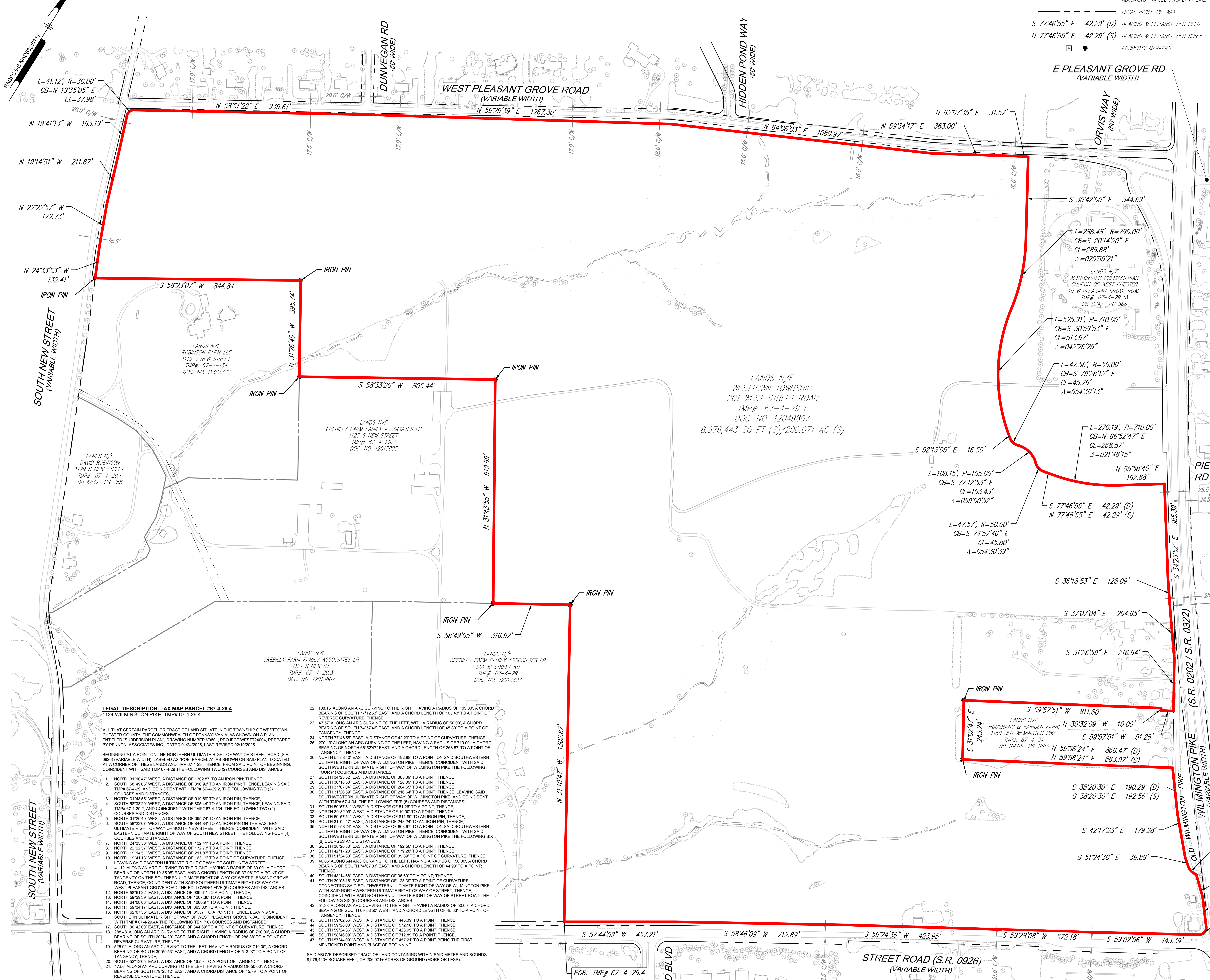
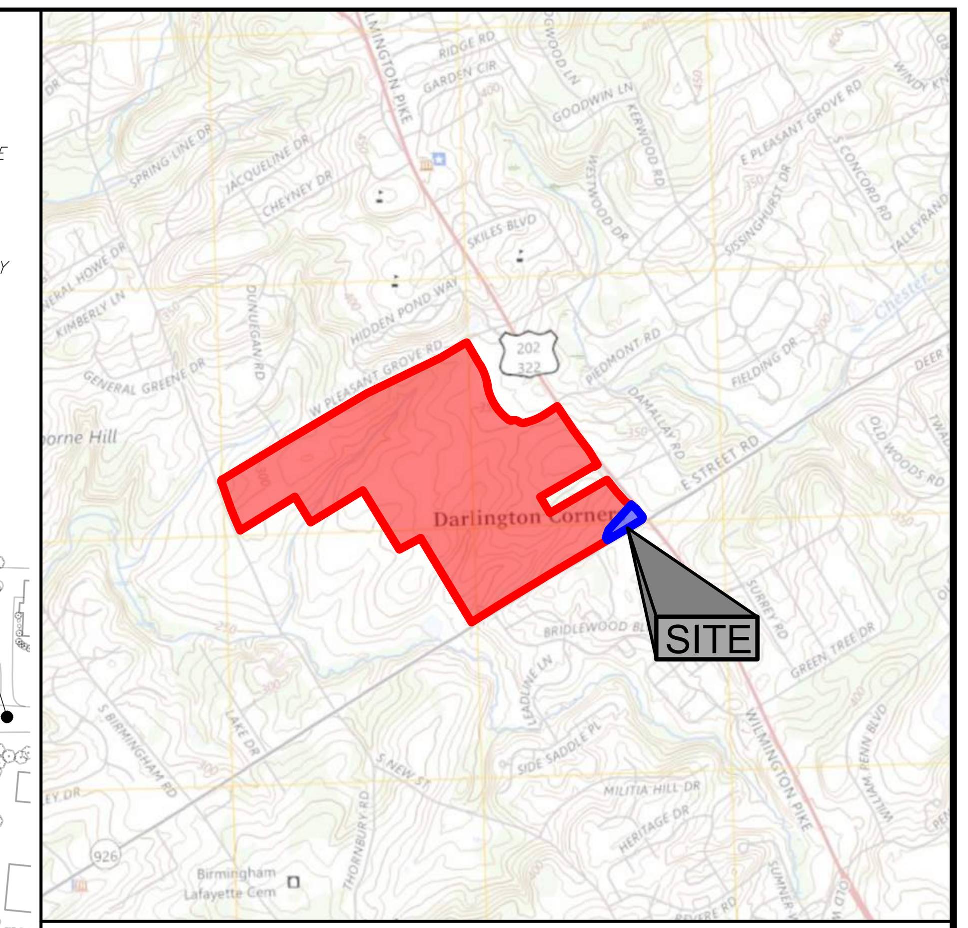


