Resolution No. 2012- 31

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, ACCEPTING THREE (3) DEEDS OF DEDICATION IN THE MILLVIEW SUBDIVIONS CONSISTING OF (a) Sixty Feet Wide Right of Way and Road Bed (Portions of Regency Drive and Coronet Drive (curb to curb) and street lights); b) Portion of Coronet Drive (Sixty Feet Wide Right of Way and Road Bed (curb to curb) and street lights) and Phase III Interior Roads Coldbrooke Lane, Wesley Lane, Marquis Drive and Mayfield Drive (Fifty Foot Right of Way and Road Bed (curb to curb)) ; and (c) Parklands (with Parking Easement) SAID ROADWAYS AFORMENTIONED TO BE MADE A PART OF THE PUBLIC ROAD SYSTEM OF THE CITY OF COATESVILLE SUBJECT TO A MAINTENANCE AGREEMENT AND BOND ASSURING THE STRUCTURAL INTEGRITY OF THE SAID ROADS HEREIN ACCEPTED FOR A PERIOD OF EIGHTEEN (18) MONTHS

WHEREAS, the City of Coatesville is a Chartered Third Class City in the Commonwealth of Pennsylvania; and,

WHEREAS, Coatesville Coatesville Communities Corporation (hereinafter "CCC") is the developer of a subdivision known as "Millview" in the City of Coatesville and has developed and sold out the subdivision and intends to dedicate the public park therein and the roadways to the City of Coatesville; and

WHEREAS, certain portions of the roadways and road system in the Millview Subdivision (Regency Drive and a portions of Coronet Drive) are owned by Coatesville Housing Associates, a Pennsylvania Limited Partnership (hereinafter "CHA"); and ,

WHEREAS, CCC and CHA have, together with the owner of Millview Apartments, FTP Millview, LP, a Pennsylvania limited partnership, put together funds for use by CCC and to finalize the roads and public improvements of the Millview Subdivision in 2012; and

WHEREAS, CCC and CHA have prepared appropriate Deeds of Dedication for the roadways in their respective names and have offered Deeds of Dedication to the City; and,

WHEREAS, CCC as the Developer, pursuant to a City of Coatesville Subdivision and Land Development Improvement and Maintenance Agreement dated October 31, 2011 at paragraphs 26 – 31, is required to, among other things, enter into a maintenance agreement and provide financial security for a period of 18 months after dedication to assure the structural integrity of the public improvements in the subdivision; and

WHEREAS, the City Engineer has identified that $75,000.00 should be posted as security for the improvements consisting of the relevant portion of Regency Drive and a Portion of Coronet (titled in CHA), being dedicated to the City and has identified that $37,500.00 should be posted as security for the interior roads in Phase III consisting of a Portion of Coronet Drive and Coldbrooke Lane, Wesley Lane, Marquis Drive and

Resolution No. 2012- 31

Mayfield Drive being dedicated to the City (said security is also sufficient to cover the Parkland and Open Space dedicated to the City); and

WHEREAS, the City Engineer has reviewed the legal descriptions and the sufficiency of the security and approved the legal descriptions in the Deeds of Dedication and the Developer has (or will at the time of dedication) have provided a title report and bring-down establishing that all lien holders or mortgage holders will have joined in the appropriate Deeds of Dedication at issue herein.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Coatesville, that the City of Coatesville accepts Regency Drive, and Coronet Drive as well as Coldbrooke Lane, Wesley Lane, Marquis Drive and Mayfield Drive as described by metes and bounds in Exhibit "A" hereto (to be filed in appropriate Deed(s) of Dedication) as an extension of the City's existing public road system subject to the requirements that the Maintenance Agreement(s) and Bonds for same are provided with proof of clear title (or appropriate joinders) in accordance with the requirements of the City Solicitor. Additionally, the City Council also accepts the Parkland and Open Space described by metes and bounds in Exhibit "B" hereto pursuant to a Deed of Dedication to be filed of Record and subject as well to an appropriate Maintenance Agreement and Bond.

IN WITNESS WHEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 10th day of December, 2012.

David Collins, President, City Council

ATTEST:

Kirby Hudson, City Manager

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of City Council held on the tenth day of December, 2012 and recorded in the minutes as such.

