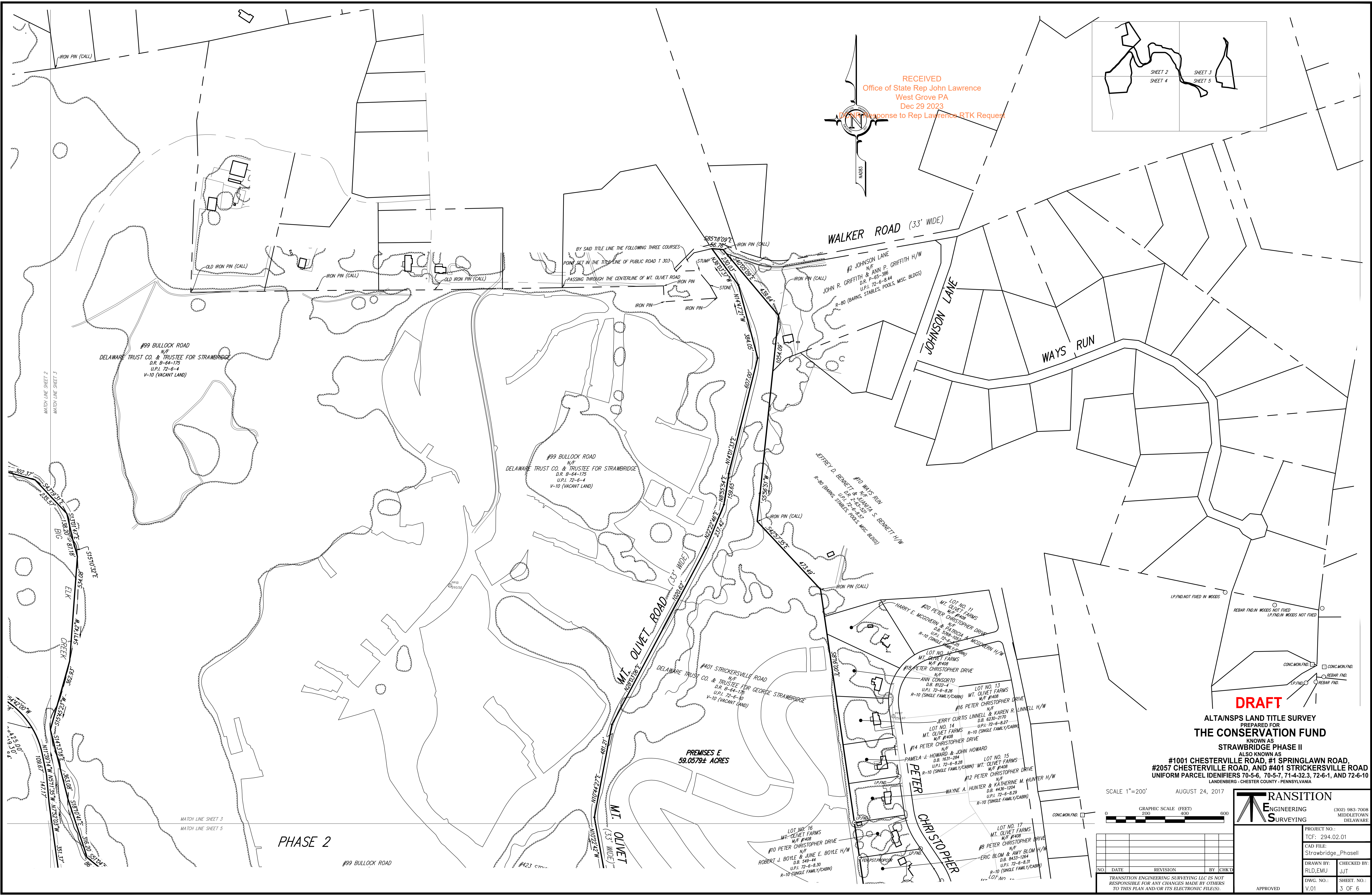
APPROVED

MATCH LINE SHEET 2
MATCH LINE SHEET 4

SPIKE SET (CALL) IN TITLE LINE OF PA ROUTE 841



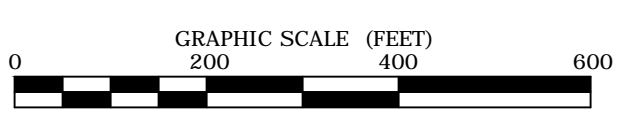
RECEIVED
Office of State Rep John Lawrence
West Grove PA
Dec 29 2023
In Reply to Rep Lawrence RTK Request



DRAFT

ALTA/NSPS LAND TITLE SURVEY
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LANDENBERG - CHESTER COUNTY - PENNSYLVANIA

