

FIRST AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR WILTSHIRE AT OXFORD

THIS FIRST AMENDMENT OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS ("Amendment") is made and executed this 13<sup>th</sup> day of July 1999, by JMCW, INC. ("Declarant"), a Pennsylvania corporation, having a mailing address of 1020 Broad Run Road, Landenberg, PA 19350.

BACKGROUND

A. Declarant is the owner of a certain parcel of land situate in East Nottingham Township, Chester County, Pennsylvania, more fully described in Exhibit "A" attached to the Declaration (the "Property"), which has been subdivided pursuant to a certain plan entitled "Wiltshire at Oxford" prepared for Declarant by Lake, Roeder, Hillard & Beers, Inc. dated December 9, 1996 (last revised June 26, 1998), and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania as Plan No. 14559 (the "Wiltshire Subdivision Plan") a reduced copy of which is attached hereto as Exhibit "A".

B. Declarant executed a certain Declaration of Covenants, Restrictions and Easements for Wiltshire at Oxford dated August 24, 1998 which was recorded in Chester County on August 26, 1998 in Record Book 4408, Page 1456 with respect to the Property (the "Original Declaration").

C. Thereafter, Declarant executed a certain Amended and Restated Declaration of Covenants, Restrictions and Easements for Wiltshire at Oxford dated October 30, 1998 which was recorded in Chester County on November 2, 1998 in Record Book 4446, Page 1819 with respect to the Property ("Amended Declaration") which superceded the Original Declaration for all purposes.

D. The Property contains wetlands (as shown on Exhibit A) and development therefore requires a permit from the Army Corps of Engineers ("ACOE"). The ACOE has authorized development work as shown on the Wiltshire Subdivision Plan in permit no. 99-00364-4.

E. As a condition to ACOE authorization, the Declarant has agreed to amend the Amended Declaration to more clearly delineate the wetlands as more fully bounded and described in Exhibit "B" attached hereto, and increase the restriction of activities thereon.

F. Declarant intends hereby to further amend the Amended Declaration in the manner hereinbelow set forth.

NOW, THEREFORE, pursuant to Sections 9.03(b) and 9.04 of the Amended Declaration, Declarant, with the approval and joinder of East Nottingham Township (the "Township"), hereby amends the Amended Declaration as follows:

1. AMENDMENT TO SECTION 510. Section 5.10 of the Amended Declaration is hereby deleted and restated in its entirety set forth below:

(a) Neither the Declarant, the Association and nor any Lot Owners shall, at any time, disturb, construct or maintain any improvements, or conduct any activities in or on any part of the Property identified as a "wetland", as shown on the Wiltshire Subdivision Plan, or as may be considered a "wetland" under any applicable federal and/or state statute or regulation, irrespective of whether such wetland area is located on an individual Lot or in the Open Space. Prohibited activities in wetland areas include, but shall not be limited to, the following:

1. Construct, place, preserve, maintain in a particular condition, alter, remove or decorate buildings, roads, signs, billboards or other advertising, or structures on or above the ground in any wetland area;

2. Dump or place soil or other substance or material as landfill, or dumping or placing of fresh trash, waste or other materials in any wetland area;

3. Excavate, dredge or remove loam, peat, gravel, soil, rock or other material substance in a manner as to affect the surface or otherwise alter the topography of any wetland area;

4. Engage in any surface use in any wetland area except for purposes of preserving water or land areas, or the improvements or appurtenances thereto;

5. Engage in any activities in any wetland area affecting drainage such as utility lines, flood control, water conservation, erosion control, soil conservation, or fish or wildlife habitat preservation;

6. Store any equipment or earthen fill materials in any wetland area;

7. Cut, remove, mow or alter vegetation within wetlands areas;

8. Discharge any dredge or fill material on any part of any wetland area;

and

9. Remove, relocate, replace or damage all or any part of the Split Rail Fence located (or to be located) on Lots 35, 36, 37, 38, 39, 40 and 41, or the Earthen Berm located on Lots 84, 85, 86, 87, 88, 89, 108, 109, 110, 111, 112, 113, 114, 115, 116 and 117 unless the Split Rail Fence or Earthen Berm becomes damaged in which case the Declarant or the Association shall restore the damaged Split Rail Fence or Earthen Berm to its original condition.

(b) No activities, uses or improvements (including invisible fencing) shall be conducted, constructed or maintained on any Lot which would be detrimental or adverse to, or which may interfere with, any erosion control, storm water control or soil conservation facilities or improvements located on such Lot (including, but not limited to, storm water management basins, drainage easements, drainage swales and the like).

(c) The Declarant, the Association and/or the Township shall have the right to enter any Lot and the Open Space, including any wetland area on any individual Lot, to inspect and abate any violations of the restrictions set forth in Sections 5.10(a) and 5.10(b) above..

(d) Nothing set forth in Section 5.10 shall be deemed to preclude the Association from applying to the U.S. Army Corps of Engineers and/or the Pennsylvania Department of Environmental for such permits and approvals as may be necessary to conduct activities in the Open Space which may affect wetland areas.

2.  Ratification . Except as amended above, the Amended Declaration is ratified and affirmed in all other respects.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment, intending to be legally bound hereby, the day and year first above written.

ATTEST:

JMCW, INC.

Charles L. Wilkinson

By: Charles L. Wilkinson

Print Name: Charles L. Wilkinson

Title: Pres.

JOINDER OF  
EAST NOTTINGHAM TOWNSHIP

Pursuant to Section 9.04 of the Amended Declaration, East Nottingham Township hereby  
approves and joins in the within First Amendment.

EAST NOTTINGHAM TOWNSHIP

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA :

: SS

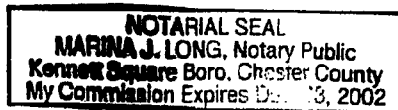
COUNTY OF CHESTER :

