
EXHIBIT F96

ASSIGNMENT OF GRANT OF EASEMENT,
DATED MARCH 1, 2010, BY AND AMONG
DELCORA AND POCOPSON TOWNSHIP

Prepared by and return to:



Denise C. Werkley, Esquire
Unruh, Turner, Burke & Frees, P.C.
P.O. Box 515
West Chester, PA 19381-0515
(610) 692-1371

Part of UPI Nos.

63-4-497 ✓	63-4-410 ✓	63-4-475 ✓
63-4-503 ✓	63-4-411 ✓	63-4-476 ✓
63-4-369 ✓	63-4-448 ✓	
63-4-370 ✓	63-4-453 ✓	
63-4-402 ✓	63-4-454 ✓	
63-4-403 ✓	63-4-455 ✓	

Manito Abstract Company, Inc. 75103-M

-----[Space Above This Line For Recording Data]-----

ASSIGNMENT OF GRANT OF EASEMENT

THIS ASSIGNMENT, made this 1st day of March, 2010, between the, DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY (hereinafter called "Assignee") and POCOPSON TOWNSHIP (hereinafter "Township").

WHEREAS, on or about March 1, 2010, Toll PA XI, L.P. and Riverside at Chadds Ford Community Association, Inc. did grant and convey unto Township, and its successors and assigns, a certain easement and associated rights as more particularly described in the Deed of Dedication – Sanitary Sewer Easements (the "Grant"), recorded or to be recorded in the Office of the Chester County Recorder of Deeds.

WHEREAS, the easement is attached hereto as Exhibit "A" and made a part hereof as if fully set forth herein.

AND NOW, THEREFORE, intending to be legally bound, Township does hereby grant, convey and assign unto the Assignee, as well as its heirs, successors and assigns, those certain sanitary sewer easement rights as set forth in the Grant and described in Exhibit "A".

IN WITNESS WHEREOF, the parties hereto set their hands and seals the day and year first above written.

WITNESS:

POCOPSON TOWNSHIP

Margaret L. Lennon
Margaret L. Lennon

By: Lauressa J McNamee
By: Stephen R Conary

WITNESS:

DELAWARE COUNTY REGIONAL
WATER QUALITY CONTROL
AUTHORITY

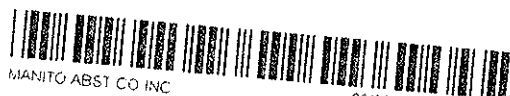
_____ By: _____

Assignor/Township: Pocopson Township

Assignee: DELAWARE COUNTY REGIONAL WATER QUALITY
CONTROL AUTHORITY

The address of the above-named Assignor is: P.O. Box 1
Pocopson, PA 19366

The address of the above-named Assignee is: 100 East Fifth Street
Chester, PA 19016



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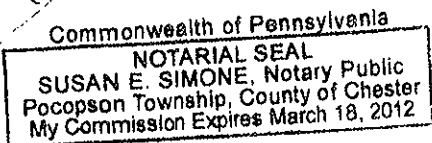
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COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On the 1st day of March, 2010, before me, the undersigned officer, personally appeared Stephen R. Conary who acknowledged himself/herself to be the Supervisor of the POCOPSON TOWNSHIP and that s/he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself/herself as Chair of the Board.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susan E. Simone
Notary Public

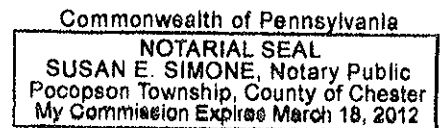


COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On the 1st day of March, 2010, before me, the undersigned officer, personally appeared Lauressa J. McNemar PE who acknowledged himself/herself to be the Supervisor of the POCOPSON TOWNSHIP and that s/he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself/herself as Board Member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susan E. Simone
Notary Public



IN WITNESS WHEREOF, the parties hereto set their hands and seals the day and year first above written.

WITNESS:

POCOPSON TOWNSHIP

By: _____

By: _____

WITNESS:

DELAWARE COUNTY REGIONAL
WATER QUALITY CONTROL
AUTHORITY

Robert H. Fritz

By: July K. Sule

Assignor/Township: Pocopson Township

Assignee: DELAWARE COUNTY REGIONAL WATER QUALITY
CONTROL AUTHORITY

The address of the above-named Assignor is: P.O. Box 1
Pocopson, PA 19366

The address of the above-named Assignee is: 100 East Fifth Street
Chester, PA 19016



MANITO ABST CO INC

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COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF ~~CHESTER~~ DELAWARE : SS
:

On the 1st day of March, 2010, before me, the undersigned officer, personally appeared Joseph Salucci + Robert Powell who acknowledged himself to be the Executive Director of, DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY and that he being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by himself as Joseph Salucci.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Suzanne Foley
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Suzanne Foley, Notary Public
City of Chester, Delaware County
My Commission Expires Dec. 13, 2012
Member, Pennsylvania Association of Notaries



MANITO ABST CO INC

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Exhibit "A"
Easement
(Executed copy to be attached)



MARITTO ABST CO INC

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Prepared by:
Betsy P. Stein, BS, MBA
c/o Toll Brothers, Inc.
250 Gibraltar Road
Horsham, PA 19044
215-938-8281

Return to:
Denise C. Werkley, Esquire
Unruh, Turner, Burke & Frees
17 West Gay Street
P.O. Box 515
West Chester, PA 19381-0515

63-4-411, 63-4-448, 63-4-453, 63-4-454, 63-4-455, 63-4-475, 63-4-476
UPI Nos. 63-4-497, 63-4-503, 63-4-369, 63-4-370, 63-4-402, 63-4-403, 63-4-410

DEED DEDICATION—SANITARY SEWER EASEMENTS

Riverside at Chadds Ford – Sanitary Sewer Easement

effective March
1, 2010

THIS DEED OF DEDICATION is made this 23rd day of December, 2009, between
TOLL PA XI, L.P., a Pennsylvania limited partnership with offices at 250 Gibraltar Road,
Horsham, Pennsylvania 19044 ("Toll") and **RIVERSIDE AT CHADDS FORD COMMUNITY
ASSOCIATION, INC.**, a Pennsylvania non-profit corporation ("Riverside" and collectively with
Toll, the "Grantor")

AND

POCOPSON TOWNSHIP, a municipality organized under the laws of the Commonwealth
of Pennsylvania, with offices at 740 Denton Hollow Road, Pocopson, PA 19366 (hereinafter called
the "Grantee").

BACKGROUND:

Toll has developed a certain residential development situate along Pocopson Road (L.R.
15083, S.R. 3023) in Pocopson Township, Chester County, Pennsylvania, known as "Riverside at
Chadds Ford" (the "Subdivision") pursuant to a plan entitled "Title Plan, Final Planned Residential
Development Plan of the Shceder Tract", prepared by Commonwealth Engineers, Inc.,
Downingtown, Pennsylvania, dated November 8, 2004, last revised May 8, 2006, and recorded in the
Office of the Recorder of Deeds in and for Chester County, Pennsylvania on July 13, 2006, in Plan
Book 17881 (the "Plans").