SCALE 1"=200' AUGUST 24, 2017



TRANSITION
ENGINEERING
SURVEYING

(302) 983-7008
MIDDLETOWN
DELAWARE

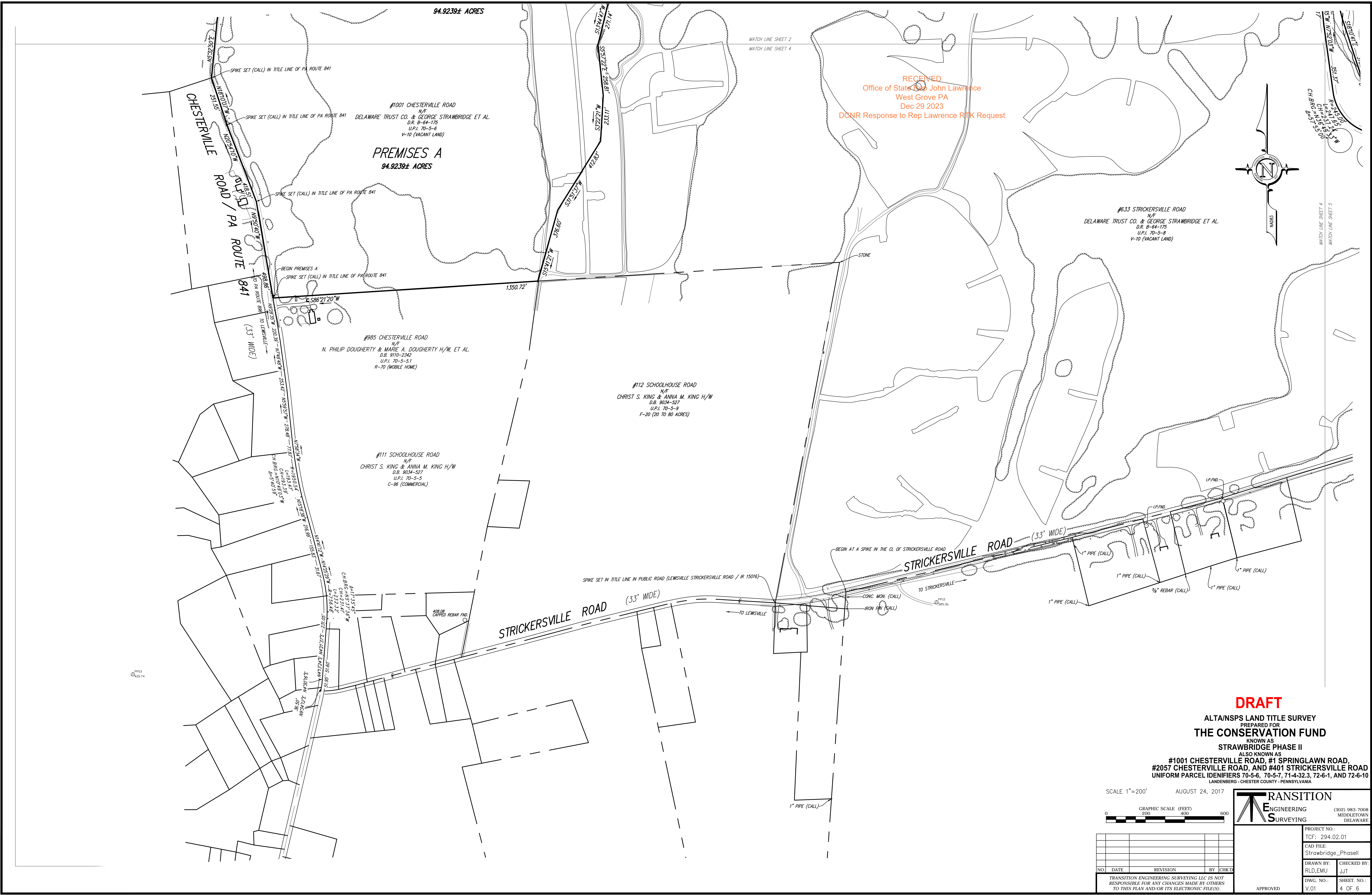
NO.	DATE	REVISION	BY	CHKD.

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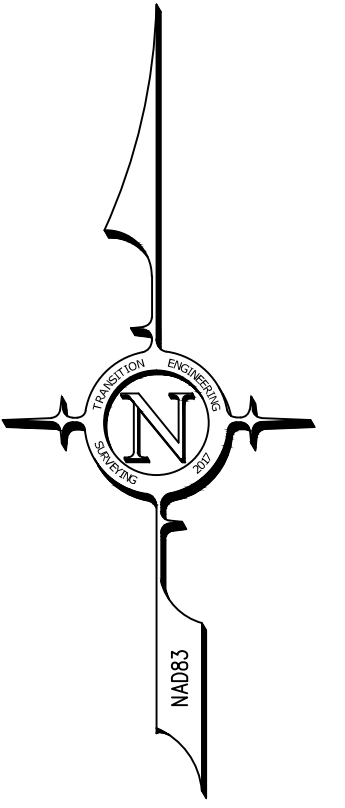
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CHECKED BY:	JJT
DWG. NO.:	V.01
SHEET NO.:	3 OF 6

PHASE 2

MATCH LINE SHEET 2
MATCH LINE SHEET 3
MATCH LINE SHEET 4
MATCH LINE SHEET 5

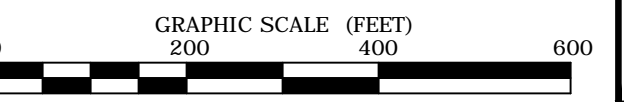


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 Office of State Rep John Lawrence
 West Grove PA
 Dec 29 2023
 DCNR Response to Rep Lawrence RTK Request



