

REGESTER ASSOCIATES, INC.

LAND SURVEYING & CIVIL ENGINEERING
www.regesterassociates.com

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#181036 – Joel Evan Fishman & Pamela Copeland Biddle
Parcel A
July 9, 2018
Page 1

ALL THAT CERTAIN parcel of land **SITUATE** in Kennett Township, Chester County, Pennsylvania, being shown as Parcel A on Final Minor Subdivision Plan prepared for Joel Evan Fishman & Pamela Copeland Biddle, dated June 26, 2018 and last revised July 9, 2018 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

BEGINNING at a point on the common line between lands now or late of Joel Evan Fishman and Pamela Copeland Biddle (a/k/a Tax Parcel no. 62-5-116) and lands now or late of James M. and Arlene M. Minnella, (a/k/a Tax Parcel no. 62-2-37), said beginning point being measured North 29 degrees 41 minutes 36 seconds West 526.78 feet from the southeasterly corner in common of said lands of Fishman and Biddle and lands now or late of William J. Hernz (a/k/a Tax Parcel no. 62-2-41.1) on the title line in Hillendale Road – T-377; thence from the point of beginning, through said lands of Fishman and Biddle, South 50 degrees 46 minutes 26 seconds West 285.90 feet to a point on line of other lands now or late of Fishman and Biddle (a/k/a Tax Parcel no. 62-5-120); thence along said other lands of Fishman and Biddle, the following two (2) courses and distances: (1) along a curve to the left having a radius of 175.00 feet, an arc length of 11.07 feet, and a chord bearing North 22 degrees 37 minutes 10 seconds West 11.06 feet to an iron pin (found), a point of tangency; (2) North 24 degrees 25 minutes 51 seconds West 455.40 feet to a capped iron pin (found), a corner of lands now or late of the Kinterra Community Association; thence along said lands of the Kinterra Community Association, North 60 degrees 15 minutes 02 seconds East 238.11 feet to a re-rod (found), a point on line of lands now or late of the Greenville Meadows Homeowners Association; thence along said lands of the Greenville Meadows Homeowners Association and along lands now or late of James



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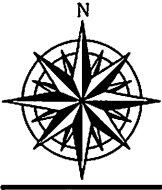
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M. and Arlene M. Minnella, passing over a concrete monument (found) 4.19 feet from the southeasterly terminus of this course, South 30 degrees 02 minutes 24 seconds East 116.53 feet; thence continuing along said lands of Minnella, South 29 degrees 41 minutes 36 seconds East 300.82 feet to the point of beginning; and **CONTAINING** 2.621 acres of land, be the same, more or less; and **BEING** part of Uniform Parcel Identifier no. 62-5-116.



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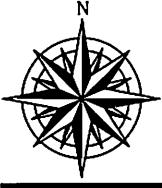
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#181036 – Joel Evan Fishman & Pamela Copeland Biddle
Tax Parcel no. 62-5-116 (after the conveyance of Parcel A)
July 9, 2018
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ALL THAT CERTAIN parcel of land **SITUATE** in Kennett Township, Chester County, Pennsylvania, being shown as Tax Parcel no. 62-5-116 (after the conveyance of Parcel A) on Final Minor Subdivision Plan prepared for Joel Evan Fishman & Pamela Copeland Biddle, dated June 26, 2018 and last revised July 9, 2018 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

BEGINNING at the southeasterly corner in common of lands now or late of Joel Evan Fishman and Pamela Copeland Biddle (a/k/a Tax Parcel no. 62-5-116) and lands now or late of William J. Hernz (a/k/a Tax Parcel no. 62-2-41.1) on the title line in Hillendale Road – T-377; thence from the point of beginning, along said title line, South 60 degrees 06 minutes 44 seconds West 418.95 feet to a corner of other lands now or late of Joel Evan Fishman and Pamela Copeland Biddle (a/k/a Tax Parcel no. 62-5-120); thence along said other lands of Fishman and Biddle, the following five (5) courses and distances: (1) leaving said title line, passing over a concrete monument (found) at a distance of 36.91 feet, North 29 degrees 27 minutes 18 seconds West 211.25 feet to a point of curvature; (2) along a curve to the right having a radius of 175.00 feet, an arc length of 115.41 feet, and a chord bearing North 10 degrees 33 minutes 41 seconds West 113.33 feet to a concrete monument (found), a point of tangency; (3) North 08 degrees 19 minutes 56 seconds East 103.78 feet to an iron pin (found); (4) along a curve to the left having a radius of 175.00 feet, an arc length of 89.00 feet, and a chord bearing North 06 degrees 14 minutes 17 seconds West 88.05 feet; (5) North 50 degrees 46 minutes 26 seconds East 285.90 feet to a point on line of lands now or late of James M. and Arlene M. Minnella; thence along said lands of Minnella and along the aforesaid lands of Hernz, South 29 degrees 41 minutes 36



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seconds East 526.78 feet to the point of beginning; and **CONTAINING** 4.377 acres of
land, be the same, more or less; and **BEING** part of Uniform Parcel Identifier no. 62-5-116.