In connection with the development of the Subdivision and pursuant to the terms of a Sewer
Construction and Easement Agreement dated May 22, 2006 between Toll and Township (the "Sewer



Construction Agreement”), Toll constructed certain sanitary sewer improvements within the Subdivision consisting of a wastewater treatment plant, sanitary sewer lines, spray irrigation fields and appurtenant facilities (the “Improvements”) and agreed to dedicate to the Township the Improvements along with certain sanitary sewer easements as shown on the Plan. Toll has transferred certain parcels in the Subdivision to Riverside as the homeowners association for the Subdivision.

Grantors desire to dedicate and transfer the sanitary sewer easements to Grantee.

WITNESSETH:

THAT the GRANTORS for and in consideration of the sum of ONE DOLLAR (\$1.00), as well as the advantages accruing to them and for other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns, the easements as set forth herein.

1. Incorporation by Reference. The Background recitals to this Agreement are hereby incorporated herein by this reference. Any terms used in this Agreement that are defined in said recitals shall have the meanings ascribed to them in the recitals.

2. Grant of Easement. Grantors hereby grant, bargain, sell, convey and dedicate to the Township a perpetual, irrevocable, full, free and uninterrupted, right, privilege, liberty, right of way and easement in gross, in, over, across, through, and under those certain sanitary sewer easements more fully described on Exhibit “A” attached hereto and made a part hereof, located in the Subdivision and which easements are shown on the Plans, particularly at Sheet Nos. 3, 4, 5, and 6 of 44 and an easement in, over, across, through and under the road beds in the Subdivision (collectively the “Easement Areas”), Easement Areas, for the existing Improvements, and the anchorage and support thereof, and for the present and future operation, maintenance, repair, replacement, modification and removal of the Improvements, including but not limited to, the occupation and use of the surface of the Easement Areas, as may be reasonably required for the operation, maintenance, repair, replacement, modification and removal of the Improvements, together with the right of access, ingress, egress, and regress in, over, across, through, and under the Easement Areas for the foregoing purposes. To the extent the surface of the Easement Areas are disturbed in connection with the present and future operation, maintenance, repair, replacement, modification and removal of the Improvements and such surface area is not required for the operation, maintenance, repair, replacement, modification and removal of the Improvements, Grantee shall restore the surface to, as nearly as practicable, its contour and condition as existed prior to such disturbance, and shall also restore the Easement Area with equal surfacing of gravel, macadam, concrete or other improved surfaces as the case may be.

3. Improvements. Grantors hereby dedicate, transfer and assign all of their right, title and interest in the Improvements to the Township, with the intention that the Township and its successors and assigns shall have the exclusive ownership thereof, notwithstanding that all or any part of the Improvements may be attached to and may have become part of the real estate comprising



the Easement Areas. Excluding paving, curbing, trees, shrubbery or other permanent structures which are located upon or within the Easement Areas as of the date of this Agreement, Grantors shall not permit any building, structure, permanent improvement, tree, shrubbery or other impediments to or interference with the Township's free and unobstructed access to the Improvements and Easement Areas or to the construction, operation, change, renewal, maintenance, repair, replacement, modification or removal of the Improvements to be placed, located, or constructed or permitted to remain on or within the Easement Areas at any time.

4. Easements Running With the Land. The easements and covenants contained herein are perpetual and shall run with the land, and shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns.

5. Warrant. Grantors for themselves, their successors and assigns, do covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said Grantors, their successors and assigns, shall and will, subject as aforesaid, warrant and forever defend all and singular the title and rights to the above-referenced easements hereby granted unto said Grantee, its successors and assigns, against them, the said Grantors, their successors and assigns, against all and every person or persons whomsoever lawfully claim or to claim same or any parts thereof, by, from or under any of them, shall and will warrant and defend.

6. Indemnification. In connection with this Agreement, Grantee shall indemnify and hold harmless Grantors from any and all claims, actions, judgments, demands, costs, expenses, liabilities and losses, including court costs and reasonable attorneys' fees that may occur as a result of the entry of Grantee or its representatives, licensees, agents, or contractors onto the Easement Areas provided such claim has not occurred as the result of gross negligence or intentional acts of Grantors or their agents, representatives or guests.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the date and year first written above.

GRANTOR:

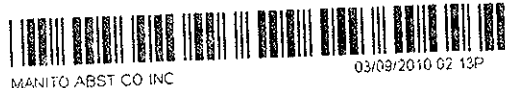
TOLL PA XI, L.P.

BY: TOLL PA GP CORP.
General Partner

ATTEST:

By: [Signature]
Name:
Title:

By: [Signature]
Name: Thomas Kessler
Title: Assistant Vice President
Div.



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ATTEST:

[Signature]

RIVERSIDE AT CHADDS FORD
COMMUNITY ASSOCIATION, INC.

By: [Signature]
President

GRANTEE:
POCOPSON TOWNSHIP

ATTEST:

By: Margaret S. Lennon
Name: Margaret S. Lennon
Title: Treasurer

By: Margaret S. Lennon
Name: Margaret S. Lennon
Title: Treasurer

By: Lauressa J. McNemar
Name: LAURESSA J. MCNEMAR
Title: SUPERVISOR

By: Stephen R. Conary
Name: Stephen R. Conary
Title: Supervisor

PREMISES:

UPI No. 63-4-144

Pocopson Township, Chester County, Pennsylvania

The address of the above-named Grantee is:

740 Denton Hollow Road

Pocopson, PA 19366

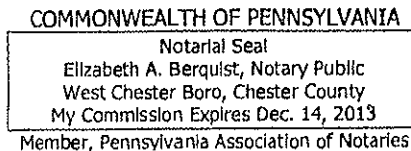
Susan E. Linxer Twp. Secretary
On behalf of the Grantee



COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF Chester)

On this, the 24th day of February, 2010, before me, a Notary Public, in and for the Commonwealth of Pennsylvania, personally appeared Thomas Kessler who acknowledged himself to be the ^{D.V.}Assistant Vice President of **TOLL PA GP CORP., general partner of TOLL PA XI, L.P.**, a Pennsylvania limited partnership, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as ^{D.V.}Assistant Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

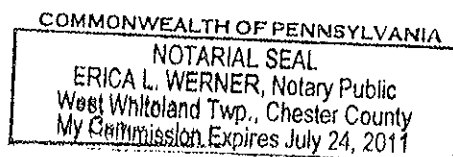


Elizabeth A. Berquist
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF Chester)

On this, the 22 day of December, 2009 before me, a Notary Public, in and for the Commonwealth of Pennsylvania, personally appeared Michael Spillane who acknowledged himself to be the President of **Riverside at Chadds Ford Community Association, Inc.**, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Erica L. Werner
Notary Public