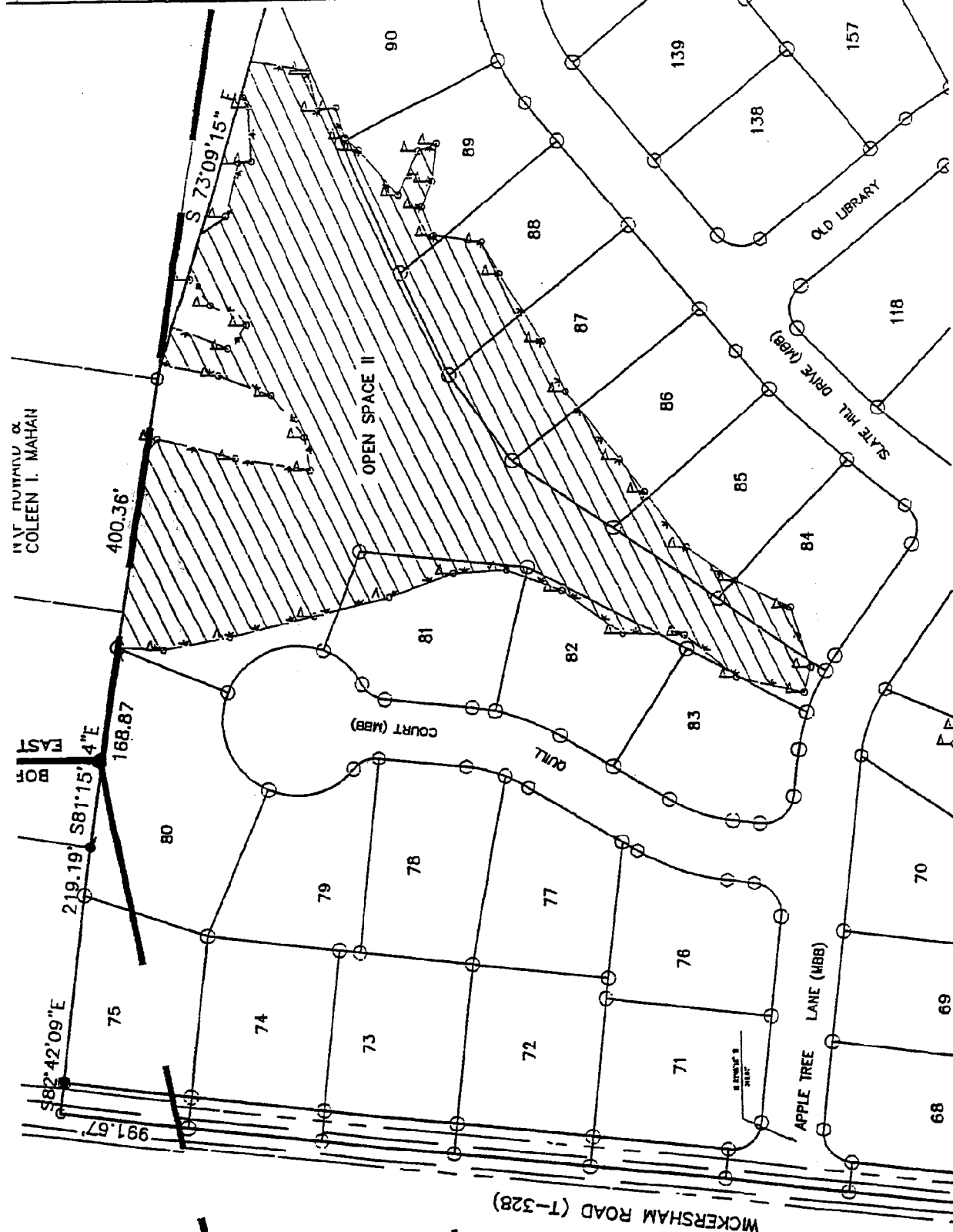
On this 13<sup>th</sup> day of July, 1999, before me, the undersigned officer, personally appeared Charles Wilkinson, who acknowledged himself to be the President of JMCW, INC. and, being authorized to do so, acknowledged that he executed the foregoing instrument on behalf of the JMCW, INC. for the purposes therein contained.

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

Marina J. Long  
Notary Public

My commission expires: 12/23/2002





WICKERSHAM ROAD (T-328)

The wetland delineation was performed by Soil Services Co., Inc., P.O. Box 143 Penns. Park, PA 18943 (215-357-6533). The wetland delineation was performed by N.M. Lake & Associates, Inc. on October 20, 1995. Field location of wetland flag was performed by N.M. Lake & Associates, Inc.

WETLAND BOUNDARY DESCRIPTION

## WETLAND AREA

**NORTHEAST SIDE OF WICKERSHAM RD**  
EAST NOTTINGHAM TOWNSHIP -- CHESTER COUNTY PA

## PLOT PLAN

### PLOT PLAN

# LAKE ROEDER HILLARD & BEERS

1310 Innesboro Road • Dord, PA 19343  
(610) 813-3720 or (610) 813-3721 • Fax (610) 813-4193  
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DATE: JUNE 1 1998

Project No.: 104303

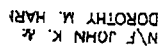
Sheet No.:

1 OF 1

## Navigation

Date \_\_\_\_\_

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Date:	JUNE 1, 1999
Project No.:	404202
Sheet No.:	1 OF 1

## LAKE ROEDER HILLARD & BEERS

was performed by

**SOUTHEAST SIDE OF WICKERSHAM RD**  
EAST NOTTINGHAM TOWNSHIP -- CHESTER COUNTY, PA

Project Manager:	J. HILLARD, P.L.S.	Drawn By:	GRA
Project Surveyor:	J. HILLARD, P.L.S.	Checked By:	
Project Engineer:		Scale:	

