

Belrose

Legal Description and Site Plan

All that certain piece or parcel of land that situate in East Marlborough Township, Chester County, Pennsylvania, as shown on a Final Subdivision Plan of Belrose prepared by Hillcrest Associates, Inc. dated February 13, 2004, last revised July 14, 2005.

Being more particularly bounded and described as follows:

Beginning at a point on the title line of Baltimore Pike, U. S. Route 1 (S.R. 0001, 95' wide existing R/W), said point being a northeasterly corner of land now or formerly of Hugo Robert and Mary Louise Maucher.

Thence by said title line N58°05'00"E 50.00' to a point and corner of land now or formerly of Ernest C. and Leona Thompson.

Thence by said land the following two courses and distances:

- 1) S27°10'00"E 217.80' to a point.
- 2) N58°05'00"E 100.00' to a point and corner of land to be retained by the Mary Ann Wiggins Revocable Trust.

Thence by said land the following three courses and distances:

- 1) N58°05'00"E 100.73' to a point.
- 2) S27°05'26"E 39.41' to a point.
- 3) N56°44'46"E 100.00' to a point and corner of land now or formerly of Gabriel Vattilana.

Thence partly by said land and partly by land now or formerly of Max Wayne and Ann Charles McHenry the following two courses and distances:

- 1) N56°44'46"E 199.93' to a point.
- 2) N27°10'00"W 210.34' to a point on the southerly right-of-way line of Baltimore Pike, U.S. Route 1.

Thence by said right-of-way N55°47'14"E 30.07' to a point and corner of land now or formerly of Gregory J. McCarthy.

Thence by said land S27°10'00"E 268.49' to a point and corner of land now or formerly of Eileen Law.

Thence by said land S48°22'04"E 357.79' to a point and corner of land now or formerly of Earl Michael Johnson.



Thence by said land S27°45'29"E 145.69' to a point and corner of land now or formerly of John Christopher Ramsey and Heather Rea Redifer-Ramsey.

Thence partly by said land and partly by land now or formerly of Claude Jr. and Virginia Watson, S58°39'00"W 560.81' to a point and corner of land of said Watson land.

Thence partly by said land and partly by land now or formerly of Joseph J. and Carol Dean E. Roark, Trustees of the Roark Family Trust, S54°35'00"W 584.13' to a point and corner of land now or formerly of the Subdivision of Orchard Valley.

Thence by said land N27°10'00"W 633.54' to a point in line of land now or formerly of Hugo Robert and Mary Louise Maucher.

Thence by said land the following four courses and distances:

- 1) N59°08'00"E 229.59' to a point.
- 2) S27°10'26"E 51.84' to a point.
- 3) N58°05'00"E 200.17' to a point.
- 4) N27°10'00"W 250.00' to a point and place of beginning.

Containing 14.557 acres of land to be the same more or less.