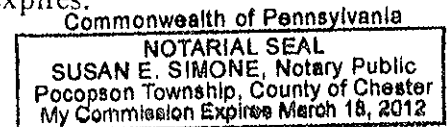


COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF)

On this, the 1st day of March, ²⁰¹⁰2009, before me, a Notary Public, the undersigned officer, personally appeared Stephen R. Conary, who acknowledged himself to be a Supervisor of the Board of Supervisors of **POCOPSON TOWNSHIP**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susan E. Simone
Notary Public
My Commission expires:

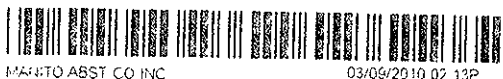
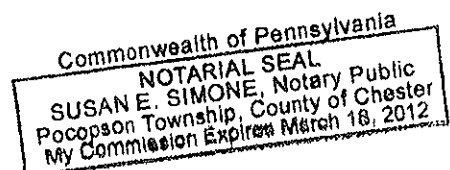


COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF)

On this, the 1st day of March, ²⁰¹⁰2009, before me, a Notary Public, the undersigned officer, personally appeared Labressa J McNemar, P.E., who acknowledged herself to be a Supervisor of the Board of Supervisors of **POCOPSON TOWNSHIP**, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susan E. Simone
Notary Public
My Commission expires:



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EXHIBIT A
LEGAL DESCRIPTIONS



MANITO ABST CO INC

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November 4, 2008

DESCRIPTION OF PROPERTY FOR DEDICATION

30 FOOT WIDE STORM & SANITARY SEWER EASEMENT
20 FOOT WIDE STORM SEWER EASEMENT
LOCATED AT LOT NOS. 131 AND 132

SHEEDER TRACT

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a storm and sanitary sewer easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet No. 3 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa. 19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a common corner of Lot Nos. 131 and 132 on the westerly right of way line of Sloan Road (West) (50 foot right of way), being known as a 30 Foot Wide Storm & Sanitary Sewer Easement; thence

1. Along said right of way line, following an arc of a circle curving to the left, having a radius of 175.00 feet; an arc distance of 15.28 feet, a chord bearing of South 10 degrees 24 minutes 34 seconds West, and a chord distance of 15.27 feet to a point; thence
2. Leaving said right-of-way line, North 77 degrees 10 minutes 27 seconds West, passing through Lot 131 to a point in lands designated as open space a total distance of 104.17 feet; thence
3. Continuing, North 12 degrees 49 minutes 33 seconds East, a distance of 10.00 feet to a point; thence
4. Continuing as a 20 Foot Wide Storm Sewer Easement, North 77 degrees 10 minutes 27 seconds West, a distance of 160.76 feet to a point on the northerly right-of-way line of Denton Hollow Road (variable width right-of-way); thence
5. Along said right-of-way line, North 47 degrees 45 minutes 28 seconds East, a distance of 24.40 feet to a point; thence
6. Leaving said right-of-way line, South 77 degrees 10 minutes 27 seconds East, continuing as said Storm Sewer Easement and then resuming as aforementioned 30 Foot Wide Storm & Sanitary Sewer Easement, passing through Lot No. 132 a total distance of 284.58 feet to a point on the aforementioned right-of-way line of Sloan Road (West); thence

ESE Consultants, Inc.

50 Evergreen Place • Chadds Ford, PA 19317

n: 610.558.3579 • f: 610.558.2372



MANITO ABST CO INC

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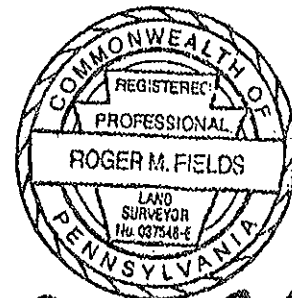
7. Along said right-of-way line, following an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 14.76 feet, a chord bearing of South 15 degrees 19 minutes 36 seconds West, and a chord distance of 14.76 feet to the first mentioned point and place of beginning.

Containing 7,196.38 square feet of land, more or less.

Being known as a 30 Foot Wide Storm & Sanitary Sewer Easement and a 20 Foot Wide Storm Sewer Easement, as shown on the above mentioned plan.

Subject to any and all Recorded Easements.

STSWREASE-LOTS131-132.DOC



Roger M. Fields



MANITO ABST CO INC

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Sheeder Tract

30 Foot Wide Storm & Sanitary Sewer Easement
20 Foot Wide Storm Sewer Easement

Closure Report

Arc Length: 15.2776	Radius: 175.0000	Delta: -5-00-07
Course: N 77-10-27 W	Distance: 137.7926	
Course: N 12-49-33 E	Distance: 10.0000	
Course: N 77-10-27 W	Distance: 160.7585	
Course: N 47-45-28 E	Distance: 24.3952	
Course: S 77-10-27 E	Distance: 284.5824	
Arc Length: 14.7592	Radius: 175.0000	Delta: -4-49-56

Perimeter: 647.5655

Area: 7196.3761	0.1652 acres
Mapcheck Closure - (Uses listed courses & COGO Units)	
Error of Closure: 0.00016	Course: S 70-33-00 W
Precision: 1: 3949997.37	



MANITO ABST CO INC

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November 4, 2008

DESCRIPTION OF PROPERTY FOR DEDICATION

20 FOOT WIDE STORM SEWER EASEMENT
AND 20 FOOT WIDE SANITARY SEWER EASEMENT
LOCATED AT LOT NOS. 109 TO 111, 104
AND LANDS DESIGNATED AS OPEN SPACE

SHEEDER TRACT

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a storm and sanitary sewer easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet No. 3 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa. 19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a point on the southerly right of way line of Sloan Road (West)(50 foot right of way), said point being the beginning of a 30.00 foot radius junction curve connecting said right of way line with the westerly right of way line of Winston Lane (North)(50 foot right of way), being known as a 20 Foot Storm Sewer Easement; thence

1. Along said right of way line of Sloan Road (West), following an arc of a circle curving to the right, having a radius of 30.00 feet, an arc distance of 16.75 feet, a chord bearing of North 75 degrees 24 minutes 16 seconds East, and a chord distance of 16.53 feet to a point; thence
2. Leaving said right of way line, South 09 degrees 02 minutes 14 seconds East, passing through lands designated as Open Space a distance of 121.36 feet to a point; thence
3. Continuing, South 65 degrees 43 minutes 32 seconds East, a distance of 57.20 feet to a point; thence
4. Continuing, South 24 degrees 16 minutes 28 seconds West, a distance of 20.00 feet to a point; thence
5. Continuing, North 65 degrees 43 minutes 32 seconds West, a distance of 57.19 feet to a point; thence
6. Continuing, South 66 degrees 58 minutes 33 seconds West, passing through Lot Nos. 109 and 110 and said lands a total distance of 148.58 feet to a point within said lands; thence
7. Continuing, South 11 degrees 24 minutes 45 seconds West, a distance of 50.29 feet to a point; thence

ESE Consultants, Inc.