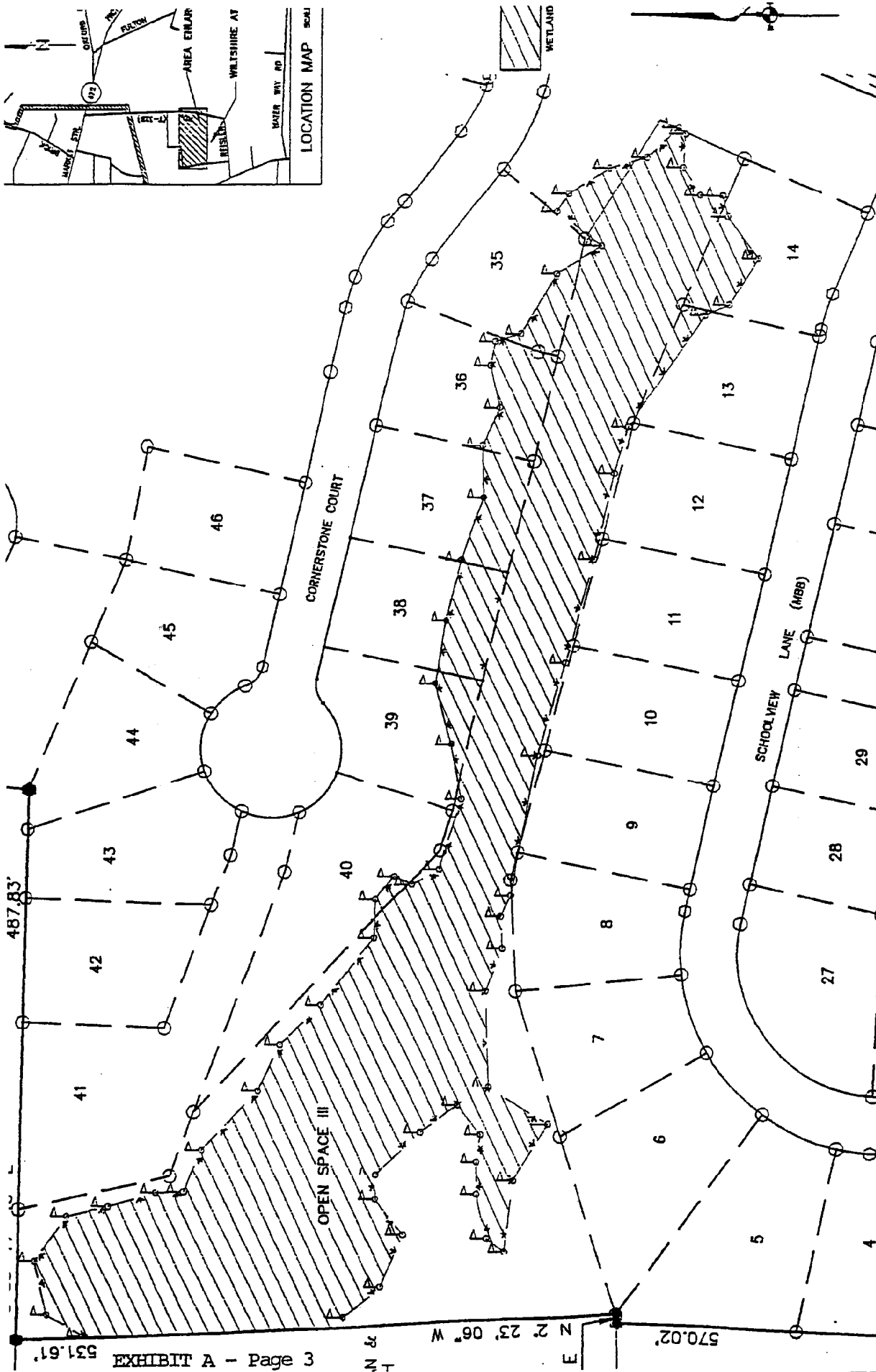
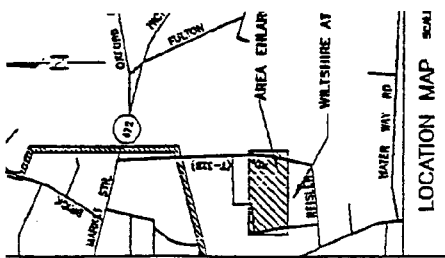
## PLOT PLAN

**Date**

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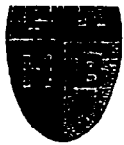
The wetland delineation was performed by Soil Services Co, Inc., P.O. Box 143 Penns Park, PA 18943 (215-357-6533) on October 20, 1995. Field location of wetland flag was performed by N.M. Lake & Associates, Inc.





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<b>LAKE ROEDER HILLARD &amp; BEERS</b> (301) 437-1230 (410) 337-3317 (410) 337-1131 Civil Engineering • Land Surveying • Landscape Architecture Land Planning • Municipal Consulting		<b>WETLAND AREA</b> <b>WEST SIDE OF WICKERSHAM RD</b> EAST NOTTINGHAM TOWNSHIP -- CHESTER COUNTY, PA		Project Manager: J. HILLARD, P.L.S.	Drawn By: GRA
Date: JUNE 1, 1999		Project No.: 404202		Project Engineer: J. HILLARD, P.L.S.	Checked By:
Sheet No.: 1 OF 1		Scale: 1" = 120'		Delta Revision	



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June 1, 1999

### LEGAL DESCRIPTION WETLAND AREA - LOT 8 WILTSHIRE AT OXFORD

BEGINNING AT a point on the easterly line of Lot 8, said point being North 12 degrees 48 minutes 11 seconds East, 152.66 feet from the southwesterly corner of Lot 9 and the southeasterly corner of Lot 8; thence (1) leaving the beginning point and through Lot 8, North 79 degrees 24 minutes 16 seconds West, 36.19 feet to a point in line of Open Space III; thence along the line of Open Space III the following two courses and distances: (2) North 87 degrees 35 minutes 28 seconds East, 10.81 feet to a point; and (3) South 75 degrees 31 minutes 55 seconds East, 25.74 feet to a point at the northwesterly corner of Lot 9; thence (4) along Lot 9, South 12 degrees 48 minutes 11 seconds West, 0.69 feet to the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA - LOT 9 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 9, said point being North 12 degrees 48 minutes 11 seconds East, 152.66 feet from the southwesterly corner of Lot 9 and the southeasterly corner of Lot 8; thence (1) along Lot 8, North 12 degrees 48 minutes 11 seconds East, 0.69 feet to a point on the line of Open Space III; thence (2) along Open Space III, South 75 degrees 31 minutes 55 seconds East, 10.28 feet to a point; thence (3) through Lot 9, North 79 degrees 24 minutes 16 seconds West, 10.28 feet to the point in line of Lot 8, the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA – LOT 13 WILTSHIRE AT OXFORD