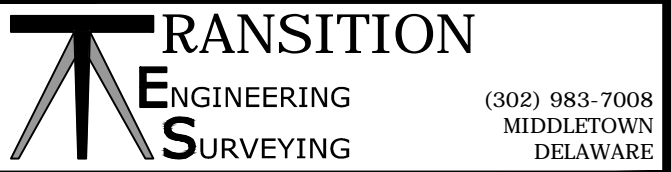
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 LANDENBERG - CHESTER COUNTY - PENNSYLVANIA

SCALE 1"=200'
 AUGUST 24, 2017



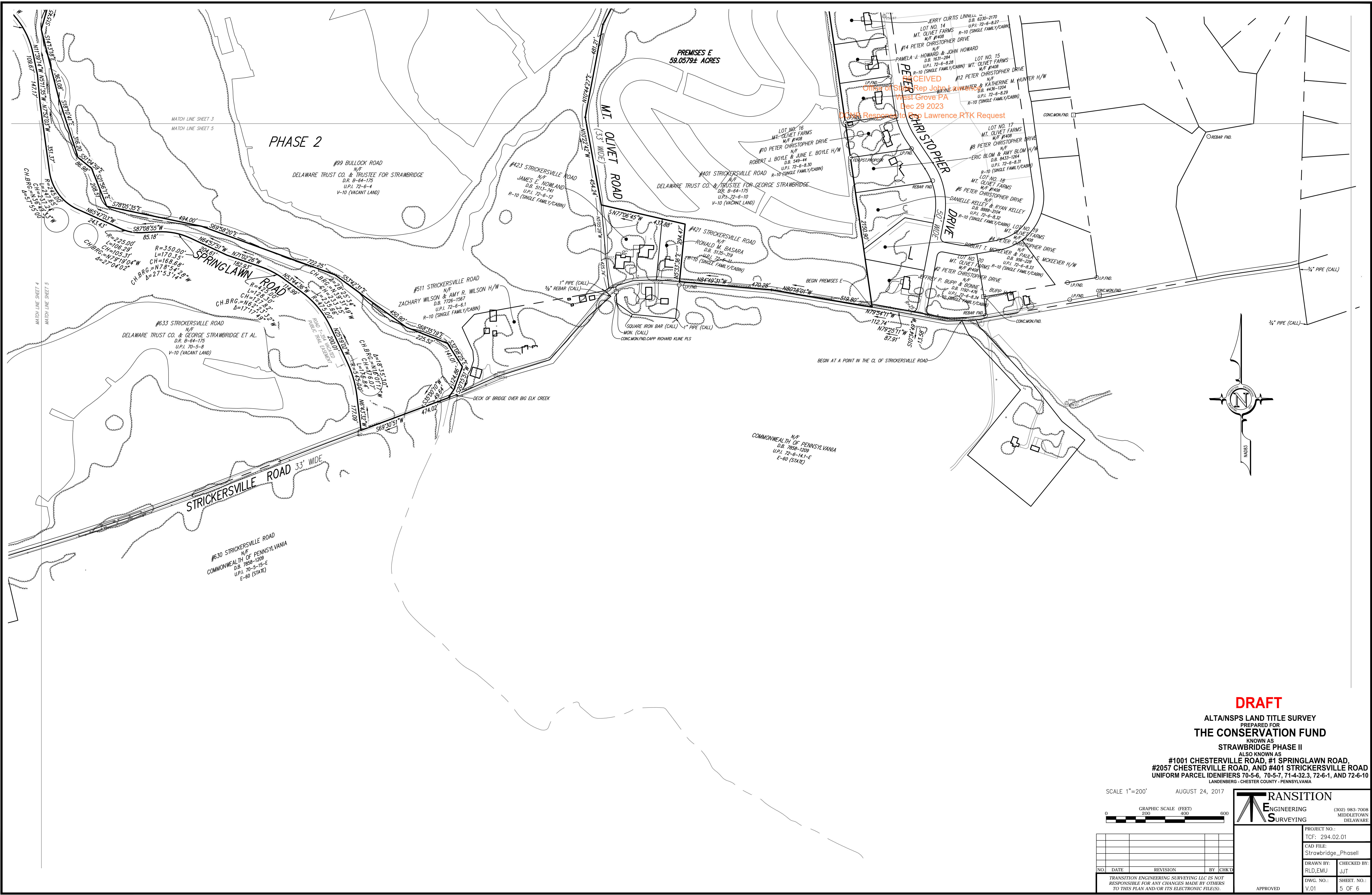
NO.	DATE	REVISION	BY	CHKD

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PROJECT NO.:
 TCF: 294.02.01
 CAD FILE:
 Strawbridge_Phosell
 DRAWN BY:
 RLD,EMU
 CHECKED BY:
 JUT
 DWG. NO.:
 V.01
 SHEET NO.:
 4 OF 6