50 Evergreen Place • Chadds Ford, PA 19317

n: 610.558.3579 • f: 610.558.2372



MANITO ABST CO INC

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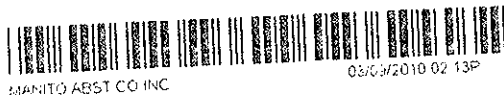
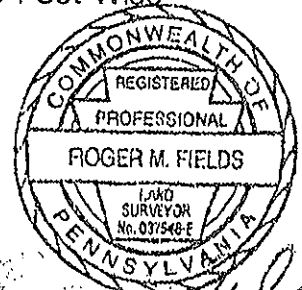
8. Continuing, South 42 degrees 10 minutes 50 seconds East, a distance of 87.44 feet to a point; thence
9. Continuing, being known as a 20 Foot Wide Sanitary Sewer Easement, North 46 degrees 17 minutes 38 seconds East, a distance of 252.45 feet to a point on the aforementioned right of way line of Winston Lane (North); thence
10. Along said right of way line, following an arc of a circle curving to the left, having a radius of 325.00 feet, an arc distance of 20.01 feet, a chord bearing of South 44 degrees 38 minutes 58 seconds East, and a chord distance of 20.00 feet to a point; thence
11. Leaving said right of way line, South 46 degrees 25 minutes 55 seconds West, a distance of 230.70 feet to a point; thence
12. Continuing, South 30 degrees 35 minutes 31 seconds East, passing through Lot No. 104 a total distance of 41.08 feet to a point of cusp on the northerly right of way line of Winston Lane (Loop); thence
13. Along said right of way line, following an arc of a circle curving to the left, having a radius of 55.00 feet, an arc distance of 67.82 feet, a chord bearing of North 83 degrees 15 minutes 26 seconds West, and a chord distance of 63.60 feet to a point of tangency; thence
14. Continuing, South 61 degrees 25 minutes 08 seconds West, a distance of 30.82 feet to a point; thence
15. Leaving said right of way line, North 43 degrees 55 minutes 53 seconds East, passing through aforementioned lands a distance of 37.51 feet to a point within said lands; thence
16. Resuming as a 20 Foot Wide Storm Sewer Easement, North 42 degrees 10 minutes 50 seconds West, a distance of 98.91 feet to a point; thence
17. Continuing, North 11 degrees 24 minutes 45 seconds East, a distance of 70.81 feet to a point; thence
18. Continuing, North 66 degrees 28 minutes 48 seconds East, passing through Lot Nos. 111, 110 and 109 a total distance of 155.18 feet to a point within aforementioned lands; thence
19. Continuing, North 09 degrees 02 minutes 14 seconds West, a distance of 115.42 feet to a point on the aforementioned right of way line of Sloan Road (West); thence
20. Along said right of way line, North 59 degrees 24 minutes 29 seconds East, a distance of 3.81 feet to the first mentioned point and place of beginning.

Containing 15,933.15 square feet of land, more or less.

Being known as a 20 Foot Wide Storm Sewer Easement, and a 20 Foot Wide Sanitary Sewer Easement, as shown on the above mentioned plan.

Subject to any and all Recorded Easements.

ST&SANSWREASE-LOTS104-111.DOC



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Sheeder Tract

20 Foot Wide Storm Sewer Easement
20 Foot Wide Sanitary Sewer Easement

Closure Report

Arc Length: 16.75	Radius: 30.00	Delta: -31-59-34
Course: S 09-02-14 E	Distance: 121.36	
Course: S 65-43-32 E	Distance: 57.20	
Course: S 24-16-28 W	Distance: 20.00	
Course: N 65-43-32 W	Distance: 57.19	
Course: S 66-58-33 W	Distance: 148.58	
Course: S 11-24-45 W	Distance: 50.29	
Course: S 42-10-50 E	Distance: 87.44	
Course: N 46-17-38 E	Distance: 252.45	
Arc Length: 20.01	Radius: 325.00	Delta: 3-31-38
Course: S 46-25-55 W	Distance: 230.70	
Course: S 30-35-31 E	Distance: 41.08	
Arc Length: 67.82	Radius: 55.00	Delta: 70-38-52
Course: S 61-25-08 W	Distance: 30.83	
Course: N 43-55-53 E	Distance: 37.51	
Course: N 42-10-50 W	Distance: 98.91	
Course: N 11-24-45 E	Distance: 70.81	
Course: N 66-28-48 E	Distance: 155.18	
Course: N 09-02-14 W	Distance: 115.42	
Course: N 59-24-29 E	Distance: 3.81	

Perimeter: 1683.34

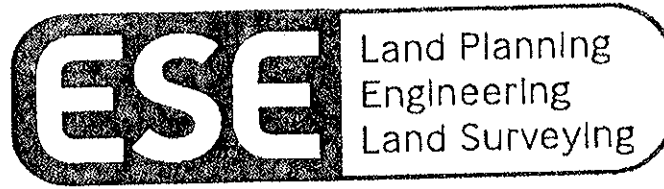
Area: 15933.15 0.37 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.004 Course: N 66-42-10 W

Precision 1: 442902.72





November 11, 2009

DESCRIPTION OF PROPERTY FOR DEDICATION
PROPOSED SANITARY SEWER EASEMENT
(TO BE DEDICATED TO THE TOWNSHIP 4.112 ACRES)
PROPOSED UTILITY AND ACCESS EASEMENT

SHEEDER TRACT

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a sanitary sewer easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet No. 4 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa.19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a point on the southwestern property corner of Lot No. 72, being the common corner of said lot and lands shown as open space; thence

1. Passing through said open space, South 23 degrees 18 minutes 12 seconds East, a distance of 66.00 feet to a point; thence
2. Continuing, South 45 degrees 55 minutes 03 seconds West, a distance of 458.65 feet to a point; thence
3. Continuing, North 28 degrees 32 minutes 42 seconds West, a distance of 716.08 feet to a point; thence
4. Continuing, North 61 degrees 25 minutes 08 seconds East, a distance of 227.74 feet to a point; thence
5. Continuing, South 51 degrees 47 minutes 32 seconds East, a distance of 129.39 feet to a point; thence
6. Continuing, South 23 degrees 24 minutes 30 seconds East, a distance of 513.91 feet to a point; thence
7. Continuing, North 45 degrees 55 minutes 03 seconds East, a distance of 186.96 feet to a point; thence
8. Continuing, North 23 degrees 18 minutes 12 seconds West, a distance of 45.94 feet to the southeastern property corner of Lot No. 73, being the common corner of said lot and said open space; thence
9. Leaving said corner, North 48 degrees 09 minutes 53 seconds East, a distance of 31.64 feet to the first-mentioned point and place of beginning.

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Contains 179,113.76 square feet of land, more or less.

Being shown as Proposed Sanitary Sewer Easement (to be dedicated to the township 4.112 acres)

Subject to any and all recorded easements.