BEGINNING AT a point on the northerly line of Lot 13 and the southerly line of Open Space III, said point being the following two (2) courses and distance from the southwesterly corner of Lot 13 and the southeasterly corner of Lot 12: North 12 degrees 48 minutes 11 seconds East, 141.74 feet and North 55 degrees 10 minutes 23 seconds West, 13.94 feet: thence (1) leaving the beginning point, South 67 degrees 14 minutes 29 seconds East, 102.51 feet to a point at the northwesterly corner of Lot 14; thence (2) along Lot 14, South 12 degrees 48 minutes 11 seconds West, 27.21 feet to a point; thence through Lot 13 the following two courses and distances: (3) North 23 degrees 28 minutes 39 seconds West, 7.22 feet to a point; thence (4) North 55 degrees 10 minutes 23 seconds West, 104.30 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 14 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 14, said point being North 12 degrees 48 minutes 11 seconds East, 122.44 feet from the southwesterly corner of Lot 14 and the southeasterly corner of Lot 13; thence (1) leaving the beginning point which is the northwesterly corner of Lot 14, along the line of Open Space III, South 67 degrees 14 minutes 29 seconds East, 94.06 feet to a point; thence through Lot 14 the following four courses and distances: (2) South 75 degrees 48 minutes 03 seconds West, 11.54 feet to a point; thence (3) South 53 degrees 47 minutes 54 seconds West, 43.91 feet to a point; and (4) North 58 degrees 33 minutes 59 seconds West, 46.87 feet to a point; thence (5) North 23 degrees 28 minutes 39 seconds West, 15.45 feet to a point in line of Lot 13; thence (6) along Lot 13, North 12 degrees 48 minutes 11 seconds East, 27.21 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 35 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 35, said point being South 20 degrees 41 minutes 37 seconds West, 93.15 feet from the northwesterly corner of Lot 35 and the northeasterly corner of Lot 36; thence leaving the beginning point, crossing Lot 35 the following three courses and distances: (1) South 16 degrees 35 minutes 47 seconds East, 15.53 feet to a point; thence continuing through Lot 35 the following two courses and distances: (2) South 59 degrees 01 minutes 16 seconds East, 60.51 feet to a point; thence (3) South 31 degrees 14 minutes 32 seconds East, 23.79 feet to a point in line of Open Space III; thence (4) along Open Space III, North 77 degrees 09 minutes 05 seconds West, 86.04 feet to a point at the southeasterly corner of Lot No. 36; thence along Lot No. 36 the following two courses and distances: (5) North 12 degrees 50 minutes 55 seconds East, 17.89 feet to a point; and (6) North 20 degrees 41 minutes 37 seconds East, 31.85 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 36 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 36, said point being South 12 degrees 58 minutes 00 seconds West, 96.81 feet from the northwesterly corner of Lot 36 and the northeasterly corner of Lot 37; thence leaving the beginning point, crossing Lot 36 the following five (5) courses and distances: (1) North 89 degrees 10 minutes 11 seconds East, 3.71 feet to a point; thence (2) South 65 degrees 04 minutes 15 seconds East, 36.13 feet to a point; thence (3) North 77 degrees 09 minutes 53 seconds East, 38.29 feet to a point; thence (4) South 77 degrees 46 minutes 52 seconds East, 21.09 feet to a point; and (5) South 16 degrees 35 minutes 47 seconds East, 8.01 feet to a point in line of Lot 35; thence along Lot 35 the following two courses and distances: (6) South 20 degrees 41 minutes 37 seconds West, 31.85 feet to a point; and (7) South 12 degrees 50 minutes 55 seconds West, 17.89 feet to a point in line of Open Space III, said point being on southeasterly corner of Lot 36; thence (8) along Open Space III, North 77 degrees 09 minutes 05 seconds West, 94.21 feet to a point at the southeasterly corner of Lot No. 37; thence (9) along Lot No. 37, North 12 degrees 58 minutes 00 seconds East, 46.28 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA - LOT 37 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 37, said point being South 12 degrees 58 minutes 00 seconds West, 100.31 feet from the northwesterly corner of Lot 37 and the northeasterly corner of Lot 38; thence leaving the beginning point, crossing Lot 37 the following three courses and distances: (1) South 75 degrees 56 minutes 19 seconds East, 1.80 feet to a point; thence (2) South 70 degrees 41 minutes 08 seconds East, 59.00 feet to a point; and (3) North 89 degrees 10 minutes 11 seconds East, 42.18 feet to a point in line of Lot 36; thence (4) along Lot 36, South 12 degrees 57 minutes 60 seconds West, 46.28 feet to a point in line of Open Space III, said point being on southwesterly corner of Lot 36; thence (5) along Open Space III, North 77 degrees 09 minutes 05 seconds West, 101.41 feet to a point at the southeasterly corner of Lot No. 38; thence (6) along Lot No. 38, North 12 degrees 58 minutes 00 seconds East, 42.98 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 38 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 38, said point being South 12 degrees 58 minutes 00 seconds West, 101.49 feet from the northwesterly corner of Lot 38 and the northeasterly corner of Lot 39; thence (1) leaving the beginning point, crossing Lot 38, South 79 degrees 46 minutes 43 seconds East, 46.44 feet to a point; thence (2) continuing through Lot 38, South 75 degrees 56 minutes 19 seconds East, 54.88 feet to a point in line of Lot 37; thence (3) along Lot 37, South 12 degrees 58 minutes 00 seconds West, 42.98 feet to a point in line of Open Space III, said point being the southwesterly corner of Lot 37; thence (4) along Open Space III, North 77 degrees 09 minutes 05 seconds West, 101.26 feet to a point at the southeasterly corner of Lot No. 39; thence (5) along Lot No. 39, North 12 degrees 58 minutes 00 seconds East, 42.01 feet to the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA - LOT 39 WILTSHIRE AT OXFORD

BEGINNING AT a point on the easterly line of Lot 39, said point being South 12 degrees 58 minutes 00 seconds West, 101.49 feet from the northwesterly corner of Lot 38 and the northeasterly corner of Lot 39; thence (1) leaving the beginning point, along Lot 38, South 12 degrees 57 minutes 60 seconds West, 42.01 feet to a point in line of Open Space III; thence (2) along Open Space III, North 77 degrees 09 minutes 05 seconds West, 97.08 feet to a point; thence leaving the Open Space and through Lot 39 the following three courses and distances: (3) North 79 degrees 31 minutes 47 seconds East, 37.49 feet to a point; (4) North 75 degrees 10 minutes 34 seconds East, 57.33 feet to a point; and (5) South 79 degrees 46 minutes 43 seconds East, 11.98 feet to the point of beginning.

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EXHIBIT B



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## LEGAL DESCRIPTION WETLAND AREA – LOT 40 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 40, said point being the following three (3) courses and distances from a point on the right-of-way line of Cornerstone Court at the southeasterly corner of Lot 41; (1) North 75 degrees 58 minutes 43 seconds West, 54.90 feet to a point; (2) North 69 degrees 03 minutes 55 seconds West, 227.36 feet to a point; and (3) South 46 degrees 32 minutes 57 seconds East, 234.97 feet to the point of beginning; thence leaving the beginning point, through Lot 40 the following three (3) courses and distances: (1) South 87 degrees 58 minutes 04 seconds East, 16.84 feet to a point; (2) South 51 degrees 11 minutes 28 seconds East, 26.18 feet to a point; and (3) South 27 degrees 15 minutes 39 seconds West, 13.80 feet to a point on the line of Open Space III; thence (4) along Open Space III, North 46 degrees 32 minutes 57 seconds West, 42.57 feet to the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA – LOT 81 WILTSHIRE AT OXFORD