Kirby Hudson, City Manager

EDOUARD N. HOUTMANN, C. E.
1928-1994

MATTHEW R. HOUTMANN, P. E.
GUSTAVE N. HOUTMANN, P. E.
REGISTERED PROFESSIONAL
ENGINEERS

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STEPHEN J. WASYLYSZYN
REGISTERED PROFESSIONAL
SURVEYORS

("A")

November 23, 2011
Revised January 10, 2012

Legal Description of the portion of Regency Drive located in Phase III

All that Certain parcel ground Situated in 'the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised November 23, 2011 as follows:

Beginning at a point on the northerly end of a radius curve joining the easterly right-of-way line of Coronet Drive (60' Wide R/W) and the northerly right-of-way line of Regency Drive (60' Wide R/W); thence along a curve to the left with a radius of 30.00 feet an arc distance of 47.12 feet to a point on the northerly right-of-way line of Regency Drive (60' Wide R/W); thence along said right-of-way line South 72 degrees 28 minutes 26 seconds East 137.84 feet to a point of curve; thence along a curve to the left with a radius of 270.00 feet an arc distance of 66.43 feet to a point; thence South 86 degrees 34 minutes 15 seconds East 136.15 feet to a point of curve; thence passing across the terminus of Rollingview Circle along a curve to the right with a radius curve of 460.00 feet an arc distance of 428.76 feet to a point; thence South 33 degrees 10 minutes 00 seconds East 111.45 feet to a point of curve; thence along a curve to the right with a radius of 330.00 feet an arc distance of 281.34 feet to a point on the terminus of Regency Drive (60" Wide R/W) as located in Phase III; thence along the terminus of Regency Drive North 74 degrees 19 minutes 11 seconds West 60.00 feet to a point on the westerly right-of-way line of Regency Drive; thence along said right-of-way line and crossing over the terminus of Victoria Drive on a curve to the left with a radius of 270.00 feet an arc distance of 230.19 feet to a point; thence North 33 degrees 10 minutes 00 seconds West 111.45 feet to a point of curve; thence along a curve to the left with a radius of 400.00

EXHIBIT
"A"

feet an arc distance of 372.83 feet to a point; thence North 86 degrees 34 minutes 15 seconds West 136.15 feet to a point of curve; thence along a curve to the right with a radius of 330.00 feet an arc distance of 81.19 feet to a point; thence North 72 degrees 28 minutes 26 seconds West 137.84 feet to a point of curve; thence along a curve to the left with a radius of 30.00 feet an arc distance of 47.12 feet to a point on the easterly right-of-way line of Coronet Drive (60'Wide R/W); thence crossing through Regency Drive North 17 degrees 31 minutes 34 seconds East 120.00 feet to a point of curve joining the easterly right-of-way line of Coronet Drive (60' Wide R/W) and the northerly right-of-way line of Regency Drive (60' Wide R/W) being the first mentioned point and place the beginning.

Containing within said right-of-way line 1.587 Ac.

COMMONWEALTH OF PENNSYLVANIA
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1928-1994

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STEPHEN J. WASYLYSZYN
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SURVEYORS

("B")

November 23, 2011
Revised January 10, 2012

Legal Description of Regency Drive – Existing portion located in the City of Coatesville

All that Certain parcel ground Situated in the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised January 10, 2012 as follows:

Beginning at a point on the northerly right-of-way line of Regency Drive (Existing) on the division line between Valley Township and the City of Coatesville, a corner of Lands of Joe A. Martiniz (TP 185), said point being located South 55 degrees 29 minutes 30 seconds East 191.79 feet from the Title Line of Glencrest Road, (Existing 33' wide R/W to be widened 25' in an easterly direction) and the northerly right-of-way line of Regency Drive (Existing) extended and the southerly corner of Lands of Joe A. Martiniz (TP 185) said point being located in Valley Township; thence from said point of beginning along said division line North 34 degrees 30 minutes 30 seconds East 16.17 feet to a point on the northerly right-of-way line of Regency Drive (60' Wide R/W); thence along said northerly R/W line of Regency Drive and leaving Valley Township and entering into the City of Coatesville South 55 degrees 29 minutes 30 seconds East 58.03 feet to a point of curve; thence crossing over the terminus of Marquis Drive along a curve to right with a radius of 330.00 feet an arc distance of 195.10 feet to a point; thence South 21 degrees 37 minutes 00 seconds East 175.09 feet to a point of curve; thence along a curve to the left with a radius of 270.00 feet an arc distance of 108.23 feet to a point of tangency; thence South 44 degrees 35 minutes 00 seconds East 168.34 feet to a point of curve; thence along a curve to the left with a radius of 270.00 feet an arc distance of 160.22 feet to a point of tangency; thence crossing over the terminus of Coronet Drive and partially over the terminus of Victoria Drive South 78 degrees 35 minutes 00 seconds