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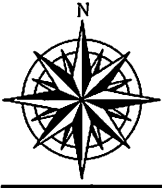
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#181036 – Joel Evan Fishman & Pamela Copeland Biddle
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July 9, 2018
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ALL THAT CERTAIN parcel of land **SITUATE** in Kennett Township, Chester County, Pennsylvania, being shown as Tax Parcel no. 62-5-120 (after the conveyance of Parcel A) on Final Minor Subdivision Plan prepared for Joel Evan Fishman & Pamela Copeland Biddle, dated June 26, 2018 and last revised July 9, 2018 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

BEGINNING at a concrete monument (found) at the southeasterly corner thereof on the northwesterly right of way line of Hillendale Road – T-377, 50 feet wide, a point on line of other lands now or late of Joel Evan Fishman and Pamela Copeland Biddle (a/k/a Tax Parcel no. 62-5-116), said beginning point being measured North 29 degrees 27 minutes 18 seconds West 36.91 feet from the southerly corner of said other lands of Fishman and Biddle on the title line in said Hillendale Road; thence from the point of beginning, along said right of way line, South 57 degrees 13 minutes 04 seconds West 50.08 feet to a corner of lands now or late of the Kinterra Community Association; thence along said lands of the Kinterra Community Association, the following thirty (30) courses and distances: (1) leaving said right of way line, North 29 degrees 27 minutes 18 seconds West 177.25 feet to a point of curvature; (2) along a curve to the right having a radius of 225.00 feet, an arc length of 148.39 feet and a chord bearing North 10 degrees 33 minutes 41 seconds West 145.72 feet to a point of tangency; (3) North 08 degrees 19 minutes 56 seconds East 103.78 feet to a point of curvature; (4) along a curve to the left having a radius of 125.00 feet, an arc length of 46.48 feet, and a chord bearing North 02 degrees 19 minutes 15 seconds West 46.21 feet; (5) South 50 degrees 46 minutes 26 seconds West 94.73 feet to a capped re-rod (found); (6) South 34 degrees 27 minutes 32 seconds West 48.97 feet to a capped re-rod (found); (7) South 52 degrees 04 minutes 29 seconds West 47.91 feet to a capped re-rod



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(found); (8) South 09 degrees 53 minutes 08 seconds West 65.28 feet to a capped re-rod (found); (9) South 21 degrees 07 minutes 25 seconds West 89.71 feet to a capped re-rod (found); (10) South 23 degrees 01 minute 52 seconds West 60.64 feet to a capped re-rod (found); (11) South 21 degrees 37 minutes 35 seconds West 94.53 feet to a capped re-rod (found); (12) South 39 degrees 14 minutes 16 seconds West 36.88 feet to a capped re-rod (found); (13) South 50 degrees 08 minutes 26 seconds West 73.23 feet to a capped re-rod (found); (14) North 86 degrees 27 minutes 04 seconds West 55.73 feet to a capped re-rod (found); (15) South 80 degrees 24 minutes 17 seconds West 51.46 feet to a capped re-rod (found); (16) South 83 degrees 16 minutes 16 seconds West 74.07 feet to a capped re-rod (found); (17) South 83 degrees 04 minutes 30 seconds West 73.97 feet to an iron pin (found); (18) North 24 degrees 52 minutes 53 seconds West 99.37 feet to a re-rod (found); (19) North 33 degrees 42 minutes 23 seconds East 96.32 feet to a re-rod (found); (20) North 30 degrees 37 minutes 57 seconds East 31.11 feet to a re-rod (found); (21) North 42 degrees 00 minutes 30 seconds East 87.58 feet to a re-rod (found); (22) North 41 degrees 21 minutes 36 seconds East 78.49 feet to a concrete monument (found); (23) North 32 degrees 54 minutes 32 seconds East 69.42 feet to a concrete monument (found); (24) North 00 degrees 38 minutes 39 seconds East 41.35 feet to a pinched pin (found); (25) North 29 degrees 56 minutes 21 seconds West 113.52 feet to a re-rod (found); (26) North 13 degrees 53 minutes 02 seconds West 110.87 feet to an iron pin (found); (27) North 10 degrees 51 minutes 30 seconds West 329.31 feet to a re-rod (found); (28) North 76 degrees 35 minutes 32 seconds East 336.77 feet to a capped iron pin (found); (29) South 52 degrees 30 minutes 28 seconds East 81.44 feet to a capped iron pin (found); (30) North 60 degrees 15 minutes 02 seconds East 238.11 feet to a re-rod (found), a point on line of lands now or late of the



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Greenville Meadows Homeowners Association; thence along said lands of the Greenville Meadows Homeowners Association and along lands now or late of James M. and Arlene M. Minnella, passing over a concrete monument (found) 4.19 feet from the southeasterly terminus of this course, South 30 degrees 02 minutes 24 seconds East 116.53 feet; thence continuing along said lands of Minnella, South 29 degrees 41 minutes 36 seconds East 300.82 feet to a corner of Tax Parcel no. 62-5-116; thence along Tax Parcel no. 62-5-116, the following five (5) courses and distances: (1) South 50 degrees 46 minutes 26 seconds West 285.90 feet; (2) along a curve to the right having a radius of 175.00 feet, an arc length of 100.07 feet, and a chord bearing South 08 degrees 02 minutes 58 seconds East 98.71 feet to an iron pin (found), a point of tangency; (3) South 08 degrees 19 minutes 56 seconds West 103.78 feet to a concrete monument (found), a point of curvature; (4) along a curve to the left having a radius of 175.00 feet, an arc length of 115.41 feet, and a chord bearing South 10 degrees 33 minutes 41 seconds East 113.33 feet to a point of tangency; (5) South 29 degrees 27 minutes 18 seconds East 174.34 feet to the point of beginning; and **CONTAINING** 11.856 acres of land, be the same, more or less; and **BEING** Uniform Parcel Identifier no. 62-5-120 and part of Uniform Parcel Identifier no. 62-5-116.