BEGINNING AT a point on the northerly line of Lot 81, said point being South 68 degrees 53 minutes 03 seconds East, 36.75 feet from the northwesterly corner of Lot 81 and the southwesterly corner of Open Space II; thence leaving the beginning point, (1) along the line of Open Space II, South 68 degrees 53 minutes 03 seconds East, 52.87 feet to the northeasterly corner of Lot 81; thence (2) continuing along the line of Open Space II, South 6 degrees 35 minutes 55 seconds West, 138.77 feet to a point at the northeasterly corner of Lot 82; thence (3) along Lot 82, North 76 degrees 57 minutes 40 seconds West, 8.45 feet to a point; thence through Lot 81 the following four (4) courses and distances: (4) North 22 degrees 42 minutes 03 seconds East, 16.51 feet to a point; thence (5) North 2 degrees 41 minutes 02 seconds West, 44.41 feet to a point; thence (6) North 20 degrees 39 minutes 51 seconds West, 55.58 feet to a point; thence (7) North 12 degrees 45 minutes 34 seconds West, 44.49 feet to the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA – LOT 82 WILTSHIRE AT OXFORD

BEGINNING AT a point on the northerly line of Lot 82, said point being South 76 degrees 57 minutes 40 seconds East, 115.71 feet from the northwesterly corner of Lot 82 and the southwesterly corner of Lot 81; thence leaving the beginning point, (1) along Lot 81, South 76 degrees 57 minutes 40 seconds East, 8.45 feet to a point at the northeasterly corner of Lot 82 in line of Open Space II; thence (2) along the line of Open Space II, South 29 degrees 11 minutes 50 seconds West, 121.32 feet to a point; thence through Lot 82 the following three (3) courses and distances: (3) North 2 degrees 03 minutes 54 seconds East, 29.80 feet to a point; thence (4) North 37 degrees 40 minutes 08 seconds East, 61.56 feet to a point; thence (5) North 22 degrees 42 minutes 03 seconds East, 31.77 feet to the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA - LOT 83 WILTSHIRE AT OXFORD

BEGINNING AT a point on the easterly line of Lot 83, said point being North 29 degrees 11 minutes 50 seconds East, 58.50 feet from the southeasterly corner of Lot 83 and the southwesterly corner of Open Space II; thence leaving the beginning point, through Lot 83 the following two courses and distances: (1) North 13 degrees 31 minutes 03 seconds East, 5.81 feet to a point; and (2) North 40 degrees 23 minutes 49 seconds East, 8.09 feet to a point on the line of Open Space II; thence (3) along the line of Open Space II, South 29 degrees 11 minutes 50 seconds West, 13.53 feet to the point of beginning.

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EXHIBIT B

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## LEGAL DESCRIPTION WETLAND AREA – LOT 84 WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Lot 84, said point being North 36 degrees 04 minutes 14 seconds East, 16.50 feet from the southwesterly corner of Lot 84 and the southeasterly corner of Open Space II; thence (1) leaving the beginning point, along the line of land of the Open Space II, North 36 degrees 04 minutes 14 seconds East, 89.36 feet to a point at the westerly corner of Lot 85; thence (2) along Lot 85, South 48 degrees 11 minutes 38 seconds East, 20.63 feet to a point; thence through Lot 84 the following two courses and distances: (3) South 27 degrees 06 minutes 34 seconds West, 50.93 feet to a point; and (4) South 73 degrees 38 minutes 18 seconds West, 46.67 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 85 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southwesterly line of Lot 85, said point being North 48 degrees 11 minutes 38 seconds West, 137.01 feet from the southerly corner of Lot 85 and the easterly corner of Lot 84; thence (1) leaving the beginning point, along Lot 84, North 48 degrees 11 minutes 38 seconds West, 20.63 feet to a point in line of Open Space II; thence (2) along the Open Space II, North 36 degrees 04 minutes 14 seconds East, 104.15 feet to a point at the westerly corner of Lot 86; thence (3) along Lot 86, South 42 degrees 15 minutes 46 seconds East, 38.97 feet to a point; thence through Lot 85 the following two courses and distances: (4) South 55 degrees 27 minutes 12 seconds West, 52.71 feet to a point; and (5) South 36 degrees 14 minutes 36 seconds West, 48.61 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 86 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southwesterly line of Lot 86, said point being North 42 degrees 15 minutes 46 seconds West, 134.44 feet from the southerly corner of Lot 86 and the easterly corner of Lot 85; thence (1) leaving the beginning point, along Lot 85, North 42 degrees 15 minutes 46 seconds West, 38.97 feet to a point in line of Open Space II; thence (2) along the Open Space II, North 36 degrees 04 minutes 14 seconds East, 99.92 feet to a point at the westerly corner of Lot 87; thence (3) along Lot 87, South 39 degrees 22 minutes 26 seconds East, 69.64 feet to a point; thence through Lot 86 the following three courses and distances: (4) South 53 degrees 36 minutes 10 seconds West, 55.07 feet to a point; thence (5) South 54 degrees 26 minutes 00 seconds West, 34.15 feet to a point; and (6) South 55 degrees 27 minutes 12 seconds West, 5.70 feet to the point of beginning.

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June 1, 1999

LEGAL DESCRIPTION  
WETLAND AREA - LOT 87  
WILTSHIRE AT OXFORD

From a point on the southwesterly line of Lot 87, said point being 127.61 feet from the southerly corner of Lot 86; thence (1) leaving the beginning point, along a line bearing 22 minutes 26 seconds West, 69.64 feet to a point in line of the Open Space II, North 54 degrees 36 minutes 06 seconds East to a point at the westerly corner of Lot 88; thence (3) along Lot 88, North 54 degrees 36 minutes 06 seconds East, 80.47 feet to a point; thence through the courses and distances: (4) South 58 degrees 33 minutes 40 seconds East, 17.35 feet to a point; thence (5) South 66 degrees 06 minutes 54 seconds East, 17.35 feet to a point; and (6) South 53 degrees 36 minutes 10 seconds West, 17.35 feet to the beginning.