Together with a proposed utility and access easement, described as follows;

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a Utility and Access Easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet No. 4 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa. 19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a point on the westerly right-of-way line of Radek Court (50 foot right-of-way), being the common corner of Lot Nos. 75 and 76; thence

10. Along said right-of-way line, following an arc of a circle curving to the left, having a radius of 80.00 feet, an arc distance of 63.79 feet, a chord bearing of South 52 degrees 10 minutes 44 seconds East, and a chord distance of 62.12 feet to the northwestern property corner of Lot No. 72; thence
11. Leaving said right-of-way line, South 23 degrees 17 minutes 57 seconds East, along the western property line of Lot No. 72 a distance of 160.55 feet to the southwestern property corner of said lot, being the common corner of said lot and lands shown as open space; thence
12. Leaving said corner, South 48 degrees 09 minutes 53 seconds West, a distance of 31.64 feet to the southeastern corner of Lot No. 73, being the common corner of said lot and said open space; thence
13. Along the property line of said lot, Lot No. 74 and Lot No. 75, North 23 degrees 17 minutes 57 seconds West, a total distance of 225.00 feet to the first-mentioned point and place of beginning.

Contains 5,521.33 square feet of land, more or less.

Being shown as Proposed Utility and Access Easement on the above mentioned plan.

Subject to any and all recorded easements.



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November 4, 2008

DESCRIPTION OF PROPERTY FOR DEDICATION

PROPOSED SANITARY SEWER EASEMENT (TO BE DEDICATED TO THE TOWNSHIP 4.112 ACRES)

SHEEDER TRACT

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a sanitary sewer easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet No. 4 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa.19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a point on the southwestern property corner of Lot No. 72, being the common corner of said lot and lands shown as open space; thence

1. Passing through said open space, South 23 degrees 18 minutes 12 seconds East, a distance of 66.00 feet to a point; thence
2. Continuing, South 45 degrees 55 minutes 03 seconds West, a distance of 458.65 feet to a point; thence
3. Continuing, North 28 degrees 32 minutes 42 seconds West, a distance of 716.08 feet to a point; thence
4. Continuing, North 61 degrees 25 minutes 08 seconds East, a distance of 227.74 feet to a point; thence
5. Continuing, South 51 degrees 47 minutes 32 seconds East, a distance of 129.39 feet to a point; thence
6. Continuing, South 23 degrees 24 minutes 30 seconds East, a distance of 513.91 feet to a point; thence
7. Continuing, North 45 degrees 55 minutes 03 seconds East, a distance of 186.96 feet to a point; thence
8. Continuing, North 23 degrees 18 minutes 12 seconds West, a distance of 45.94 feet to the southeastern property corner of Lot No. 73, being the common corner of said lot and said open space; thence
9. Leaving said corner, North 48 degrees 09 minutes 53 seconds East, a distance of 31.64 feet to the first-mentioned point and place of beginning.

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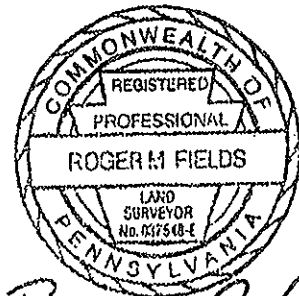
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Contains 179,113.76 square feet of land, more or less.

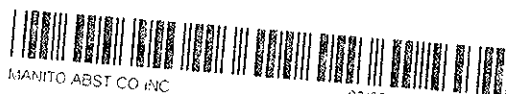
Being shown as Proposed Sanitary Sewer Easement (to be dedicated to the township 4.112 acres)

Subject to any and all recorded easements.



Roger M. Fields

SANSWREASE-4.112AC.DOC



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Sheeder Tract

Proposed Sanitary Sewer Easement (to be dedicated to the township 4.112 acres)

Closure Report

Course: S 23-18-12 E	Distance: 66.0004
Course: S 45-55-03 W	Distance: 458.6453
Course: N 28-32-42 W	Distance: 716.0798
Course: N 61-25-08 E	Distance: 227.7368
Course: S 51-47-32 E	Distance: 129.3939
Course: S 23-24-30 E	Distance: 513.9139
Course: N 45-55-03 E	Distance: 186.9556
Course: N 23-18-12 W	Distance: 45.9360
Course: N 48-09-53 E	Distance: 31.6415

Perimeter: 2376.3032

Area: 179113.7618 4.1119 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.00315 Course: N 80-16-46 E

Precision 1: 753779.18





November 4, 2008

DESCRIPTION OF PROPERTY FOR DEDICATION

VARIABLE WIDTH SANITARY SEWER EASEMENT
LOT NOS. 25 AND 26 AND OPEN SPACE

SHEEDER TRACT

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a Variable Width Sanitary Sewer Easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet Nos. 5 and 6 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa. 19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a point on the northerly right-of-way line of Winston Lane (Circle)(50 foot right-of-way), being a common corner of Lot Nos. 25 and 26; thence

1. Along said right-of-way line, following an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 10.01 feet, a chord bearing of North 79 degrees 34 minutes 43 seconds West, and a chord distance of 10.01 feet to a point; thence
2. Leaving said right-of-way line, North 12 degrees 42 minutes 57 seconds East, passing through Lot No. 25 a total distance of 155.02 feet to a point in lands shown as open space; thence
3. Continuing, North 43 degrees 50 minutes 40 seconds West, a distance of 181.77 feet to a point; thence
4. Continuing, South 73 degrees 51 minutes 56 seconds West, passing through Lot No. 11 a total distance of 66.82 feet to a point on the southerly right-of-way line of Sloan Road (East)(30 foot right-of-way); thence
5. Along said right-of-way line, following an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 76.86 feet, a chord bearing of North 20 degrees 33 minutes 57 seconds East, and a chord distance of 71.72 feet to a point of tangency; thence
6. Continuing, North 16 degrees 08 minutes 04 seconds West, a distance of 30.00 feet to a point of curvature; thence
7. Continuing, following an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 38.61 feet, a chord bearing of North 34 degrees 34 minutes 10 seconds West, and a chord distance of 37.95 feet to a common corner of Lot No. 10 and said open space; thence