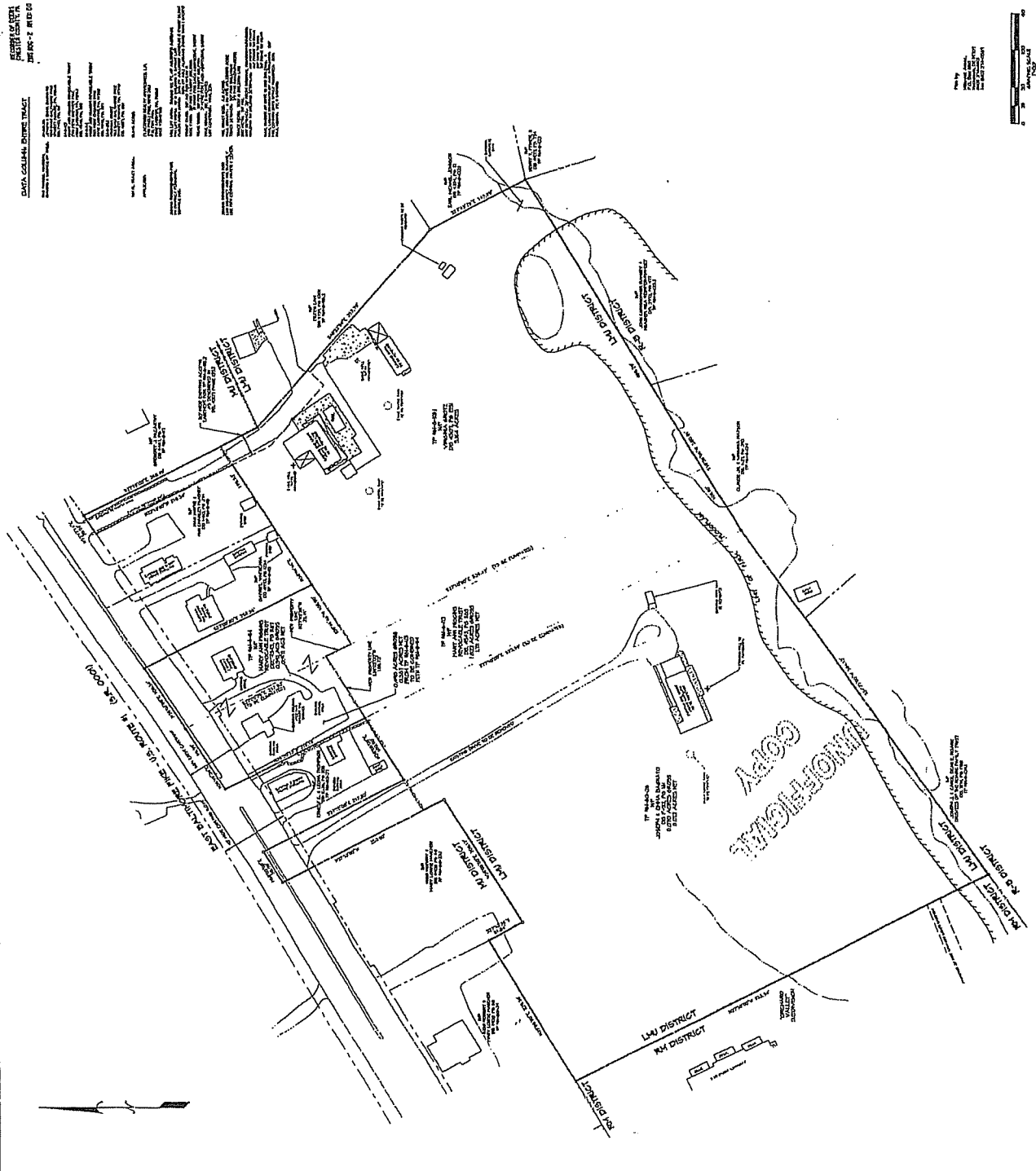
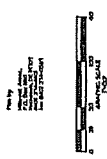


DATE	2-28-02
SCALE	AS SHOWN
PROJECT NO.	0201
PROJECT NAME	WINDY HILLS
OWNER	WINDY HILLS ASSOCIATES, INC.
DESIGNER	DAVID L. HARRIS, P.E.
CHECKED BY	DAVID L. HARRIS, P.E.
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FINAL SUBDIVISION PLAN
 BELROSE HOUSING TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA



Hillcrest
 ASSOCIATES, INC.
 1000 W. MARKET STREET
 SUITE 200
 CHESTER, PA 19380
 (610) 336-1100
 FAX (610) 336-1101
 WWW.HILLCREST-PA.COM




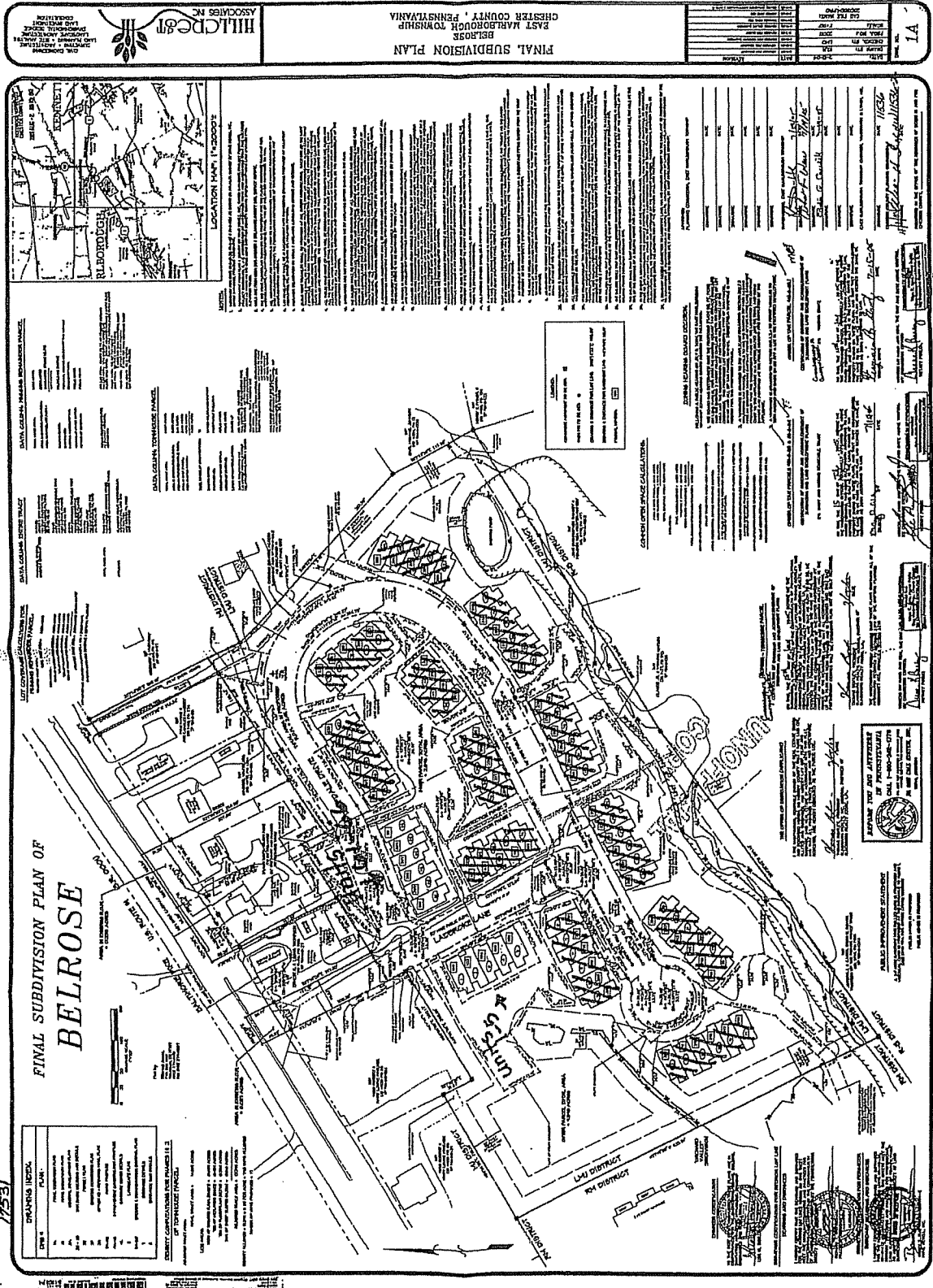
NOT TO SCALE
 1" = 20' (AS SHOWN)
 1" = 10' (AS SHOWN)
 1" = 5' (AS SHOWN)