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## LEGAL DESCRIPTION WETLAND AREA - LOT 88 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southwesterly line of Lot 88, said point being North 39 degrees 22 minutes 26 seconds West, 110.53 feet from the southerly corner of Lot 88 and the easterly corner of Lot 87; thence (1) leaving the beginning point, along Lot 87, North 39 degrees 22 minutes 26 seconds West, 80.47 feet to a point in line of Open Space II; thence (2) along the Open Space II, North 65 degrees 45 minutes 11 seconds East, 93.23 feet to a point at the westerly corner of Lot 89; thence (3) along Lot 89, South 39 degrees 22 minutes 26 seconds East, 45.85 feet to a point; thence through Lot 88 the following three courses and distances: (4) South 8 degrees 38 minutes 49 seconds West, 31.77 feet to a point; thence (5) South 61 degrees 47 minutes 34 seconds West, 30.04 feet to a point; and (6) South 58 degrees 33 minutes 40 seconds West, 37.27 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 89 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southwesterly line of Lot 89, said point being North 39 degrees 22 minutes 26 seconds West, 120.81 feet from the southerly corner of Lot 89 and the easterly corner of Lot 88; thence (1) leaving the beginning point, along Lot 88, North 39 degrees 22 minutes 26 seconds West, 45.85 feet to a point in line of Open Space II; thence (2) along the Open Space II, North 65 degrees 45 minutes 11 seconds East, 117.56 feet to a point at the northwesterly corner of Lot 90; thence (3) along Lot 90, South 26 degrees 08 minutes 08 seconds East, 5.45 feet to a point; thence through Lot 89 the following eight (8) courses and distances: (4) South 40 degrees 49 minutes 01 seconds West, 12.92 feet to a point; thence (5) South 48 degrees 45 minutes 30 seconds West, 49.13 feet to a point; and (6) South 64 degrees 58 minutes 25 seconds East, 39.23 feet to a point; thence (7) South 21 degrees 45 minutes 28 seconds East, 15.25 feet to a point; thence (8) North 83 degrees 11 minutes 31 seconds West, 30.83 feet to a point; thence (9) North 67 degrees 52 minutes 07 seconds West, 22.65 feet to a point; thence (10) South 67 degrees 50 minutes 09 seconds West, 25.29 feet to a point; thence (11) South 8 degrees 38 minutes 46 seconds West, 8.66 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 90 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southwesterly line of Lot 90, said point being North 26 degrees 08 minutes 08 seconds West, 139.02 feet from the southerly corner of Lot 90 and the easterly corner of Lot 89; thence (1) leaving the beginning point, along Lot 89, North 26 degrees 08 minutes 08 seconds West, 5.45 feet to a point at the westerly corner of Lot 90 in line of Open Space II; thence (2) along the Open Space II, North 65 degrees 45 minutes 11 seconds East, 29.90 feet to a point; thence through Lot 90 the following three courses and distances: (3) South 7 degrees 00 minutes 46 seconds East, 7.57 feet to a point; thence (4) South 71 degrees 59 minutes 43 seconds West, 25.50 feet to a point; and (5) South 40 degrees 49 minutes 01 seconds West, 2.35 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 108 WILTSHIRE AT OXFORD

BEGINNING AT a point on the northerly line of Lot 108, said point being South 65 degrees 13 minutes 19 seconds West, 187.32 feet from the northeasterly corner of Lot 108 and the southeasterly corner of Lot 109; thence leaving the beginning point, through Lot 108 the following two courses and distances: (1) South 6 degrees 56 minutes 08 seconds East, 24.40 feet to a point; and (2) South 1 degree 53 minutes 56 seconds East, 11.94 feet to a point on line of Open Space I; thence (3) along the line of Open Space I, North 22 degrees 35 minutes 13 seconds West, 34.26 feet to a point at the southwesterly corner of Lot 109; thence (4) along Lot 109, North 65 degrees 13 minutes 19 seconds East, 10.81 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 109 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 109, said point being South 65 degrees 13 minutes 19 seconds West, 187.32 feet from the northeasterly corner of Lot 108 and the southeasterly corner of Lot 109; thence (1) leaving the beginning point, along Lot 108, South 65 degrees 13 minutes 19 seconds West, 10.82 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 109; thence (2) along the line of Open Space I, North 22 degrees 35 minutes 13 seconds West, 106.41 feet to a point at the southwesterly corner of Lot 110; thence (3) along Lot 110, North 71 degrees 09 minutes 12 seconds East, 63.45 feet to a point; thence through Lot 109 the following three courses and distances: (4) South 21 degrees 56 minutes 33 seconds East, 8.79 feet to a point; thence (5) South 9 degrees 53 minutes 52 seconds West, 87.58 feet to a point; and (6) South 6 degrees 56 minutes 08 seconds East, 19.93 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 110 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 110, said point being South 71 degrees 09 minutes 12 seconds West, 89.85 feet from the northeasterly corner of Lot 109 and the southeasterly corner of Lot 110; thence (1) leaving the beginning point, along Lot 109, South 71 degrees 09 minutes 12 seconds West, 63.45 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 110; thence (2) along the line of Open Space I, North 05 degrees 16 minutes 11 seconds West, 107.28 feet to a point at the southwesterly corner of Lot 111; thence (3) along Lot 111, North 77 degrees 05 minutes 04 seconds East, 40.08 feet to a point; thence through Lot 110 the following two courses and distances: (4) South 13 degrees 47 minutes 13 seconds East, 49.42 feet to a point; and (5) South 21 degrees 56 minutes 33 seconds East, 50.99 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 111 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 111, said point being South 77 degrees 05 minutes 04 seconds West, 139.70 feet from the northeasterly corner of Lot 110 and the southeasterly corner of Lot 109; thence (1) leaving the beginning point, along Lot 110, South 77 degrees 05 minutes 04 seconds West, 40.08 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 111; thence (2) along the line of Open Space I, North 02 degrees 31 minutes 03 seconds West, 104.60 feet to a point at the southwesterly corner of Lot 112; thence (3) along Lot 112, North 83 degrees 00 minutes 56 seconds East, 47.91 feet to a point; thence through Lot 110 the following three courses and distances: (4) South 08 degrees 56 minutes 24 seconds East, 3.00 feet to a point; thence (5) South 06 degrees 49 minutes 19 seconds West, 78.65 feet to a point; and (6) South 13 degrees 47 minutes 13 seconds East, 20.91 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 112 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 112, said point being South 83 degrees 00 minutes 56 seconds West, 118.33 feet from the northeasterly corner of Lot 111 and the southeasterly corner of Lot 112; thence (1) leaving the beginning point, along Lot 111, South 83 degrees 00 minutes 56 seconds West, 47.91 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 112; thence (2) along the line of Open Space I, North 02 degrees 31 minutes 03 seconds West, 102.92 feet to a point at the southwesterly corner of Lot 113; thence (3) along Lot 113, North 88 degrees 56 minutes 49 seconds East, 48.51 feet to a point; thence through Lot 112 the following two courses and distances: (4) South 10 degrees 02 minutes 22 seconds West, 35.92 feet to a point; and (5) South 08 degrees 56 minutes 24 seconds East, 63.28 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 113 WILTSHIRE AT OXFORD