APPROVED

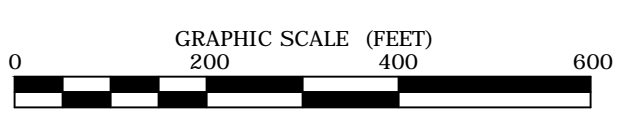


DRAFT

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
THE CONSERVATION FUND
 KNOWN AS
STRAWBRIDGE PHASE II

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 LAUDENBERG - CHESTER COUNTY - PENNSYLVANIA

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RANSITION
 ENGINEERING SURVEYING (302) 983-7008
 MIDDLETOWN DELAWARE

PROJECT NO.:		TCF: 294.02.01	
CAD FILE:		Strawbridge_PhoseII	
DRAWN BY:	CHECKED BY:	DWG. NO.:	SHEET NO.:
RLD,EMU	JJT	V.01	5 OF 6

TRANSITION ENGINEERING SURVEYING LLC IS NOT RESPONSIBLE FOR ANY CHANGES MADE BY OTHERS TO THIS PLAN AND/OR ITS ELECTRONIC FILE(S).

APPROVED

DESCRIPTIONS

Description of five premises to be conveyed to The Conservation Fund known as Strawbridge Phase II, as shown on the ALTA/NSPS Land Title Survey prepared by Transition Engineering Surveying dated August 24, 2017, project number 294.02.01, CAD file Strawbridge_Ph2_Base.dwg. Situated in Elk Township, New London Township and Franklin Township, Chester County, Pennsylvania.

Premises A (U.P.I. 70-5-6), known as #1001 Chesterville Road (Source of Title: Deed Record B, Volume 64, Page 175).

- BEGINNING at a point (spike set call) in the bed of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described and lands known as #985 Chesterville Road now or formerly of N. Philip Dougherty and Marie A. Dougherty his wife, and others, and further located along the bed and centerline of said Chesterville Road, the thirteen (13) following described courses and distances from the intersection formed by the said centerline of Chesterville Road with the centerline of Strickersville Road at 33' wide:
1. N 09° 34' 12" E, 36.50' to a point;
2. N 04° 30' 16" E, 51.95' to a point;
3. N 04° 13' 24" E, 51.60' to a point;
4. N 04° 21' 37" E, 231.05' to a point;
5. Along the arc of a circle curving to the left (radius = 756.48') (chord = 231.41', chord bearing = N 05° 37' 36" W), an arc distance of 232.32' to a point;
6. N 14° 25' 29" W, 31.67' to a point;
7. N 14° 41' 12" W, 155.83' to a point;
8. N 15° 18' 38" W, 216.99' to a point;
9. Along the arc of a circle curving to the right (radius = 1950.54') (chord = 193.39', chord bearing = N 10° 49' 03" W), an arc distance of 193.47' to a point;
10. N 07° 58' 34" W, 77.87' to a point;
11. N 05° 59' 57" W, 278.48' to a point;
12. N 07° 49' 48" W, 253.42' to a point; and
13. N 09° 28' 35" W, 220.39'.

- THENCE from the said point of beginning, along the title line of said Chesterville Road the four (4) following described courses and distances:
1. N 09° 50' 40" W, 498.86' to a point (spike set call);
2. N 20° 54' 10" W, 418.51' to a point (spike set call);
3. N 18° 10' 07" W, 251.55' to a point (spike set call); and
4. N 05° 32' 50" E, 467.25' to a point, a corner for Premises B;

- THENCE by the same, the twelve (12) following described courses and distances:
1. N 86° 55' 18" E, 220.91' to a point;
2. Along the arc of a circle curving to the left (radius = 263.00') (chord = 204.44', chord bearing = N 64° 03' 00" E), an arc distance of 209.97' to a point;
3. N 41° 10' 42" E, 227.72' to a point;
4. N 51° 17' 58" E, 193.36' to a point;
5. N 40° 53' 01" E, 174.72' to a point;
6. N 47° 22' 34" E, 221.77' to a point;
7. N 37° 28' 20" E, 334.01' to a point;
8. N 45° 17' 00" E, 314.29' to a point;
9. N 38° 35' 57" E, 259.33' to a point;
10. N 41° 05' 26" E, 200.80' to a point;
11. Along the arc of a circle curving to the right (radius = 180.00') (chord = 303.92', chord bearing = S 81° 19' 17" E), an arc distance of 361.84' to a point; and
12. S 23° 44' 01" E, 127.53' to a point, a corner for lands known as #633 Strickersville Road (Phase III) now or formerly of Delaware Trust Company and George Strawbridge and others (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-8);

- THENCE by the same, the ten (10) following described courses and distances:
1. S 07° 24' 24" W, 192.19' to a point;
2. S 25° 52' 31" W, 296.59' to a point;
3. S 08° 28' 56" W, 281.55' to a point;
4. S 13° 43' 33" E, 367.71' to a point;
5. S 07° 50' 14" E, 297.19' to a point;
6. S 13° 44' 47" W, 271.14' to a point;
7. S 05° 57' 22" E, 258.81' to a point;
8. S 03° 22' 21" W, 233.11' to a point;
9. S 37° 51' 37" W, 412.83' to a point; and
10. S 15° 41' 21" W, 376.60' to a point, said point being a common corner for the premises herein being described, said lands known as #633 Strickersville Road, lands known as #112 Schoolhouse Road now or formerly of Christ S. King and Anna M. King his wife (Deed Book 9034, Page 527), (U.P.I. 70-5-9), and the aforesaid lands known as #985 Chesterville Road;

THENCE along said lands known as #985 Chesterville Road, S 86° 21' 20" W, 1350.72' to a point in the aforesaid bed of Chesterville Road, the first mentioned point and place of beginning.