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8. Leaving said right-of-way line, North 36 degrees 59 minutes 44 seconds East, along the common line of said lot and said open space a distance of 40.00 feet to a corner; thence
9. Continuing, North 16 degrees 08 minutes 04 seconds West, along said common line a total distance of 166.70 feet to a point in said open space; thence
10. Continuing, South 65 degrees 55 minutes 02 seconds West, a distance of 90.06 feet to a point; thence
11. Continuing, South 85 degrees 32 minutes 01 second West, a distance of 240.71 feet to a point; thence
12. Continuing, South 63 degrees 19 minutes 19 seconds West, a distance of 398.56 feet to a common corner of Lot Nos. 1 and 2 and said open space; thence
13. Continuing, South 59 degrees 24 minutes 29 seconds West, along the common line of said Lot No. 1 and said open space a distance of 113.65 feet to a point on the easterly right-of-way line of Winston Lane (North); thence
14. Along said right-of-way line, North 30 degrees 35 minutes 31 seconds West, a distance of 20.00 feet to a point; thence
15. Leaving said right-of-way line, North 59 degrees 24 minutes 29 seconds East, passing through said open space a distance of 115.26 feet; thence
16. Continuing, North 63 degrees 19 minutes 52 seconds East, a distance of 402.36 feet to a point; thence
17. Continuing, North 85 degrees 32 minutes 39 seconds East, a distance of 241.07 feet to a point; thence
18. Continuing, North 65 degrees 17 minutes 44 seconds East, a distance of 109.76 feet to a point; thence
19. Continuing, South 16 degrees 08 minutes 04 seconds East, a distance of 175.83 feet to a point; thence
20. Continuing, North 77 degrees 21 minutes 46 seconds East, a distance of 47.26 feet to a point; thence
21. Continuing, South 13 degrees 21 minutes 12 seconds West, a distance of 95.83 feet to a point; thence
22. Continuing, South 16 degrees 08 minutes 04 seconds East, a distance of 63.84 feet to a point; thence
23. Continuing, South 43 degrees 50 minutes 40 seconds East, a distance of 196.11 feet to a point; thence
24. Continuing, South 12 degrees 42 minutes 57 seconds West, passing through Lot No. 26 a total distance of 165.78 feet to a point on the aforementioned right-of-way line of Winston Lane (Circle); thence
25. Along said right-of-way line, following an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 10.01 feet, a chord bearing of North 74 degrees 59 minutes 24 seconds West, and a chord distance of 10.01 feet to the first mentioned point and place of beginning.

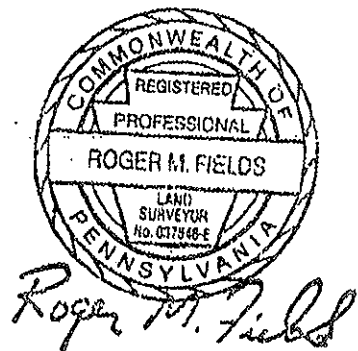


Contains 36,269.25 square feet of land, more or less.

Being shown as a Sanitary Sewer Easement on the above mentioned plan.

Subject to any and all recorded easements.

SANEASE-LOTS25&26&OS.DOC



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Sheeder Tract

Variable Width Sanitary Sewer Easement (Lots 25 and 26 and Open Space)

Closure Report

Arc Length: 10.0108	Radius: 125.0000	Delta: -4-35-19
Course: N 12-42-57 E	Distance: 155.0208	
Course: N 43-50-40 W	Distance: 181.7718	
Course: S 73-51-56 W	Distance: 66.8162	
Arc Length: 76.8649	Radius: 60.0000	Delta: -73-24-02
Course: N 16-08-04 W	Distance: 30.0000	
Arc Length: 38.6102	Radius: 60.0000	Delta: -36-52-12
Course: N 36-59-44 E	Distance: 40.0000	
Course: N 16-08-04 W	Distance: 130.0000	
Course: N 16-08-04 W	Distance: 36.7021	
Course: S 65-55-02 W	Distance: 90.0572	
Course: S 85-32-01 W	Distance: 240.7086	
Course: S 63-19-19 W	Distance: 398.5597	
Course: S 59-24-29 W	Distance: 113.6493	
Course: N 30-35-31 W	Distance: 20.0000	
Course: N 59-24-29 E	Distance: 115.2602	
Course: N 63-19-52 E	Distance: 402.3640	
Course: N 85-32-39 E	Distance: 241.0663	
Course: N 65-17-44 E	Distance: 109.7579	
Course: S 16-08-04 E	Distance: 175.7870	
Course: N 77-21-46 E	Distance: 47.2568	
Course: S 13-21-12 W	Distance: 95.8251	
Course: S 16-08-04 E	Distance: 63.8428	
Course: S 43-50-40 E	Distance: 196.1085	
Course: S 12-42-57 W	Distance: 165.7808	
Arc Length: 10.0108	Radius: 125.0000	Delta: -4-35-19

Perimeter: 3251.8318

Area: 36269.2478 0.8326 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.00053 Course: N 06-49-24 W
Precision 1: 6096638.91

SANEASE-LOTS25&26&OS.DOC



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November 4, 2008

DESCRIPTION OF PROPERTY FOR DEDICATION

SANITARY SEWER EASEMENT LOT NOS. 58, 59, 66 AND 67

SHEEDER TRACT

All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being known as a Proposed Sanitary Sewer Easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet No. 4 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa. 19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at a point on the southerly right-of-way line of Trolley Way (50 foot right-of-way), being a common corner of Lot Nos. 58 and 59; thence

1. Along said right-of-way line, South 82 degrees 04 minutes 53 seconds East, a distance of 10.00 feet to a point; thence
2. Leaving said right-of-way line, South 07 degrees 55 minutes 07 seconds West, passing through Lot No. 58, lands shown as open space, and Lot No. 66 a total distance of 248.52 feet to a point in Lot No. 67; thence
3. Continuing, South 21 degrees 29 minutes 41 seconds West, through said lot a distance of 78.81 feet to a point on the northerly right-of-way line of Radek Court (50 foot right-of-way); thence
4. Along said right-of-way line, North 68 degrees 30 minutes 19 seconds West, a distance of 20.00 feet; thence
5. Leaving said right-of-way line, North 21 degrees 29 minutes 41 seconds East, passing through Lot No. 66 a distance of 76.43 feet to a point; thence
6. Continuing, North 07 degrees 55 minutes 07 seconds East, passing through said open space and Lot No. 59 a total distance of 246.14 feet to a point on the aforementioned right-of-way line of Trolley Way; thence
7. Along said right-of-way line, South 82 degrees 04 minutes 53 seconds East, a distance of 10.00 feet to the first mentioned point and place of beginning.

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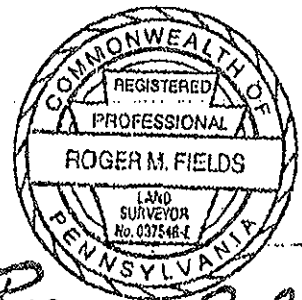
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Contains 6,498.98 square feet of land, more or less.

Being shown as a Sanitary Sewer Easement on the above mentioned plan.

Subject to any and all recorded easements.