East 242.29 feet to a point of curve; thence continuing along the terminus of Victoria Drive along a curve to the left with a radius of 570.00 feet an arc distance of 102.28 feet to a point on the terminus of Regency Drive (Existing); thence along said terminus South 01 degrees 08 minutes 00 seconds West 60.00 feet to a point of curve on the southerly right-of-way line of Regency Drive (Existing) (60' Wide R/W); thence along said southerly right-of-way line along a curve to the right with a radius of 630.00 feet an arc distance of 113.05 feet to a point of tangency; thence passing over the terminus of Country Run Drive North 78 degrees 35 minutes 00 seconds West 242.29 feet to a point of curve; thence along a curve to the right with a radius of 330.00 feet an arc distance of 195.83 feet to a point of tangency; thence North 44 degrees 35 minutes 00 seconds West 168.34 feet to a point of curve; thence along a curve to the right with a radius of 330.00 feet an arc distance of 132.28 feet to a point of tangency; thence passing partially over the terminus of Millview Drive North 21 degrees 37 minutes 00 seconds West 175.09 feet to a point of curve; thence continuing over the terminus of Millview Drive along a curve to the left with a radius of 270.00 feet an arc distance of 159.64 feet to a point of tangency; thence North 55 degrees 29 minutes 30 seconds West 59.82 feet to a point on the division line between Valley Township and the City of Coatesville and in line of Lands of Lester G. White (TP 184); thence along said division line North 34 degrees 30 minutes 30 seconds East 16.17 feet to a point on the southerly side of Regency Drive (Existing); thence passing through Regency Drive along a "Tie Line" North 38 degrees 12 minutes 19 seconds East 27.73 feet to a point on the northerly side of Regency Drive (Existing), a corner of Lands of Joe A. Martiniz (TP 185) being the first mentioned point and place the beginning.

Containing within said right-of-way 1.691 Ac.

COMMONWEALTH OF PENNSYLVANIA
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STEPHEN J. WASYLYSZYN
REGISTERED PROFESSIONAL
SURVEYORS

(14 of 11)

November 23, 2011
Revised January

Legal Description of the portion of Coronet Drive (Existing) located between Regency Drive and Glencrest East Road

All that Certain parcel ground Situated in `the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised January 10, 2012 as follows:

Beginning at a point on the northerly end of a radius curve joining the southerly right-of-way line of Glencrest East Road (Existing 33' wide R/W to be widened 25' in an southerly direction) and the easterly right-of-way line of Coronet Drive (60' Wide R/W) said point of beginning also being the northwest corner of Open Space Parcel "A" Phase III; thence from said point of beginning along a curve to the left with a radius of 30.00 feet an arc distance of 46.91 feet to a point; thence South 02 degrees 54 minutes 34 seconds West 90.77 feet to a point of curve; thence along a curve to the right with a radius of 330.00 feet an arc distance of 84.19 feet to a point of tangency; thence crossing over Regency Drive (60' Wide R/W) South 17 degrees 31 minutes 34 seconds West 417.04 feet to a point of curve joining the southerly side of Regency Drive (60' Wide R/W) and the easterly right-of-way line of Coronet Drive (Proposed 60' Wide R/W); thence crossing along the division line between the existing and proposed portions of Coronet Drive North 72 degrees 28 minutes 26 seconds West 60.00 feet to a point on the westerly right-of-way line of Coronet Drive; thence along said right-of-way line North 17 degrees 31 minutes 34 seconds East 417.04 feet to a point of curve; thence along a curve to the left with a radius of 270.00 feet an arc distance of 68.88 feet to a point; thence North 02 degrees 54 minutes 34 seconds East 95.36 feet to a point of curve; thence along a curve to the left with a radius of 30.00 feet an arc distance of 42.13 feet to a point on

the on the northerly end of a radius curve joining the southerly right-of-way line of Glencrest East Road (Existing 33' wide R/W to be widened 25' in an southerly direction) and the westerly right-of-way line of Coronet Drive (60' Wide R/W); thence crossing over the terminus of Coronet Drive South 85 degrees 00 minutes 19 seconds East 114.88 feet to a point on the northerly end of a radius curve joining the southerly right-of-way line of Glencrest East Road (Existing 33' wide R/W to be widened 25' in an southerly direction) and the easterly right-of-way line of Coronet Drive (60' Wide R/W) being the first mentioned point and place the beginning.