CONTAINING within said described metes and bounds 94.9239 acres of land, be the same more or less.

Premises B (U.P.I. 70-5-7), known as #1 Springlawn Road (Source of Title: Deed Record B, Volume 64, Page 175).

- BEGINNING at a point (spike set call) in the bed of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described as Premises A, and further located along the bed and centerline of said Chesterville Road, the seventeen (17) following described courses and distances from the intersection formed by the said centerline of Chesterville Road with the centerline of Strickersville Road at 33' wide:
1. N 09° 34' 12" E, 36.50' to a point;
2. N 04° 30' 16" E, 51.95' to a point;
3. N 04° 13' 24" E, 51.60' to a point;
4. N 04° 21' 37" E, 231.05' to a point;
5. Along the arc of a circle curving to the left (radius = 756.48') (chord = 231.41', chord bearing = N 05° 37' 36" W), an arc distance of 232.32' to a point;
6. N 14° 25' 29" W, 31.67' to a point;
7. N 14° 41' 12" W, 155.83' to a point;
8. N 15° 18' 38" W, 216.99' to a point;
9. Along the arc of a circle curving to the right (radius = 1950.54') (chord = 193.39', chord bearing = N 10° 49' 03" W), an arc distance of 193.47' to a point;
10. N 07° 58' 34" W, 77.87' to a point;
11. N 05° 59' 57" W, 278.48' to a point;
12. N 07° 49' 48" W, 270.82' to a point;
13. N 09° 37' 02" W, 203.00';
14. N 09° 50' 40" W, 498.86' to a point (spike set call);
15. N 20° 54' 10" W, 418.51' to a point (spike set call);

- 16. N 18° 10' 07" W, 251.55' to a point (spike set call); and
17. N 05° 32' 50" E, 467.25'.

THENCE from the said point of beginning along the title line of said Chesterville Road, N 05° 32' 50" E, 8.95' to a point (spike set call), a corner for lands known as #1075 Chesterville Road now or formerly of David Cooper and Sharon Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2), said point also being the southwest corner of a water rights right of way easement.

- THENCE along said lands known as #1075 Chesterville Road and along the southeasterly side of said water rights right of way easement, the fifteen (15) following described courses and distances:
1. N 80° 18' 52" E, 321.87' to a point (iron pin call);
2. N 46° 11' 57" E, 150.43' to a point (iron pin call);
3. N 42° 35' 57" E, 242.61' to a point (iron pin call);
4. N 56° 15' 57" E, 102.98' to a point (iron pin call);
5. N 38° 55' 57" E, 155.16' to a point (iron pin call);
6. N 46° 33' 57" E, 187.97' to a point (iron pin call);
7. N 48° 59' 57" E, 90.78' to a point (iron pin call);
8. N 36° 46' 57" E, 125.30' to a point (iron pin call);
9. N 38° 08' 57" E, 214.76' to a point (iron pin call);
10. N 44° 59' 57" E, 189.98' to a point (iron pin call);
11. N 42° 53' 57" E, 227.40' to a point (iron pin call);
12. N 37° 48' 57" E, 360.43' to a point (iron pin call);
13. N 40° 47' 57" E, 288.73' to a point (iron pin call);
14. N 53° 47' 57" E, 209.01' to a point (iron pin call); and
15. N 45° 09' 57" E, 67.71' to a point, said point being a common corner for the premises herein being described said lands known as #1075 Chesterville Road and said easement, lands known as #2057 Chesterville Road now or formerly of George Strawbridge Jr. (Deed Book 4158, Page 1495) (U.P.I. 72-6-1), and lands known as #99 Bullock Road now or formerly of Delaware Trust Company and trustee for Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE along said lands known as #99 Bullock Road, and along new title (tie) lines of Big Elk Creek, the forty-four (44) following described courses and distances:

- 1. S 67° 47' 50" E, 63.22' to a point;
2. S 28° 51' 09" E, 347.65' to a point;
3. S 14° 26' 10" E, 397.54' to a point;
4. S 23° 53' 55" E, 460.54' to a point;
5. S 40° 43' 49" E, 141.24' to a point;
6. S 62° 40' 24" E, 160.48' to a point;
7. N 72° 51' 22" E, 177.80' to a point;
8. N 89° 14' 08" E, 115.53' to a point;
9. N 64° 53' 11" E, 130.54' to a point;
10. N 36° 17' 09" E, 217.50' to a point;
11. N 17° 11' 40" E, 99.01' to a point;
12. N 13° 53' 09" W, 194.74' to a point;
13. N 06° 34' 29" W, 666.92' to a point;
14. N 23° 26' 54" W, 139.08' to a point;
15. N 24° 31' 14" E, 114.90' to a point;
16. N 54° 58' 01" E, 237.29' to a point;
17. N 84° 25' 34" E, 146.37' to a point;
18. S 69° 20' 47" E, 132.00' to a point;
19. S 34° 00' 01" E, 128.70' to a point;
20. S 81° 36' 22" E, 100.89' to a point;
21. S 83° 58' 21" E, 228.35' to a point;
22. S 32° 20' 03" E, 167.44' to a point;
23. S 84° 17' 05" E, 150.48' to a point;
24. S 74° 32' 54" E, 170.50' to a point;
25. S 77° 38' 15" E, 250.88' to a point;
26. N 78° 03' 10" E, 111.54' to a point;
27. S 41° 46' 56" E, 369.15' to a point;
28. S 74° 20' 31" E, 302.37' to a point;
29. S 43° 19' 31" E, 235.57' to a point;
30. S 13° 01' 47" E, 138.20' to a point;
31. S 15° 10' 32" E, 87.18' to a point;
32. S 04° 11' 42" W, 534.08' to a point;
33. S 15° 45' 23" W, 362.93' to a point;
34. S 14° 13' 18" E, 363.08' to a point;
35. S 18° 10' 41" E, 316.20' to a point;
36. S 51° 04' 59" E, 86.98' to a point;
37. S 21° 56' 11" E, 208.51' to a point;
38. S 78° 05' 35" E, 494.00' to a point;
39. S 69° 58' 20" E, 722.25' to a point;
40. S 53° 42' 31" E, 450.90' to a point;
41. S 68° 35' 19" E, 225.52' to a point;
42. S 32° 08' 25" E, 141.01' to a point;
43. S 20° 15' 51" W, 124.86' to a point; and
44. S 35° 00' 10" W, 49.64' to a point in the bed of Strickersville Road at 33' wide;

THENCE along the title line of Strickersville Road, S 69° 30' 51" W, 474.02' to a point, a corner for lands known as #633 Strickersville Road now or formerly of Delaware Trust Company and George Strawbridge and others (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-8), said point being in the centerline of Springlawn Road T-354 vacated, said point being in the terminus of a public trail easement at 33' wide;

- THENCE along said lands known as #633 Strickersville Road, along the title lines of said easement and said vacated road, the forty-two (42) following described courses and distances:
1. N 06° 43' 32" W, 177.09' to a point;
2. Along the arc of a circle curving to the left (radius = 545.00') (chord = 176.07', chord bearing = N 16° 01' 17" W), an arc distance of 176.84' to a point;
3. N 25° 19' 02" W, 200.01' to a point;
4. Along the arc of a circle curving to the left (radius = 475.00') (chord = 233.25', chord bearing = N 39° 31' 49" W), an arc distance of 235.66' to a point;
5. N 53° 44' 36" W, 114.99' to a point;
6. Along the arc of a circle curving to the left (radius = 425.00') (chord = 127.82', chord bearing = N 62° 23' 32" W), an arc distance of 128.30' to a point;
7. N 71° 02' 26" W, 182.93' to a point;
8. N 64° 57' 51" W, 204.61' to a point;
9. Along the arc of a circle curving to the left (radius = 350.00') (chord = 168.68', chord bearing = N 78° 54' 28" W), an arc distance of 170.35' to a point;
10. S 87° 08' 55" W, 85.18' to a point;
11. Along the arc of a circle curving to the right (radius = 225.00') (chord = 105.31', chord bearing = N 79° 19' 04" W), an arc distance of 106.29' to a point;
12. N 65° 47' 03" W, 243.43' to a point;
13. Along the arc of a circle curving to the right (radius = 245.00') (chord = 237.24', chord bearing = N 36° 49' 33" W), an arc distance of 247.65' to a point;
14. N 07° 52' 03" W, 351.37' to a point;

- 15. N 05° 11' 35" W, 147.17' to a point;
16. N 11° 39' 14" W, 109.67' to a point;
17. Along the arc of a circle curving to the left (radius = 425.00') (chord = 311.84', chord bearing = N 33° 10' 37" W), an arc distance of 319.30' to a point;
18. N 54° 42' 00" W, 37.68' to a point;
19. N 10° 26' 17" W, 252.23' to a point;
20. N 37° 36' 37" W, 248.38' to a point;
21. Along the arc of a circle curving to the right (radius = 830.00') (chord = 129.16', chord bearing = N 33° 08' 52" W), an arc distance of 129.29' to a point;
22. N 28° 41' 07" W, 356.00' to a point;
23. Along the arc of a circle curving to the left (radius = 350.00') (chord = 130.71', chord bearing = N 39° 26' 49" W), an arc distance of 131.48' to a point;
24. N 50° 12' 32" W, 246.80' to a point;
25. N 63° 56' 17" W, 108.82' to a point;
26. Along the arc of a circle curving to the left (radius = 150.00') (chord = 67.45', chord bearing = N 76° 55' 54" W), an arc distance of 68.03' to a point;
27. N 89° 55' 31" W, 535.10' to a point;
28. N 89° 58' 22" W, 221.46' to a point;
29. Along the arc of a circle curving to the left (radius = 235.00') (chord = 275.93', chord bearing = S 54° 04' 35" W), an arc distance of 294.91' to a point;
30. S 18° 07' 31" W, 185.56' to a point;
31. Along the arc of a circle curving to the left (radius = 336.81') (chord = 172.60', chord bearing = S 03° 16' 44" W), an arc distance of 174.55' to a point;
32. Along the arc of a circle curving to the right (radius = 215.00') (chord = 250.02', chord bearing = S 23° 59' 07" W), an arc distance of 266.82' to a point;
33. S 59° 32' 16" W, 225.93' to a point;
34. S 69° 30' 06" W, 325.39' to a point;
35. S 42° 55' 32" W, 126.26' to a point;
36. Along the arc of a circle curving to the right (radius = 100.00') (chord = 77.14', chord bearing = S 65° 36' 41" W), an arc distance of 79.19' to a point;
37. S 88° 17' 51" W, 110.71' to a point;
38. Along the arc of a circle curving to the right (radius = 180.00') (chord = 168.56', chord bearing = N 33° 47' 02" W), an arc distance of 175.42' to a point;
39. N 35° 51' 55" W, 160.89' to a point;
40. N 28° 20' 22" W, 260.11' to a point;
41. N 16° 28' 43" W, 327.85' to a point;
42. N 23° 44' 01" W, 182.64' to a point a corner for the aforesaid lands known as Premises A;