SANSWREASE-LOTS58-59-66-67.DOC



Roger M. Fields



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Sheeder Tract

Sanitary Sewer Easement - Lot Nos. 58, 59, 66 and 67

Course: S 82-04-53 E	Distance: 10.0000
Course: S 07-55-07 W	Distance: 248.5197
Course: S 21-29-41 W	Distance: 78.8098
Course: N 68-30-19 W	Distance: 20.0000
Course: N 21-29-41 E	Distance: 76.4291
Course: N 07-55-07 E	Distance: 246.1391
Course: S 82-04-53 E	Distance: 10.0000

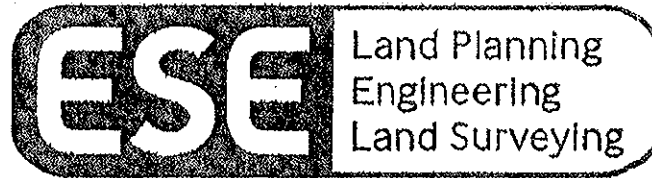
Perimeter: 689.8977

Area: 6498.9761	0.1492 acres
Mapcheck Closure - (Uses listed courses & COGO Units)	
Error of Closure: 0.00005	Course: S 29-14-13 W
Precision 1: 14644126.40	



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November 4, 2008

DESCRIPTION OF PROPERTY FOR DEDICATION

PROPOSED SANITARY SEWER EASEMENT (TO BE DEDICATED TO THE TOWNSHIP) 12.983 ACRES

SHEEDER TRACT

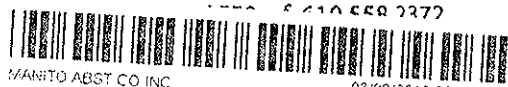
All that certain lot or parcel of land situated in the Township of Pocopson, County of Chester, being shown as a Sanitary Sewer easement on a plan entitled, "Title Plan", Dwg. No. E200165-SP, Sheet Nos. 5 and 6 of 44, prepared by Commonwealth Engineers, 501 Trestle Place, Downingtown, Pa. 19335, dated November 8, 2004, being last revised May 8, 2006, bound and described as follows:

Beginning at the terminus of the northerly right-of-way line of Trolley Way (50 foot right-of-way), said terminus being a point of cusp on the westerly right-of-way line of Pocopson Road (44± foot right-of-way); thence

1. Along said right-of-way line of Trolley Way, following an arc of a circle curving to the right, having a radius of 30.00 feet, an arc distance of 47.08 feet, a chord bearing of South 31 degrees 49 minutes 47 seconds West, and a chord distance of 42.40 feet to a point of tangency; thence
2. Continuing, South 76 degrees 47 minutes 16 seconds West, a distance of 19.94 feet to a point; thence
3. Continuing, following an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 231.47 feet, a chord bearing of South 38 degrees 53 minutes 45 seconds West, and a chord distance of 214.96 feet to a point; thence
4. Leaving said right-of-way line, South 84 degrees 23 minutes 12 seconds West, passing through lands shown as open space a distance of 172.10 feet to a point; thence
5. Continuing, South 43 degrees 31 minutes 08 seconds West, a distance of 167.95 feet to a point; thence
6. Continuing, North 48 degrees 15 minutes 31 seconds West, a distance of 107.42 feet to a point; thence
7. Continuing, North 22 degrees 19 minutes 30 seconds East, a distance of 223.53 feet to a point; thence
8. Continuing, North 10 degrees 52 minutes 41 seconds West, a distance of 193.79 feet to a point; thence

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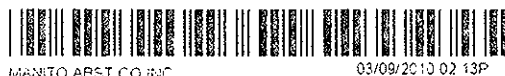
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9. Continuing, North 44 degrees 04 minutes 52 seconds West, a distance of 193.79 feet to a point; thence
10. Continuing, North 51 degrees 44 minutes 29 seconds West, a distance of 267.66 feet to a point; thence
11. Continuing, North 13 degrees 21 minutes 12 seconds East, a distance of 128.84 feet to a point; thence
12. Continuing, North 77 degrees 21 minutes 46 seconds East, a distance of 91.01 feet to a point; thence
13. Continuing, South 72 degrees 13 minutes 07 seconds East, a distance of 143.26 feet to a point; thence
14. Continuing, North 17 degrees 46 minutes 53 seconds East, a distance of 45.00 feet to a point; thence
15. Continuing, North 40 degrees 21 minutes 52 seconds West, a distance of 59.66 feet to a point; thence
16. Continuing, North 00 degrees 27 minutes 17 seconds East, a distance of 55.03 feet to a point; thence
17. Continuing, North 11 degrees 13 minutes 43 seconds East, a distance of 38.74 feet to a point; thence
18. Continuing, North 78 degrees 46 minutes 17 seconds West, a distance of 90.09 feet to a point; thence
19. Continuing, South 75 degrees 24 minutes 40 seconds West, a distance of 255.55 feet to a point; thence
20. Continuing, North 16 degrees 08 minutes 04 seconds West, a distance of 39.72 feet to a point; thence
21. Continuing, North 65 degrees 17 minutes 44 seconds East, a distance of 123.36 feet to a point; thence
22. Continuing, North 75 degrees 24 minutes 40 seconds East, a distance of 242.63 feet to a point; thence
23. Continuing, North 81 degrees 56 minutes 05 seconds East, a distance of 405.10 feet to a point on the aforementioned right-of-way line of Pocopson Road; thence
24. Along said right-of-way line, South 06 degrees 04 minutes 15 seconds East, a distance of 94.25 feet to a point of curvature; thence
25. Continuing, following an arc of a circle curving to the left, having a radius of 1,002.50 feet, an arc distance of 195.51 feet, a chord bearing of South 11 degrees 39 minutes 29 seconds East, and a chord distance of 195.21 feet to a point of tangency; thence
26. Continuing, South 17 degrees 14 minutes 42 seconds East, a distance of 73.74 feet to a point of curvature; thence
27. Continuing, following an arc of a circle curving to the right, having a radius of 4,997.50 feet, an arc distance of 261.70 feet, a chord bearing of South 15 degrees 44 minutes 42 seconds East, and a chord distance of 261.67 feet to a corner; thence
28. Continuing, South 76 degrees 03 minutes 30 seconds West, a distance of 4.90 feet to a corner; thence

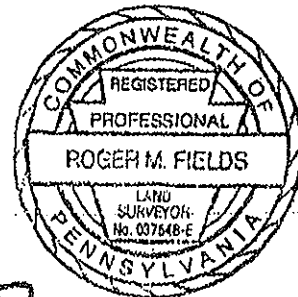


29. Continuing, South 13 degrees 37 minutes 48 seconds East, a distance of 269.95 feet to the first-mentioned point and place of beginning.

Contains 565,519.64 square feet of land, more or less.

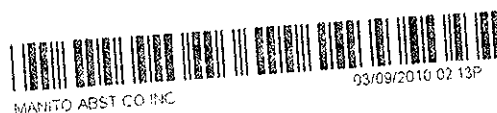
Being known as a Proposed Sanitary Sewer Easement (to be dedicated to the township) 12.983 acres, as shown on the above mentioned plan.

Subject to any and all recorded easements.