Containing within said right-of-way line 0.858 Ac..

COMMONWEALTH OF PENNSYLVANIA
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EDOUARD N. HOUTMANN, C. E.
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(E)

November 23, 2011
Revised January 10, 2012

Legal Description of a portion of Coronet Drive: Portions located between Regency Drive a loop road

All that Certain parcel ground Situated in `the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised January 10, 2012 as follows:

Beginning at a point on the southwesterly end of a radius curve joining the westerly right-of-way line of Coronet Drive (60' Wide R/W) and the northerly right-of-way line of Regency Drive (Existing) (60' Wide R/W); thence from said point of beginning along said radius curve, a curve to the left with a radius of 30.00 feet an arc distance of 47.12 feet to a point on the westerly right-of-way line of Coronet Drive (60'Wide R/W); thence North 11 degrees 25 minutes 00 seconds East 10.29 feet to a point of curve; thence passing across the terminus of Mayfield Drive along a curve to the right with a radius of 1,630.00 feet an arc distance of 367.97 feet to a point; thence passing across the terminus of Wesley Lane North 24 degrees 07 minutes 54 seconds East 101.36 feet to a point of curve; thence along a curve to the left with a radius of 470.00 feet an arc distance of 83.31 feet to a point of tangency; thence North 13 degrees 38 minutes 07 seconds East 156.28 feet to a point; thence passing through the terminus of Coldbrooke Lane North 14 degrees 22 minutes 43 seconds East 98.31 feet to a point; thence North 17 degrees 31 minutes 34 seconds East 142.70 feet to a point; thence crossing through Coronet Drive South 72 degrees 28 minutes 26 seconds East 60.00 feet to a point of curve joining the easterly right-of-way line of Coronet Drive and the southerly right-of-way line of Regency Drive (60'Wide R/W); thence along the easterly right-of-way line of Coronet Drive (60' Wide R/W) South 17 degrees 31 minutes 34

seconds West 126.51 feet to a point of curve; thence along a curve to the left with a radius of 970.00 feet an arc distance of 65.87 feet to a point; thence South 13 degrees 38 minutes 07 seconds West 200.84 feet to a point of curve; thence along a curve to the right with a radius of 530.00 feet an arc distance of 97.20 feet to a point; thence South 24 degrees 08 minutes 34 seconds West 104.41 feet to a point of curve; thence along a curve to the left with a radius of 1,570.00 feet an arc distance of 348.72 feet to a point of tangency; thence South 11 degrees 25 minutes 00 seconds West 10.29 feet to a point of curve; thence along a curve to the left with a radius of 30.00 feet an arc distance of 47.12 feet to a point on the northerly right-of-way line of Regency Drive (60' Wide R/W); thence passing along the terminus of Coronet Drive along the northerly right-of-way line of Regency Drive (60' Wide R/W) North 78 degree 35 minutes 00 seconds West 120.00 feet to a point on the southwesterly end of a radius curve joining the westerly right-of-way line of Coronet Drive (60' Wide R/W) and the northerly right-of-way line of Regency Drive (Existing) (60' Wide R/W) being the first mentioned point and place the beginning.

Containing within said right-of-way 1.368 Ac.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEPHEN J. WASYLYSZYN
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STEPHEN J. WASYLYSZYN
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March 15, 2012

Legal Description of Coldbrooke Lane – Phase III

All that Certain parcel ground Situated in `the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised March 15, 2012 as follows:

Beginning at a point on the northerly end of a radius curve joining the easterly right-of-way line of Wesley Lane (50' wide R/W) and the northerly right-of-way line of Coldbrooke Lane (50' Wide R/W); thence from said point of beginning along a curve to the left with a radius of 25.00 feet an arc distance of 44.30 feet to a point of tangency on the northerly right-of-way line of Coldbrooke Lane (50' Wide R/W); thence continuing along said right-of-way line North 86 degrees 43 minutes 28 seconds East 49.67 feet to a point of curve; thence along a curve to the right with a radius of 175.00 feet an arc distance of 52.55 feet to a point of tangency; thence South 76 degrees 04 minutes 10 seconds East 159.34 feet to a point of curve; thence along a curve to the left with a radius of 25.00 feet an arc distance of 37.70 feet to a point on the westerly right-of-way line of Coronet Drive (60' Wide R/W); thence crossing along the easterly terminus of Coldbrooke Lane along a tie line South 14 degrees 22 minutes 43 seconds West 98.31 feet to a point of curve joining the westerly right-of-way line of Coronet Drive (60' Wide R/W) with the southerly right-of-way line of Wesley lane (50' Wide R/W); thence along said curve to the left with a radius of 25.00 feet an arc distance of 39.14 feet to a point on the southerly right-of-way line of Coldbrooke Lane; thence along said right-of-way line North 76 degree 04 minutes 10 seconds West 158.52 feet to a point of curve; thence along a curve to the left with a radius of 125.00 feet an arc distance of 37.54 feet to a point of tangency; thence South 86 degrees 43 minutes 28 seconds West 49.73 feet to a

point of curve; thence along a curve to the left with a radius of 25.00 feet an arc distance of 43.92 feet to a point of curve on the easterly right-of-way line of Wesley Lane (50' Wide R/W); thence along the westerly terminus of Coldbrooke Lane along a tie line on a curve to the right with a radius of 275.06 feet an arc distance of 110.36 feet to a point of curve joining the easterly right-of-way line of Wesley Lane (50' wide R/W) and the northerly right-of-way line of Coldbrooke Lane (50' Wide R/W), being the first mentioned point and place the beginning.

Containing within said right-of-way line 0.369 Ac.

Wasylyszyn 3/15/12

EDOUARD N. HOUTMANN, C. E.
1928-1994

MATTHEW R. HOUTMANN, P. E.
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SURVEYORS

March 15, 2012
Rev. March 20, 2012

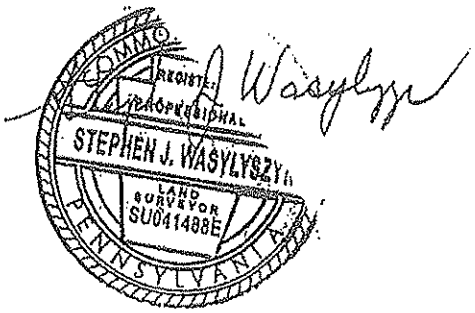
Legal Description of Wesley Lane – Phase III

All that Certain parcel ground Situated in 'the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised March 15, 2012 as follows:

Beginning at a point on the northerly end of a radius curve joining the easterly right-of-way line of Wesley Lane (50' wide R/W) and the southerly right-of-way line of Marquis Drive (50' Wide R/W); thence from said point of beginning along a curve to the left with a radius of 25.00 feet an arc distance of 38.09 feet to a point of curve on the easterly right-of-way line of Wesley Lane (50' Wide R/W); thence continuing along said right-of-way line on a curve to the right with a radius of 425.00 feet an arc distance of 309.53 feet to a point of tangency; thence South 28 degrees 28 minutes 49 seconds West 100.00 feet to a point of curve; thence along a curve to the left with a radius of 275.00 feet an arc distance of 97.04 feet to another point of curve; thence crossing over the westerly terminus of Wesley Lane (50' Wide R/W) on a curve to the left with a radius of 275.06 feet an arc distance of 110.36 feet to another point of curve; thence along a curve to the left with a radius of 510.00 feet an arc distance of 333.02 feet to another point of curve; thence along a curve to the left with a radius of 125.00 feet an arc distance of 5.35 feet to a point of curve joining the northerly right-of-way line of Wesley Lane (50' Wide R/W) and the westerly right-of-way line of Coronet Drive (60' Wide R/W); thence along a curve to the left with a radius of 25.00 feet an arc distance of 44.69 feet to a point on the westerly right-of-way line of Coronet Drive (60' Wide R/W); thence crossing over the easterly terminus of Wesley Lane South 24 degrees 07 minutes 54 seconds West 101.36 feet to a point of curve joining the westerly right-of-way line of Coronet Drive