- THENCE still along the title lines of said easement and said vacated road, the twelve (12) following described courses and distances:
1. N 23° 44' 01" W, 127.53' to a point;
2. Along the arc of a circle curving to the left (radius = 180.00') (chord = 303.92', chord bearing = N 81° 19' 17" W), an arc distance of 361.84' to a point;
3. S 41° 05' 26" W, 200.80' to a point;
4. S 38° 35' 57" W, 259.33' to a point;
5. S 45° 17' 00" W, 314.29' to a point;
6. S 37° 28' 20" W, 334.01' to a point;
7. S 47° 22' 34" W, 221.77' to a point;
8. S 40° 53' 01" W, 174.72' to a point;
9. S 51° 17' 58" W, 193.36' to a point;
10. S 41° 10' 42" W, 227.72' to a point;
11. Along the arc of a circle curving to the right (radius = 263.00') (chord = 204.44', chord bearing = S 64° 03' 00" W), an arc distance of 209.97' to a point;
12. S 86° 55' 18" W, 220.91' to a point in the bed of said Chesterville Road, the first mentioned point and place of beginning;

- THENCE still along said lands known as #10 Ways Run, S 42° 57' 35" E, 473.49' to a point (iron pin call);
THENCE still along said lands known as #10 Ways Run and along said subdivision of Mt. Olivet Farms, S 08° 16' 00" E, 2150.90' to a point in the said bed of Strickersville Road, the first mentioned point and place of beginning;
CONTAINING within said described metes and bounds 59.0579 acres of land, be the same more or less.

CONTAINING within said described metes and bounds 66.8385 acres of land, be the same more or less.

Premises C (U.P.I. 71-4-32.3) and D (U.P.I. 72-6-1), known as #2057 Chesterville Road (Source of Title: Deed Book 4158, Page 1495).

- BEGINNING at a point in the title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described and lands known as #2003 Chesterville Road now or formerly of Rosemary Pushkarewicz (Deed Book 8728, Page 1624) (U.P.I. 71-4-32), said point being further located along the title lines of said Chesterville Road the three (3) following described courses and distances from the point of intersection formed by the title line of said Chesterville Road with the title line of another section of Chesterville Road at 33' wide, at the southerly terminus of the title line of Lewisville Road at 33' wide:
1. N 78° 03' 12" E, 185.07' to a point;
2. N 53° 47' 12" E, 366.29' to a point; and
3. N 71° 09' 12" E, 340.81.

THENCE from the said point of beginning along the title line of said Chesterville Road, N 71° 09' 12" E, 265.91' to a point, a corner for lands known as #2097 Chesterville Road now or formerly of Michael E. Chaga and Doris J. Chaga his wife (Deed Book 3781, Page 1752) (U.P.I. 71-4-32.2 and U.P.I. 72-6-1.2);

THENCE by the same, S 33° 27' 49" E, 1605.87' to a point (iron pin call), a corner for lands known as #99 Bullock Road now or formerly of Delaware Trust Company and trustee for Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE by the same, S 44° 44' 34" W, 782.85' to a point, said point being a common corner for the premises herein being described, said lands known as #99 Bullock Road, Premises B, and lands known as #1075 Chesterville Road now or formerly of David Cooper and Sharon S. Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2);

THENCE along said lands known as #1075 Chesterville Road, N 79° 28' 33" W, 810.16' to a point, a corner for lands known as #2001 Chesterville Road now or formerly of Charles G. Woods and Lois A. Woods his wife (Deed Record Q, Volume 40, Page 991) (U.P.I. 71-4-31);

THENCE by the same, N 06° 18' 48" W, 652.55' to a point, a corner for said lands known as #2003 Chesterville Road;

THENCE by the same, the two (2) following described courses and distances:

- 1. N 71° 51' 12" E, 476.33' to a point; and
2. N 11° 08' 48" W, 881.53' to a point in the bed of said Chesterville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 33.6346 acres of land, be the same more or less.