Roger M. Fields

SANSWREASE-12.983AC.DOC



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Sheeder Tract

Proposed Sanitary Sewer Easement (to be dedicated to the township) 12.983 acres

Closure Report

Arc Length: 47.0800	Radius: 30.0000	Delta: -89-54-58
Course: S 76-47-16 W	Distance: 19.9363	
Arc Length: 231.4687	Radius: 175.0000	Delta: 75-47-02
Course: S 84-23-12 W	Distance: 172.1011	
Course: S 43-31-08 W	Distance: 167.9534	
Course: N 48-15-31 W	Distance: 107.4218	
Course: N 22-19-30 E	Distance: 223.5319	
Course: N 10-52-41 W	Distance: 193.7925	
Course: N 44-04-52 W	Distance: 193.7926	
Course: N 51-44-29 W	Distance: 267.6608	
Course: N 13-21-12 E	Distance: 128.8369	
Course: N 77-21-46 E	Distance: 91.0175	
Course: S 72-13-07 E	Distance: 143.2644	
Course: N 17-46-53 E	Distance: 45.0019	
Course: N 40-21-52 W	Distance: 59.6582	
Course: N 00-27-17 E	Distance: 55.0340	
Course: N 11-13-43 E	Distance: 38.7398	
Course: N 78-46-17 W	Distance: 90.0874	
Course: S 75-24-40 W	Distance: 255.5535	
Course: N 16-08-04 W	Distance: 39.6782	
Course: N 65-17-44 E	Distance: 123.3698	
Course: N 75-24-40 E	Distance: 242.6316	
Course: N 81-56-05 E	Distance: 405.1015	
Course: S 06-04-15 E	Distance: 94.2508	
Arc Length: 195.5136	Radius: 1002.5000	Delta: 11-10-27
Course: S 17-14-42 E	Distance: 73.7419	
Arc Length: 261.6927	Radius: 4997.5000	Delta: -3-00-01
Course: S 76-03-30 W	Distance: 4.9035	
Course: S 13-37-48 E	Distance: 269.9476	

Perimeter: 4242.7746

Area: 565519.6363 12.9825 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.00450 Course: N 22-15-30 W

Precision 1: 942937.61



MANITO ABST CO INC

03/09/2010 02:13P

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DESCRIPTION OF LAND
20' WIDE SANITARY SEWER EASEMENT
ON A PORTION OF OPEN SPACE
RIVERSIDE AT CHADDS FORD
TOWNSHIP OF POCOPSON
COUNTY OF CHESTER, PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in The Township of Pocopson, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled Proposed Sanitary Sewer Easement Riverside Chadds Ford Community Assoc Tax Parcel #63-4-497, prepared by Castle Valley Consultants, New Britain, Pennsylvania, dated November 10, 2009, said tract being bounded and described as follows:

BEGINNING at a point along the SR 3023 Legal Right-of-Way from a mag nail at the corner of T.M.P. Nos. 63-43-144 and 63-4-148.1, along the common boundary between T.M.P. Nos. 63-4-161, 63-4-148.1, 63-4-149, and 63-4-144: , said point located the following three (3) courses and distances to wit: 1) S 76°52'18" W, 51.7' to a point; 2) N 13°7'42" W, 128.3' to a point 3) N 13°37'48" W, 129.5' to the point of beginning:

THENCE from point of beginning of the 20 foot wide utility easement, the following 13 courses and distances to wit: 1) S 77°37'49" W, 29.8' to a point; 2) S 12°22'11" E, 20' to a point; 3) N 77°37'49" E, 10.2' to a point; 4) S 13°37'48" E, 109.8' to a point; 5) S 13°07'42" E, 155.6' to a point; 6) S 13°18'38" E, 646.9' to a point; 7) N 75°17'43" E, 26.2' to a point; 8) N 13°16'59" W, 20' to a point; 9) S 75°17'43" W, 6.3' to a point; 10) N 13°18'05" W, 585.6' to a point; 11) N 13°14'15" W, 68.1' to a point; 12) N 13°07'42" W, 128.3' to a point; 13) N 13°37'48" W, 129.5' to the first mentioned **POINT AND PLACE OF BEGINNING.**

CONTAINING: 0.435 acres, more or less.
(18,933 sq. ft.)

November 10, 2009



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Prepared by and return to:

Denise C. Werkley, Esquire
Unruh, Turner, Burke & Frees, P.C.
P.O. Box 515
West Chester, PA 19381-0515
(610) 692-1371

Part of UPI Nos.	63-4-497	63-4-410	63-4-475
	63-4-503	63-4-411	63-4-476
	63-4-369	63-4-448	
	63-4-370	63-4-453	
	63-4-402	63-4-454	
	63-4-403	63-4-455	

-----[Space Above This Line For Recording Data]-----

ASSIGNMENT OF GRANT OF EASEMENT

THIS ASSIGNMENT, made this 1st day of March, 2010, between the, DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY (hereinafter called "Assignee") and POCOPSON TOWNSHIP (hereinafter "Township").

WHEREAS, on or about March 1, 2010, Toll PA XI, L.P. and Riverside at Chadds Ford Community Association, Inc. did grant and convey unto Township, and its successors and assigns, a certain easement and associated rights as more particularly described in the Deed of Dedication – Sanitary Sewer Easements (the "Grant"), recorded or to be recorded in the Office of the Chester County Recorder of Deeds.

WHEREAS, the easement is attached hereto as Exhibit "A" and made a part hereof as if fully set forth herein.

AND NOW, THEREFORE, intending to be legally bound, Township does hereby grant, convey and assign unto the Assignee, as well as its heirs, successors and assigns, those certain sanitary sewer easement rights as set forth in the Grant and described in Exhibit "A".

IN WITNESS WHEREOF, the parties hereto set their hands and seals the day and year first above written.

WITNESS:

POCOPSON TOWNSHIP

Denise Weikley
Denise Weikley

By: Stephen R Conary
By: Debra J Butsch

WITNESS:

DELAWARE COUNTY REGIONAL
WATER QUALITY CONTROL
AUTHORITY

Robert H Posen

By: John L. Suh

Assignor/Township: Pocopson Township

Assignee: DELAWARE COUNTY REGIONAL WATER QUALITY
CONTROL AUTHORITY

The address of the above-named Assignor is: P.O. Box 1
Pocopson, PA 19366

The address of the above-named Assignee is: 100 East Fifth Street
Chester, PA 19016

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On the ____ day of _____, 2010, before me, the undersigned officer, personally appeared _____ who acknowledged himself/herself to be the _____ of the POCOPSON TOWNSHIP and that s/he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself/herself as _____.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On the ____ day of _____, 2010, before me, the undersigned officer, personally appeared _____ who acknowledged himself/herself to be the _____ of the POCOPSON TOWNSHIP and that s/he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself/herself as _____.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER DELAWARE :

On the 1st day of March, 2010, before me, the undersigned officer, personally appeared Joseph L. Salucci who acknowledged himself to be the Executive Director of, DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY and that he being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by himself as Joseph L. Salucci.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Suzanne Foley
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Suzanne Foley, Notary Public
City of Chester, Delaware County
Commission Expires Dec. 13, 2012
Member, Pennsylvania Association of Notaries