BEGINNING AT a point at the southerly line of Lot 113, said point being South 88 degrees 56 minutes 49 seconds West, 115.03 feet from the northeasterly corner of Lot 112 and the southeasterly corner of Lot 113; thence (1) leaving the beginning point, along Lot 112, South 88 degrees 56 minutes 49 seconds West, 48.51 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 113; thence (2) along the line of Open Space I, North 09 degrees 46 minutes 10 seconds East, 102.98 feet to a point at the southwesterly corner of Lot 114; thence (3) along Lot 114, South 85 degrees 07 minutes 19 seconds East, 45.63 feet to a point; thence through Lot 113 the following two courses and distances: (4) South 07 degrees 31 minutes 48 seconds West, 60.49 feet to a point; and (5) South 10 degrees 02 minutes 22 seconds West, 37.32 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 114 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 114, said point being North 85 degrees 07 minutes 19 seconds West, 103.81 feet from the northeasterly corner of Lot 113 and the southeasterly corner of Lot 114; thence (1) leaving the beginning point, along Lot 113, North 85 degrees 07 minutes 19 seconds West, 45.63 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 114; thence (2) along the line of Open Space I, North 09 degrees 46 minutes 10 seconds East, 108.15 feet to a point at the southwesterly corner of Lot 115; thence (3) along Lot 115, South 78 degrees 46 minutes 49 seconds East, 13.53 feet to a point; thence through Lot 114 the following three courses and distances: (4) South 17 degrees 06 minutes 38 seconds West, 43.75 feet to a point; thence (5) South 22 degrees 58 minutes 02 seconds East, 69.23 feet to a point; and (6) South 07 degrees 31 minutes 48 seconds West, 2.30 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 115 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 115, said point being North 78 degrees 46 minutes 49 seconds West, 132.66 feet from the northeasterly corner of Lot 114 and the southeasterly corner of Lot 115; thence (1) leaving the beginning point, along Lot 114, North 78 degrees 46 minutes 49 seconds West, 13.53 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 115; thence (2) along the line of Open Space I, North 23 degrees 15 minutes 14 seconds East, 116.01 feet to a point at the southwesterly corner of Lot 116; thence (3) along Lot 116, South 71 degrees 58 minutes 46 seconds East, 1.04 feet to a point; thence (4) through Lot 115, South 17 degrees 06 minutes 38 seconds West, 113.94 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 116 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 116, said point being North 71 degrees 58 minutes 46 seconds West, 127.70 feet from the northeasterly corner of Lot 115 and the southeasterly corner of Lot 116; thence (1) leaving the beginning point, along Lot 115, North 71 degrees 58 minutes 46 seconds West, 1.04 feet to a point in line of Open Space I, said point being the southwesterly corner of Lot 116; thence (2) along the line of Open Space I, North 23 degrees 15 minutes 14 seconds East, 9.74 feet to a point; thence (3) through Lot 116, South 17 degrees 06 minutes 38 seconds West, 9.70 feet to the point of beginning.

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## LEGAL DESCRIPTION WETLAND AREA – LOT 158 WILTSHIRE AT OXFORD

BEGINNING AT a point on the northerly line of Lot 158, said point being South 85 degrees 18 minutes 44 seconds East, 157.21 feet from the northwesterly corner of Lot 158 and a corner of Open Space I in the centerline of Wickersham Road (formerly Reisler Road); thence (1) leaving the beginning point, along the line of Open Space I, South 85 degrees 18 minutes 44 seconds East, 62.80 feet to the northeasterly corner of Lot 158; thence (2) continuing along the line of Open Space I, South 4 degrees 41 minutes 16 seconds West, 35.59 feet to a point; thence through Lot 158 the following five (5) courses and distances: (3) North 42 degrees 32 minutes 08 seconds West, 10.82 feet to a point; thence (4) North 87 degrees 17 minutes 12 seconds West, 22.33 feet to a point; thence (5) North 16 degrees 53 minutes 32 seconds West, 21.83 feet to a point; thence (6) North 69 degrees 52 minutes 22 seconds West, 23.64 feet to a point; and (7) North 30 degrees 56 minutes 02 seconds West, 2.97 feet to the point of beginning.

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### LEGAL DESCRIPTION WETLAND AREA – LOT 163 WILTSHIRE AT OXFORD

BEGINNING AT a point on the southerly line of Lot 163, said point being South 70 degrees 30 minutes 10 seconds East, 111.10 feet from the southwesterly corner of Lot 163 and a corner of Open Space I in the centerline of Wickersham Road (formerly Reisler Road); thence leaving the beginning point, through Lot 163 the following three courses and distances: (1) South 85 degrees 17 minutes 09 seconds East, 65.48 feet to a point; thence (2) North 82 degrees 09 minutes 47 seconds East, 49.35 feet to a point; and (3) North 71 degrees 49 minutes 25 seconds East, 13.78 feet to a point on line of Open Space I; thence along the line of Open Space I the following two courses and distances: (4) South 16 degrees 23 minutes 34 seconds West, 47.86 feet to the southeasterly corner of Lot 163; and (5) North 70 degrees 30 minutes 10 seconds West, 120.65 feet to the point of beginning.