EXISTING PARCEL



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. PLAN MADE AS PER INSTRUCTION OF WESTTOWN TOWNSHIP.
2. CLIENT ADDRESS: WESTTOWN TOWNSHIP - 1039 WILMINGTON PIKE, WEST CHESTER, PA 19382
3. SITE TAX MAP PARCEL NUMBER: 67-4-29.4
4. SITE ADDRESS: 201 WEST STREET ROAD, WESTTOWN, PA 19382
5. ZONING DISTRICT: A/C "AGRICULTURAL/RESIDENTIAL CLUSTER ZONING DISTRICT"
6. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TMP# 67-4-29.4 INTO TWO (2) PARCELS.
7. EXISTING USE OF PARCEL IS RESIDENTIAL. PROPOSED USE OF PROPOSED PARCELS IS RESIDENTIAL.
8. A FIELD SURVEY OR PROPERTY DETERMINATION OF THE SITE WAS NOT PERFORMED BY PENNONI ASSOCIATES INC. TITLE INFORMATION, BOUNDARY SURVEY, AND EXISTING CONDITIONS BASED ON DOCUMENTS PROVIDED BY WESTTOWN TOWNSHIP. (SEE DOCUMENT REFERENCES)
9. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - § RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - § ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS, OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
8. ALL UNITS ARE SHOWN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
9. THIS PLAN WAS COMPLETED IN ACCORDANCE WITH SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE "STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021."
10. THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

LEGAL DESCRIPTION: TAX MAP PARCEL #67-4-29.4
1124 WILMINGTON PIKE: TMP# 67-4-29.4

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 V0801, PROJECT WESTT24004, PREPARED BY PENNONI ASSOCIATES INC., DATED 01/24/2025, LAST REVISED 02/10/2025.