DATA OBTAINED FROM TRACT
 RECORDS, TAX MAPS,
 AND FIELD SURVEY

NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN SHALL BE THE ONE RECORDED IN THE PUBLIC RECORDS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

FOR MORE INFORMATION
 CALL 1-800-852-7778
 WWW.HILLCREST-PA.COM
 DAVID L. HARRIS, P.E.
 PROJECT MANAGER

 = Convertible Real Estate



1/23/11

DRAWING NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF ASPHALT.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRAVEL.
6. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF SAND.
7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF SOIL.
8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF VEGETATION.
9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF FENCE.
10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF SIGNAGE.

UTILITY CONVERSIONS (SEE PARAGRAPHS 1 & 2):

1. ALL UTILITIES SHALL BE CONVERSIONS TO THE FOLLOWING:

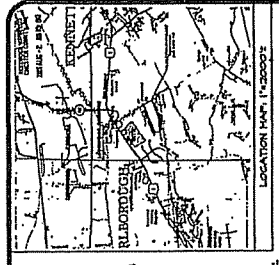
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HILCP Design ASSOCIATES INC.
 1000 MARKET STREET, SUITE 100
 EAST MARIETTA, PENNSYLVANIA 15120
 PHONE: 724-233-1111
 FAX: 724-233-1112
 WWW.HILCPDESIGN.COM

FINAL SUBDIVISION PLAN
 BELROSE
 BELMONT TOWNSHIP
 EAST MARIETTA COUNTY, PENNSYLVANIA



GENERAL NOTES:

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PROPERTY OWNERS

NO.	NAME	ADDRESS	PHONE
1	John Doe	123 Main St	724-555-1234
2	Jane Smith	456 Elm St	724-555-5678
3	Bob Johnson	789 Oak St	724-555-9012
4	Alice Brown	101 Pine St	724-555-3456
5	Charlie White	202 Maple St	724-555-7890

CONCEPT SITE PLAN CALCULATIONS:

1. TOTAL AREA: 100,000 SQ FT

2. TOTAL LOT AREA: 80,000 SQ FT

3. TOTAL STREET AREA: 10,000 SQ FT

4. TOTAL UTILITY AREA: 5,000 SQ FT

5. TOTAL OPEN SPACE: 5,000 SQ FT

FINAL SUBDIVISION PLAN:

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FIELD SURVEY STATEMENT:

I, the undersigned, being a duly licensed Professional Engineer in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

DATE: 1/23/11

SIGNATURE: [Signature]

APPROVAL FOR THE ATTORNEY:

I, the undersigned, being a duly licensed Attorney at Law in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

DATE: 1/23/11

SIGNATURE: [Signature]

FIELD SURVEY STATEMENT:

I, the undersigned, being a duly licensed Professional Engineer in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

DATE: 1/23/11

SIGNATURE: [Signature]

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I, the undersigned, being a duly licensed Attorney at Law in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

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