(60' Wide R/W) and the southerly right-of-way line of Wesley Lane (50' Wide R/W); thence along a curve to the left with a radius of 25.00 feet an arc distance of 36.75 feet to another point of curve on the southerly right-of-way line of Wesley Lane; thence along a curve to the right with a radius of 175.00 feet an arc distance of 26.03 feet to another point of curve; thence along a curve to right with a radius of 560.00 feet an arc distance of 374.81 feet to a point of compound curve; thence along a curve to the right with a radius of 325.00 feet an arc distance of 235.28 feet to a point of tangency; thence North 28 degrees 28 minutes 49 seconds East 100.00 feet to a point of curve; thence along a curve to the left with a radius of 375.00 feet an arc distance of 268.06 feet to a point of curve joining the westerly right-of-way line of Wesley lane and the southerly right-of-way line of Marquis Drive (50' Wide R/W); thence along a curve to the left with a radius of 25.00 feet an arc distance of 40.78 feet to a point on the southerly right-of-way line of Marquis Drive (50' Wide R/W); thence crossing over the northerly terminus of Wesley Lane along a tie line North 74 degrees 03 minutes 11 seconds East 100.14 feet to a point of a radius curve joining the easterly right-of-way line of Wesley Lane (50' wide R/W) and the southerly right-of-way line of Marquis Drive (50' Wide R/W), being the first mentioned point and place the beginning.

Containing within said right-of-way line 1.197 Ac.



EDOUARD N. HOUTMANN, C. E.
1928-1994

MATTHEW R. HOUTMANN, P. E.
GUSTAVE N. HOUTMANN, P. E.
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STEPHEN J. WASYLYSZYN
REGISTERED PROFESSIONAL
SURVEYORS

March 15, 2012
Rev. March 20, 2012

Legal Description of Marquis Drive – Phase III

All that Certain parcel ground Situated in the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised March 15, 2012 as follows:

Beginning at a point on the southerly end of a radius curve joining the northerly right-of-way line of Regency Drive (60' wide R/W) and the westerly right-of-way line of Marquis Drive (Varying width at this point); thence from said point of beginning along a curve to the left with a radius of 35.00 feet an arc distance of 64.20 feet to a point on the westerly right-of-way line of Marquis Drive (Varying width); thence continuing along said right-of-way line North 21 degrees 42 minutes 28 seconds East 108.26 feet to a point; thence continuing along the westerly right-of-way line of Marquis Drive (50' Wide R/W) North 17 degrees 17 minutes 42 seconds East 546.06 feet to a point of curve; thence along a curve to the right with a radius of 175.00 feet an arc distance of 173.36 feet to a point of tangency; thence North 74 degrees 03 minutes 11 seconds East 351.84 feet to a point of curve starting in the cul-de-sac of Marquis Drive; thence along a curve to the right with a radius of 175.00 feet an arc distance of 70.09 feet to a point of tangency; thence South 83 degrees 00 minutes 00 seconds East 3.87 feet to a point of curve; thence along the cul-de-sac of Marquis Drive along a curve to the right with a radius of 60.00 feet an arc distance of 242.48 feet to a point of reverse curve; thence along a curve to the left with a radius of 50.00 feet an arc distance of 65.02 feet to a point of tangency; thence passing over the terminus of Wesley Lane (50' Wide R/W) South 74 degrees 03 minutes 11 seconds West 294.23 feet to a point of curve; thence along a curve to the left with a radius of 125.00 feet an arc distance of 123.83 feet to a point of

tangency; thence South 17 degrees 17 minutes 42 seconds West 546.06 feet to a point of curve joining the easterly right-of-way line of Marquis Drive (50' Wide R/W) and the northerly right-of-way line of Mayfield Drive (50' Wide R/W); thence crossing over the terminus of Mayfield Drive along a tie line and along Marquis Drive (Varying width) South 14 degrees 23 minutes 55 seconds West 119.46 feet to a point of curve joining the easterly right-of-way line of Marquis Drive (Varying width) and the southerly right-of-way line of Mayfield Drive (50' Wide R/W); thence along a curve to the right with a radius of 182.00 feet an arc distance of 35.94 feet to a point of tangency; thence South 34 degrees 30 minutes 30 seconds West 13.18 feet to a point of curve joining the northerly right-of-way line of Regency Drive (60' wide R/W) and the easterly right-of-way line of Marquis Drive (Varying width at this point); thence along a curve to the left with a radius of 35.00 feet an arc distance of 39.93 feet to a point of curve on the northerly right-of-way line of Regency Drive (60' Wide R/W); thence along the terminus of Marquis Drive along a curve to the left with a radius of 330.00 feet an arc distance of 128.66 feet to a point of curve joining the northerly right-of-way line of Regency Drive (60' wide R/W) and the westerly right-of-way line of Marquis Drive (Varying width at this point), being the first mentioned point and place the beginning.