BEGINNING AT A POINT ON THE NORTHERN 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 SIX (6) 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 96.69' TO A POINT; THENCE,
41. SOUTH 39°05'16" EAST, A DISTANCE OF 123.39' TO A POINT OF CURVATURE CONNECTING SAID SOUTHWESTERN ULTIMATE RIGHT OF WAY OF WILMINGTON PIKE WITH SAID NORTHWESTERN ULTIMATE RIGHT OF WAY OF STREET; THENCE, COINCIDENT WITH SAID NORTHERN ULTIMATE RIGHT OF WAY OF STREET ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES:
42. 51.38' ALONG AN ARC CURVING TO THE RIGHT, HAVING A RADIUS OF 50.00', A CHORD BEARING OF SOUTH 09°58'50" WEST, AND A CHORD LENGTH OF 45.33' TO A POINT OF TANGENCY; THENCE,
43. SOUTH 59°02'56" WEST, A DISTANCE OF 443.39' TO A POINT; THENCE,
44. SOUTH 59°28'08" WEST, A DISTANCE OF 572.18' 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 8,976,443± SQUARE FEET, OR 206.071± ACRES OF GROUND (MORE OR LESS).

PARENT TRACT:	**8,976,443± SQ FT / 206.071± AC**
PROPOSED PARCEL A:	**8,889,321± SQ FT / 204.071± AC**
PROPOSED PARCEL B:	**87,122± SQ FT / 2.000± AC**
PROPOSED TOTAL A+B:	**8,976,443± SQ FT / 206.071± AC**

PARENT TRACT PRECISION:	**1:1,669,620**
PROPOSED PARCEL A PRECISION:	**1:1,037,071**
PROPOSED PARCEL B PRECISION:	**1:171,323**

DOCUMENT REFERENCES
- § PLAN ENTITLED "SURVEY BOUNDARY MAP PREPARED FOR WESTTOWN TOWNSHIP: CREBILLY FARM LWCF ACQUISITION", DRAWING NO. C1, PROJECT NO. 0236-22-0406, PREPARED BY CEDARVILLE ENGINEERING GROUP, LLC., DATED 11/18/2024.
- § LEGAL DESCRIPTION ENTITLED "PARCEL B", DESCRIBED AS PARCEL B EXCLUSION AREA SITUATE IN WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BOUNDARY MAP OF CREBILLY FARM LWCF ACQUISION, PREPARED FOR WESTTOWN TOWNSHIP, BY CEDARVILLE ENGINEERING GROUP, LLC, PENNSYLVANIA, PLAN DATED 03/06/2023, LAST REVISED 11/22/2024, PREPARED CEDARVILLE ENGINEERING GROUP, LLC, DATED 12/04/2024.

APPROVED
PLANNING COMMISSION, WESTTOWN TOWNSHIP
______________________ ________

WESTTOWN TOWNSHIP COUNCIL
______________________ ________

REVIEW CHESTER COUNTY PLANNING COMMISSION
______________________ ________

THE UNDERSIGNED, A PROFESSIONAL SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA (LICENSE NO. SU075633) HEREBY CERTIFIES THAT THESE PLATS AND PLANS CONTAIN ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, 68 PA.C.S.A.§ 3210(A).

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON KENNETH HAYNES LAND SURVEYOR SU075633

JASON K. HAYNES, PLS
SU075633
02/05/2025
DATE

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

BY ______________________
ATTEST______________________

ON THIS __ DAY OF _________, 2025, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ______________________, WHO ACKNOWLEDGED HIMSELF TO BE THE APPLICANT AND OWNER OF THE LAND PROPOSED TO BE SUBDIVIDED BY THIS PLAN, AND THAT HE, AS SUCH, ACKNOWLEDGES THAT THE SUBDIVISION SHOWN ON THIS FINAL PLAN IS MADE WITH HIS CONSENT AND THAT HE DESIRES THIS PLAN TO BE RECORDED ACCORDING TO LAW.

____
NOTARY PUBLIC

GRANTEE: WESTTOWN TOWNSHIP

PRESERVE NAME: CREBILLY PRESERVE (204.037 ACRES)

LOCAL SPONSOR SIGNATURE/DATE: ______________________

SLO/ASLO SIGNATURE/DATE: ______________________

LWCF NUMBER 42-01645

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.

