

201 W Street Rd
Proposed Parcel B
"Exclusion Area"

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).



Signed by: _____

Jason Haynes, PLS
PA License No. SU075633