

201 W Street Road
Proposed Parcel A
"Crebilly Preserve"

All that certain parcel or tract of land situate in the Township of Westtown, Chester County, the Commonwealth of Pennsylvania, as shown on a plan entitled "SUBDIVISION PLAN", Drawing Number V0802, Project WESTT24004, prepared by Pennoni Associates Inc., dated 01/24/2025, last revised 02/10/2025.

Beginning at a point on the northwestern ultimate right of way of Street Road (S.R. 0926) (variable width), labeled as "POB: Parcel A", as shown on said plan, located at a corner of these lands and TMP 67-4-29; thence, from said point of beginning, coincident with said TMP 67-4-29 the following two (2) courses and distances:

1. North 31°10'47" West, a distance of 1302.87' to an iron pin; thence,
2. South 58°49'05" West, a distance of 316.92' to an iron pin; thence, leaving said TMP# 67-4-29, and coincident with TMP# 67-4-29.2, the following two (2) courses and distances,
3. North 31°43'55" West, a distance of 919.69' to an iron pin; thence,
4. South 58°33'20" West, a distance of 805.44' to an iron pin; thence, leaving said TMP# 67-4-29.2, and coincident with TMP# 67-4-134, the following two (2) courses and distances:
5. North 31°26'40" West, a distance of 395.74' to an iron pin; thence,
6. South 58°23'07" West, a distance of 844.84' to an iron pin on the eastern ultimate right of way of South New Street; thence, coincident with said eastern ultimate right of way of South New Street the following four (4) courses and distances:
7. North 24°33'53" West, a distance of 132.41' to a point; thence,
8. North 22°22'57" West, a distance of 172.73' to a point; thence,
9. North 19°14'51" West, a distance of 211.87' to a point; thence,
10. North 19°41'13" West, a distance of 163.19' to a point of curvature; thence, leaving said eastern ultimate right of way of South New Street,
11. 41.12' along an arc curving to the right, having a radius of 30.00', a chord bearing of North 19°35'05" East, and a chord length of 37.98' to a point of tangency on the southern ultimate right of way of West Pleasant Grove Road; thence, coincident with said southern ultimate right of way of West Pleasant Grove Road the following five (5) courses and distances:
12. North 58°51'22" East, a distance of 939.61' to a point; thence,
13. North 59°29'39" East, a distance of 1267.30' to a point; thence,
14. North 64°08'03" East, a distance of 1080.97' to a point; thence,
15. North 59°34'17" East, a distance of 363.00' to a point; thence,
16. North 62°07'35" East, a distance of 31.57' to a point; thence, leaving said southern ultimate right of way of West Pleasant Grove Road, coincident with TMP# 67-4-29.4A the following ten (10) courses and distances:
17. South 30°42'00" East, a distance of 344.69' to a point of curvature; thence,
18. 288.48' along an arc curving to the right, having a radius of 790.00', a chord bearing of South 20°14'20" East, and a chord length of 286.88' to a point of reverse curvature; thence,
19. 525.91' along an arc curving to the left, having a radius of 710.00', a chord bearing of South 30°59'53" East, and a chord length of 513.97' to a point of tangency; thence,

20. South 52°13'05" East, a distance of 16.50' to a point of tangency; thence,
21. 47.56' along an arc curving to the left, having a radius of 50.00', a chord bearing of South 79°28'12" East, and a chord distance of 45.79' to a point of reverse curvature; thence,
22. 108.15' along an arc curving to the right, having a radius of 105.00', a chord bearing of South 77°12'53" East, and a chord length of 103.43' to a point of reverse curvature; thence,
23. 47.57' along an arc curving to the left, with a radius of 50.00', a chord bearing of South 74°57'46" East, and a chord length of 45.80' to a point of tangency; thence,
24. North 77°46'55" East, a distance of 42.29' to a point of curvature; thence,
25. 270.19' along an arc curving to the left, having a radius of 710.00', a chord bearing of North 66°52'47" East, and a chord length of 268.57' to a point of tangency; thence,
26. North 55°58'40" East, a distance of 192.88' to a point on said southwestern ultimate right of way of Wilmington Pike; thence, coincident with said southwestern ultimate right of way of Wilmington Pike the following four (4) courses and distances:
 27. South 34°23'52" East, a distance of 385.39' to a point; thence,
 28. South 36°18'53" East, a distance of 128.09' to a point; thence,
 29. South 37°07'04" East, a distance of 204.65' to a point; thence,
 30. South 31°26'59" East, a distance of 216.64' to a point; thence, leaving said southwestern ultimate right of way of Wilmington Pike, and coincident with TMP# 67-4-34, the following five (5) courses and distances:
 31. South 59°57'51" West, a distance of 51.26' to a point; thence,
 32. North 30°32'09" West, a distance of 10.00' to a point; thence,
 33. South 59°57'51" West, a distance of 811.80' to an iron pin; thence,
 34. South 31°02'47" East, a distance of 243.24' to an iron pin; thence,
 35. North 59°58'24" East, a distance of 863.97' to a point on said southwestern ultimate right of way of Wilmington Pike; thence, coincident with said southwestern ultimate right of way of Wilmington Pike the following five (5) courses and distances:
 36. South 38°20'30" East, a distance of 192.56' to a point; thence,
 37. South 42°17'23" East, a distance of 179.28' to a point; thence,
 38. South 51°24'30" East, a distance of 39.89' to a point of curvature; thence,
 39. 46.65' along an arc curving to the left, having a radius of 50.00', a chord bearing of South 74°07'03" East, and a chord length of 44.98' to a point; thence,
 40. South 48°14'58" East, a distance of 8.41' to a point on "Proposed Parcel B", as shown on said plan; thence, leaving said southwestern ultimate right of way of Wilmington Pike, and coincident with said "Proposed Parcel B" the following three (3) courses and distances:
 41. South 41°45'29" West, a distance of 444.11' to a point; thence,
 42. South 20°23'13" West, a distance of 109.06' to a point; thence,
 43. South 30°28'10" East, a distance of 40.00' to a point on said northwestern ultimate right of way of Street Road; thence, coincident with said northwestern ultimate right of way of Street Road the following four (4) courses and distances:
 44. South 59°28'08" West, a distance of 492.01' to a point; thence,
 45. South 59°24'36" West, a distance of 423.95' to a point; thence,
 46. South 58°46'09" West, a distance of 712.89 to a point; thence,
 47. South 57°44'09" West, a distance of 457.21' to a point being the first mentioned point and place of beginning.

Said above-described tract of land containing within said metes and bounds 8,889,321 square feet, or 204.071 acres of ground (more or less).



Signed by: _____

Jason Haynes, PLS
PA License No. SU075633