Jason Haynes, PLS
Delaware LIC. S6-0010870

CREBILLY PRESERVE
LWCF NUMBER 42-01645

201 W STREET ROAD
WESTTOWN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA

SUBDIVISION PLAN
WESTTOWN TOWNSHIP
CHESTER COUNTY

1039 WILMINGTON PIKE
WEST CHESTER, PA 19382

DATE	NO.	REVISIONS	BY
02/10/2025	2	REVISIONS PER CLIENT COMMENTS	JPB
02/05/2025	1	REVISIONS PER CLIENT COMMENTS	JPB

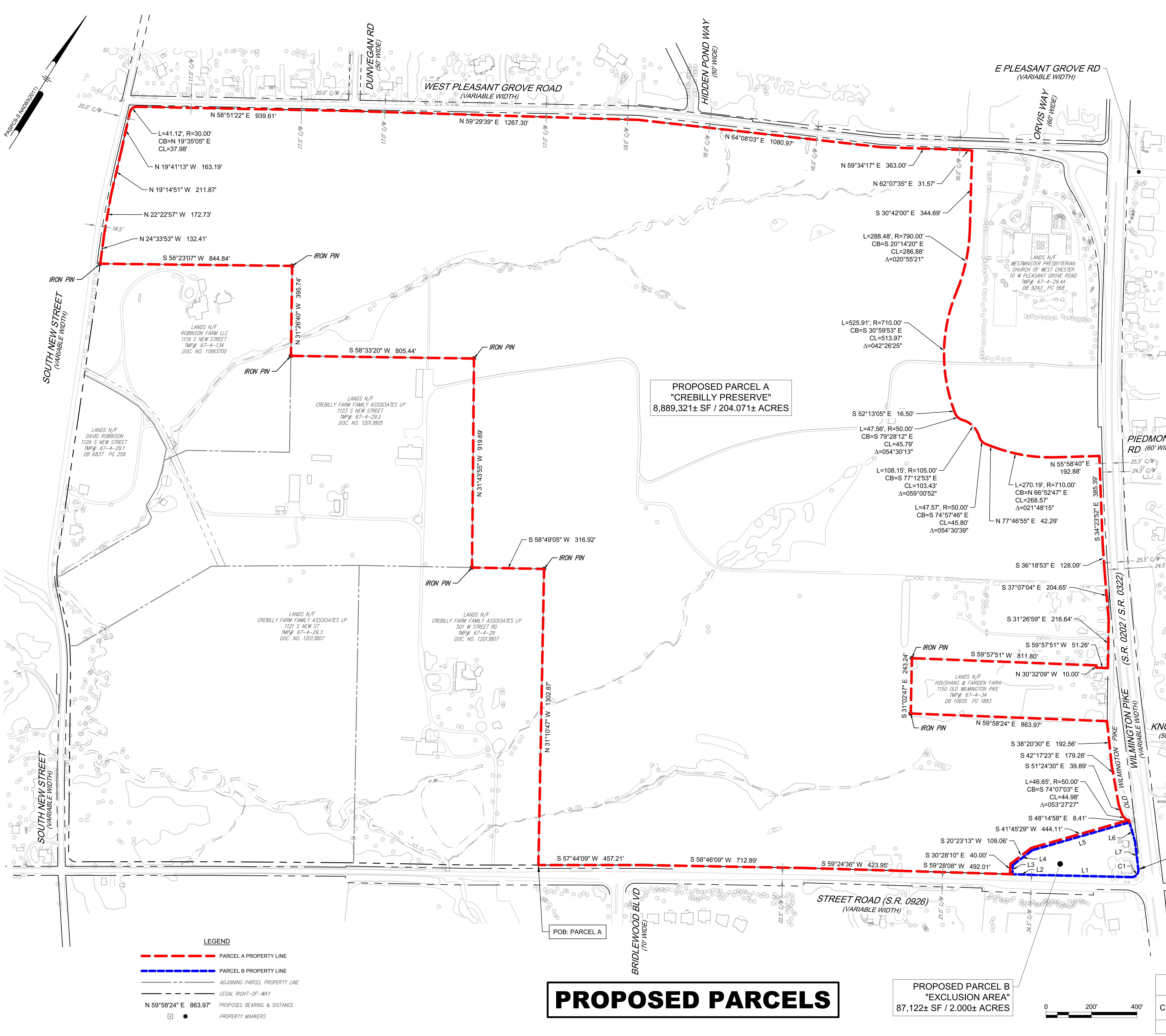
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WESTT24004
DATE	2025-01-24
DRAWING SCALE	1"=200'
DRAWN BY	JPB
APPROVED BY	JKH

V0801

SHEET 1 OF 2

U:\Accounts\WESTT\WESTT24004 - Crebilly Subdivision\DESIGN\SECURE\WESTT24004 V-BN.dwg, V0801, 2/10/2025 10:41:08 AM



LEGAL DESCRIPTION: PARCEL A
1124 WILMINGTON PIKE: 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:
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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).