Containing within said right-of-way line 1.735 Ac.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEPHEN J. WASYLYSZYN
LAND SURVEYOR
SU041488E

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SURVEYORS

March 15, 2012

Legal Description of Mayfield Drive – Phase III

All that Certain parcel ground Situated in `the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised March 15, 2012 as follows:

Beginning at a point on the northerly end of a radius curve joining the easterly right-of-way line of Marquis Drive (Varying width) and the northerly right-of-way line of Mayfield Drive (50' Wide R/W); thence from said point of beginning along a curve to the left with a radius of 25.00 feet an arc distance of 34.81 feet to a point of curve on the northerly right-of-way line of Mayfield Drive (50' Wide R/W); thence continuing along said right-of-way line on a curve to the right with a radius of 175.00 feet an arc distance of 88.00 feet to a point of compound curve; thence along a curve to the right with a radius of 500.00 feet an arc distance of 105.20 feet to a point of tangency; thence South 21 degrees 37 minutes 00 seconds East 177.51 feet to a point of curve; thence along a curve to the left with a radius of 225.00 feet an arc distance of 205.47 feet to a point of tangency; thence South 73 degrees 56 minutes 19 seconds East 84.24 feet to a point of curve joining the northerly right-of-way line of Mayfield Drive and the westerly right-of-way line of Coronet Drive (60' Wide R/W); thence along a curve to the left with a radius of 25.00 feet an arc distance of 38.51 feet to a point of curve on the westerly right-of-way line of Coronet Drive; thence crossing over the easterly terminus of Mayfield Drive along a tie line on a curve to the left with a radius of 1,630.00 feet an arc distance of 98.50 feet to a point of curve joining the southerly right-of-way line of Mayfield Drive and the westerly right-of-way line of Coronet Drive (60' Wide R/W); thence along a curve to the left with a radius of 25.00 feet an arc distance of 38.51 feet to a point on the southerly

right-of-way line of Mayfield Drive; thence North 73 degrees 56 minutes 19 seconds West 84.24 feet to a point of curve; thence along a curve to the right with a radius of 275.00 feet an arc distance of 251.12 feet to a point of tangency; thence North 21 degrees 37 minutes 00 seconds West 177.51 feet to a point of curve; thence along a curve to the left with a radius of 450.00 feet an arc distance of 94.68 feet to a point of compound curve; thence along a curve to the left with a radius of 125.00 feet an arc distance of 9.28 feet to another point of compound curve joining the easterly right-of-way line of Marquis Drive (Varying width) and the southerly right-of-way line of Mayfield Drive (50' Wide R/W); thence along a curve to the left with a radius of 35.00 feet an arc distance of 72.62 feet to a point on the easterly right-of-way line of Marquis Drive (Varying width); thence crossing over the westerly terminus of Mayfield Drive along a tie line North 14 degrees 23 minutes 55 seconds East 119.46 feet to a point on the northerly end of a radius curve joining the easterly right-of-way line of Marquis Drive (Varying width) and the northerly right-of-way line of Mayfield Drive (50' Wide R/W), being the first mentioned point and place the beginning.

Containing within said right-of-way line 0.832 Ac..

COMMONWEALTH OF PENNSYLVANIA
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Wasylyszyn 3/15/2

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November 11, 2008
Revised February 14, 2012

Legal Description of Millview Open Space Parcel "C"

All that Certain parcel ground Situate in the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Plan of Property of Millview Open Space Parcel "C" prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated March 5, 2008, last revised February 13, 2012 as follows:

Beginning at a point of tangency on the southerly Right-Of-Way line of Regency Drive (60 feet wide); the said point being measured along an arc of a circle to the right of radius 30 feet an arc distance of 47.12 feet from a point of tangency on the Southeasterly Right-Of-Way line of Coronet Drive (60 feet wide) to the point and place of beginning; thence from the point beginning and along the southerly Right-Of-Way line of Regency Drive the six following courses and distances (1) South 72° 28 minutes 26 seconds East 137.84 feet to a point of curve; (2) along an arc of a circle to the left of radius 330 feet and are distance of 81.19 feet to a point of tangency; (3) South 86° 34 minutes 15 seconds East 136.15 feet to a point of curve; (4) along an arc of a circle to the right of radius 400 feet and are distance of 372.83 feet to a point of tangency; (5) South 33° 10 minutes 00 seconds East 111.45 feet to a point of curve; and (6) along an arc of a circle to the right of radius 270 feet an arc distance of 8.84 feet to a point; thence along lands of Regency Park Apartments the four following courses and distances; (1) North 83° 27 minutes 14 seconds West 257.59 feet to a point; (2) South 70° 40 minutes 00 seconds West 575.00 feet to a point; (3) South 44° 10 minutes 00 seconds West 195.00 feet to a point; and (4) South 4° 20 minutes 00 seconds East and partially along the easterly Right-Of-Way line of Victoria Drive (60 feet wide) 300.77 feet to a point of curve; thence along an arc of a circle to the right of radius 30 feet and are distance of 55.37 feet to a point of tangency on the northerly Right-Of-Way line of Regency Drive (60 feet wide); thence along the same North 78° 35 minutes 00 seconds West 77.36 feet to a point of curve; thence along an arc

EXHIBIT
"B"

of a circle to the right of radius 30 feet and are distance of 47.12 feet to a point of tangency on the easterly Right-Of-Way line of Coronet Drive; thence along the same the seven following courses and distances; (1) North 11° 25 minutes 00 seconds East 10.29 feet to a point of curve; (2) along an arc of a circle to the right of radius 1570 feet an arc distance of 348.72 feet to a point of tangency; (3) North 24° 08 minutes 34 seconds East 104.41 feet to a point of curve; (4) along an arc of a circle to the left of radius 530 feet and arc distance of 97.20 feet to the point of tangency; (5) North 13° 38 minutes 07 seconds East 200.84 feet to a point of curve; (6) along an arc of a circle to the right of radius 970 feet and arc distance of 65.87 feet to a point of tangency; and (7) North 17° 31 minutes 34 seconds East 126.51 feet to a point of curve; thence along an arc of a circle to the right of radius 30 feet an arc distance of 47.12 feet to a point of tangency on the southerly Right-Of-Way line of Regency Drive being the first mentioned point and place the beginning.

Containing 289,946 ft.^{2}

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("D")

November 23, 2011
Revised January 10, 2012

Legal Description of a Parking Area Easement located within Open Space Parcel "C"

All that Certain parcel ground Situated in `the City of Coatesville, the County of Chester and the Commonwealth of Pennsylvania Described according to a Subdivision Plan Property of Coatesville Communities Corporation prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated November 2, 1998 last revised January 10, 2012 as follows:

Beginning at a point on the southerly right-of-way line of Regency Drive (60' Wide R/W) a corner of a Parking Area Easement, said point being located the three (3) following courses and distances from the northeasterly end of a 30.00 foot radius curve joining the easterly right-of-way line of Coronet Drive (60' Wide R/W) and the southerly right-of-way line of Regency Drive (60' Wide R/W); (1) South 72 degrees 28 minutes 26 seconds East 137.84 feet to a point of curve; (2) along a curve to the left with a radius of 330.00 feet an arc distance of 81.19 feet to a point; and (3) South 86 degrees 34 minutes 15 seconds East 106.88 feet to the point of beginning; thence continuing along the southerly right-of-way line of Regency Drive the two (2) following courses and distances (1) South 86 degrees 34 minutes 15 seconds East 29.27 feet to a point of curve and (2) along a curve to the right with a radius of 400.00 feet an arc distance of 192.71 feet to a point; thence passing through Open Space Parcel "C" the four (4) following courses and distances (1) South 31 degrees 02 minutes 00 seconds West 70.59 feet to a point; (2) North 74 degrees 01 minutes 00 seconds West 146.88 feet to a point; (3) North 44 degrees 29 minutes 00 seconds West 51.93 feet to a point and (4) North 03 degrees 25 minutes 45 seconds East 41.36 feet to a point on the southerly right-of-way line of Regency Drive (60' Wide R/W), a corner of a Parking Area Easement being the first mentioned point and place the beginning.

Containing within said Easement 0.350 Ac.

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