Premises E (U.P.I. 72-6-10), known as #401 Strickersville Road (Source of Title: Deed Record B, Volume 64, Page 175).

- BEGINNING at a point in the bed of Strickersville Road at 33' wide, said point being a common corner for the premises herein being described and the subdivision of Mt. Olivet Farms (extended) (Microfilm No. 1408) said point being further located the three (3) following described courses and distances from the westerly end of a 25.00' radius junction curve joining the northerly side of said Strickersville Road with the westerly side of Peter Christopher Drive at 50' wide:
1. S 10° 34' 49" W, 13.58' to a point in the title line of said Strickersville Road;
2. THENCE by the same, N 79° 25' 11" W, 87.91' to an angle point; and
3. Along another title line of Strickersville Road, N 79° 54' 11" W, 112.74'.

THENCE from the said point of beginning, continuing along the title lines of Strickersville Road the two (2) following described courses and distances:
1. N 80° 18' 01" W, 519.80' to a point; and
2. N 84° 49' 31" W, 470.28' to a point, a corner for lands known as #421 Strickersville Road now or formerly of Ronald M. Basara (Deed Book 5135, Page 319) (U.P.I. 72-6-11);

THENCE by the same, N 05° 33' 36" E, 294.47' to a point;

THENCE still by the same and along lands known as #423 Strickersville Road now or formerly of James E. Nowland (Deed Book 5113, Page 741) (U.P.I. 72-6-12);

N 77° 06' 45" W, 437.88' to a point, a corner for lands known as #99 Bullock Road now or formerly of Delaware Trust Company and trustee for George Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

- THENCE by the same the eight (8) following described courses and distances:
1. N 10° 22' 42" W, 454.24' to a point;
2. N 10° 44' 27" E, 481.21' to a point;
3. N 28° 03' 06" E, 1020.62' to a point;
4. N 22° 22' 46" E, 237.42' to a point;
5. N 08° 55' 54" E, 159.65' to a point;
6. N 14° 01' 33" E, 607.00' to a point;
7. N 14° 47' 21" W, 384.05' to a point; and
8. N 36° 03' 37" W, 230.03' to a point in the bed of Walker Road at 33' wide;

THENCE along the title line of said Walker Road, S 85° 18' 09" E, 56.76' to a point (iron pin call), a corner for lands known as #2 Johnson Lane now or formerly of John R. Griffith and Ann P. Griffith his wife (Deed Record P, Volume 65, Page 386) (U.P.I. 72-6-8.44);

THENCE by the same, S 40° 05' 09" E, 439.64' to a point (iron pin call);

THENCE still by the same, and along lands known as #10 Ways Run now or formerly Jeffrey D. Bennett and Juanita S. Bennett his wife (Deed Record Z, Volume 63, Page 521) (U.P.I. 72-6-8.57), S 05° 56' 51" W, 1054.09' to a point (iron pin call);

THENCE still along said lands known as #10 Ways Run, S 42° 57' 35" E, 473.49' to a point (iron pin call);

THENCE still along said lands known as #10 Ways Run and along said subdivision of Mt. Olivet Farms, S 08° 16' 00" E, 2150.90' to a point in the said bed of Strickersville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 59.0579 acres of land, be the same more or less.

RECEIVED
Office of State Rep John Lawrence
West Grove PA
Dec 29 2023
DCNR Response to Rep Lawrence RTK Request

ADDITIONAL SITE DATA

Table with 2 columns: Field Name and Value. Fields include OWNERS, PROPERTY ADDRESS, TAX PARCEL NUMBERS, SOURCE OF TITLE, AREA, RECORDED PLAN NUMBER, ZONED, DATE OF SURVEY, DATE, FLOODPLAIN NOTE, REFERENCE PLANS, OBSERVED WASTE, WETLANDS, NOTES.

DRAFT

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
THE CONSERVATION FUND
KNOWN AS
STRAWBRIDGE PHASE II
ALSO KNOWN AS
#1001 CHESTERVILLE ROAD, #1 SPRINGLAWN ROAD,
#2057 CHESTERVILLE ROAD, AND #401 STRICKERSVILLE ROAD
UNIFORM PARCEL IDENTIFIERS 70-5-6, 70-5-7, 71-4-32.3, 72-6-1, AND 72-6-10
LANDENBERG - CHESTER COUNTY - PENNSYLVANIA

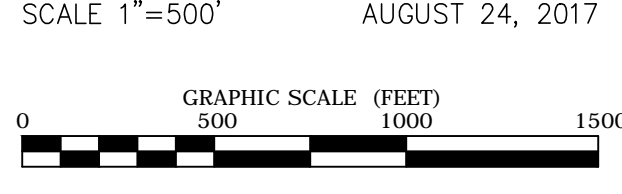


Table with 4 columns: NO., DATE, REVISION, BY, CHKD. Contains revision information.

TRANSITION ENGINEERING SURVEYING logo and contact information (302) 983-7008, MIDDLETOWN, DELAWARE. Includes project details like PROJECT NO., TCF: 294.02.01, CAD FILE: Strawbridge_Ph0sell, DRAWN BY: RLD,EMU, CHECKED BY: JUT, DWG. NO.: V.01, SHEET NO.: 6 OF 6.