LEGAL DESCRIPTION: PARCEL B
1124 WILMINGTON PIKE: PARCEL B - EXCLUSION PARCEL

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 B", AS SHOWN ON SAID PLAN, BEING THE NORTHERNMOST TERMINUS OF AN ARC FORMED BY THE INTERSECTION OF SAID NORTHWESTERN ULTIMATE RIGHT OF WAY OF STREET ROAD AND THE SOUTHWESTERN ULTIMATE RIGHT OF WAY OF WILMINGTON PIKE (S.R. 0202) (VARIABLE WIDTH); THENCE,

1. 51.38' ALONG SAID ARC CURVING TO THE RIGHT, WITH A RADIUS OF 30.00', A CHORD BEARING OF SOUTH 09°58'50" WEST, AND A CHORD LENGTH OF 45.33' 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 TWO (2) COURSES AND DISTANCES:
2. SOUTH 59°02'56" WEST, A DISTANCE OF 443.39' TO A POINT; THENCE,
3. SOUTH 59°28'08" WEST, A DISTANCE OF 80.17' TO A POINT; THENCE, LEAVING SAID NORTHWESTERN ULTIMATE RIGHT OF WAY LINE OF STREET ROAD, AND COINCIDENT WITH "PROPOSED PARCEL A", AS SHOWN ON SAID PLAN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
4. NORTH 30°28'10" WEST, A DISTANCE OF 40.00' TO A POINT; THENCE,
5. NORTH 20°23'13" EAST, A DISTANCE OF 109.06' TO A POINT; THENCE,
6. NORTH 41°45'29" EAST, A DISTANCE OF 444.11' 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 TWO (2) COURSES AND DISTANCES:
7. SOUTH 48°14'58" EAST, A DISTANCE OF 88.28' TO A POINT; THENCE,
8. SOUTH 39°05'16" EAST, A DISTANCE OF 123.39' TO THE NORTHERNMOST TERMINUS OF SAID ARC FORMED BY THE INTERSECTION OF SAID SOUTHWESTERN ULTIMATE RIGHT OF WAY OF WILMINGTON PIKE AND SAID NORTHWESTERN ULTIMATE RIGHT OF WAY OF STREET ROAD, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED TRACT OF LAND CONTAINING WITHIN SAID METES AND BOUNDS 87,122± SQUARE FEET, OR 2.000± ACRES OF GROUND (MORE OR LESS).

PARENT TRACT:	**8,976,443± SQ FT / 206.071± AC**
PROPOSED PARCEL A:	**8,889,321± SQ FT / 204.071± AC**
PROPOSED PARCEL B:	**87,122± SQ FT / 2.000± AC**
PROPOSED TOTAL A+B:	**8,976,443± SQ FT / 206.071± AC**

PARENT TRACT PRECISION:	**1:1,669,620**
PROPOSED PARCEL A PRECISION:	**1:1,037,071**
PROPOSED PARCEL B PRECISION:	**1:171,323**

PROPOSED PARCEL B LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 59°02'56" W	443.39'
L2	S 59°28'08" W	80.17'
L3	N 30°28'10" W	40.00'
L4	N 20°23'13" E	109.06'
L5	N 41°45'29" E	444.11'
L6	S 48°14'58" E	88.28'
L7	S 39°05'16" E	123.39'

PROPOSED PARCEL B CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	51.38'	30.00'	N 09° 58' 50" E	45.33'

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 **F** 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON KENNETH HAYNES LAND SURVEYOR SU075633

Jason Haynes, PLS
Delaware LIC. S6-0010870

CREBILLY PRESERVE
LWCF NUMBER 42-01645

201 W STREET ROAD
WESTTOWN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA

SUBDIVISION PLAN
WESTTOWN TOWNSHIP
CHESTER COUNTY

1039 WILMINGTON PIKE
WEST CHESTER, PA 19382

DATE	NO.	REVISIONS	BY
02/10/2025	2	REVISIONS PER CLIENT COMMENTS	JPB
02/05/2025	1	REVISIONS PER CLIENT COMMENTS	JPB

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PROJECT	WESTT24004
DATE	2025-01-24
DRAWING SCALE	1"=200'
DRAWN BY	JPB
APPROVED BY	JKH

V0802

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