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June 1, 1999

### LEGAL DESCRIPTION WETLAND AREA – OPEN SPACE I WILTSHIRE AT OXFORD

BEGINNING AT a point on the northerly line of Lot 158, said point being South 85 degrees 18 minutes 44 seconds East, 157.21 feet from a corner of Open Space I and the northwesterly corner of Lot 158 in the centerline of Wickersham Road (formerly Reisler Road T-328); thence through the Open Space I the following twenty-nine (29) courses and distances: (1) North 30 degrees 56 minutes 02 seconds West, 14.16 feet to a point; thence (2) North 40 degrees 59 minutes 48 seconds East, 37.16 feet to a point; thence (3) North 25 degrees 12 minutes 33 seconds West, 43.30 feet to a point; thence (4) North 35 degrees 42 minutes 52 seconds East, 27.92 feet to a point; thence (5) North 08 degrees 47 minutes 28 seconds West, 54.94 feet to a point; thence (6) North 38 degrees 52 minutes 59 seconds West, 70.14 feet to a point; thence (7) North 11 degrees 49 minutes 41 seconds West, 33.19 feet to a point; thence (8) South 60 degrees 12 minutes 10 seconds East, 29.50 feet to a point; thence (9) South 60 degrees 57 minutes 54 seconds East, 28.76 feet to a point; thence (10) South 01 degrees 38 minutes 43 seconds East, 20.84 feet to a point; thence (11) South 56 degrees 47 minutes 17 seconds East, 44.15 feet to a point; thence (12) North 03 degrees 31 minutes 13 seconds East, 42.51 feet to a point; thence (13) North 63 degrees 40 minutes 31 seconds East, 51.32 feet to a point; thence (14) South 05 degrees 37 minutes 57 seconds East, 44.70 feet to a point; thence (15) South 60 degrees 51 minutes 00 seconds West, 15.61 feet to a point; thence (16) South 20 degrees 05 minutes 06 seconds West, 44.53 feet to a point; thence (17) South 38 degrees 43 minutes 52 seconds East, 45.53 feet to a point; thence (18) North 54 degrees 45 minutes 28 seconds East, 28.34 feet to a point; thence (19) North 05 degrees 23 minutes 36 seconds East, 78.01 feet to a point; thence (20) North 27 degrees 00 minutes 39 seconds East, 83.57 feet to a point; thence (21) North 28 degrees 59 minutes 50 seconds East, 84.92 feet to a point; thence (22) North 31 degrees 16 minutes 02 East, 74.38 feet to a point; thence (23) North 30 degrees 54 minutes 51 seconds East, 42.75 feet to a point; thence (24) South 64 degrees 05 minutes 37 seconds East, 15.01 feet to a point; thence (25) South 14 degrees 27 minutes 59 seconds West, 26.12 feet to a point; thence (26) South 25 degrees 20 minutes 25 seconds West, 36.83 feet to a point; thence (27) South 26 degrees 28 minutes 34 seconds West, 53.50 feet to a point; thence (28) South 15 degrees 15 minutes 13 seconds West, 24.21 feet to a point; thence (29) South 17 degrees 06 minutes 38 seconds West, 26.87 feet to a point in line of Lot 116; thence (30) along Lot 116 and Lot 115, respectively, South 23 degrees 15 minutes 14 seconds West,

EXHIBIT B

125.75 feet to a point at the northwesterly corner of Lot 114; thence (31) along Lot 114 and Lot 113, respectively, South 09 degrees 46 minutes 10 seconds West, 211.13 feet to a point at the northwesterly corner of Lot 112; thence (32) along Lot 112 and Lot 111, respectively, South 02 degrees 31 minutes 03 seconds East, 207.52 feet to a point at the northwesterly corner of Lot 110; thence (33) along Lot 110, South 05 degrees 16 minutes 11 seconds East, 107.28 feet to a point at the northwesterly corner of Lot 109; thence (34) along Lot 109 and Lot 108, respectively, South 22 degrees 35 minutes 13 seconds East, 140.66 feet to a point; thence through the Open Space I the following ten courses and distances: (35) South 01 degrees 53 minutes 56 seconds East, 54.44 feet to a point; thence (36) South 10 degrees 11 minutes 31 seconds East, 62.13 feet to a point; thence (37) South 18 degrees 17 minutes 02 seconds East, 82.79 feet to a point; thence (38) South 22 degrees 19 minutes 06 seconds East, 68.30 feet to a point; thence (39) South 05 degrees 27 minutes 49 seconds East, 49.21 feet to a point; thence (40) South 44 degrees 20 minutes 25 seconds East, 92.59 feet to a point; thence (41) South 45 degrees 08 minutes 17 seconds West, 98.54 feet to a point; thence (42) South 07 degrees 09 minutes 31 seconds East, 99.92 feet to a point; thence (43) South 67 degrees 18 minutes 59 seconds West, 43.85 feet to a point; thence (44) South 42 degrees 37 minutes 04 seconds East, 47.92 feet to a point in line of land of N/F John K. & Dorothy M. Harnish; thence (45) along the line of land of Harnish, South 47 degrees 22 minutes 56 seconds West, 52.20 feet to the northeasterly corner of Lot 3, land of N/F Michael LaFrance & Steven Phillips; thence (46) along the line of N/F Michael LaFrance & Steven Phillips, North 42 degrees 37 minutes 04 seconds West, 101.00 feet to a point; thence through Open Space I the following two courses and distances: (47) North 21 degrees 09 minutes 13 seconds East, 16.07 feet to a point; thence (48) South 89 degrees 25 minutes 33 seconds West, 19.42 feet to a point in line of land of N/F Michael LaFrance & Steven Phillips; thence (49) along the line of land of LaFrance & Phillips, North 42 degrees 37 minutes 04 seconds West, 54.75 feet to a point; thence through the Open Space I the following six courses and distances: (50) North 25 degrees 28 minutes 33 seconds East, 7.81 feet; thence (51) North 46 degrees 35 minutes 06 seconds West, 40.49 feet to a point; thence (52) North 21 degrees 15 minutes 38 seconds West, 24.58 feet to a point; thence (53) North 11 degrees 58 minutes 24 seconds West, 53.18 feet to a point; thence (54) North 59 degrees 35 minutes 23 seconds West, 38.13 feet to a point; thence (55) South 78 degrees 19 minutes 56 seconds West, 34.25 feet to a point on line of land of N/F Michael LaFrance & Steven Phillips; thence (56) along the line of land of LaFrance & Phillips, North 42 degrees 37 minutes 04 seconds West, 19.02 feet to a point; thence through the Open Space I the following ten (10) courses and distances: (57) North 21 degrees 55 minutes 11 seconds West, 22.52 feet to a point; thence (58) North 42 degrees 09 minutes 12 seconds West, 45.56 feet to a point; thence (59) North 72 degrees 07 minutes 05 seconds West, 54.96 feet to a point; thence (60) North 56 degrees 57 minutes 30 seconds West, 55.93 feet to a point; thence (61) North 71 degrees 41 minutes 45 seconds West, 64.71 feet to a point; thence (62) North 24 degrees 42 minutes 57 seconds West, 48.26 feet to a point; thence (63) North 21 degrees 52 minutes 39 seconds West, 30.26 feet to a point; thence (64) North 04 degrees 28 minutes 11 seconds East, 30.45 feet to a point; thence (65) South 70 degrees 31 minutes 32 seconds East, 41.88 feet to a point; thence (66) South 85 degrees 17 minutes 09 seconds East, 23.93 feet to a point in line of Lot 163; thence along Lot 163 the following two courses and distances: (67) South 70

EXHIBIT B

degrees 30 minutes 10 seconds East, 120.65 feet to a point; thence (68) North 16 degrees 23 minutes 34 seconds East, 47.86 feet to a point; thence through Open Space I the following eighteen (18) courses and distances: (69) North 71 degrees 49 minutes 25 seconds East, 46.94 feet to a point; thence (70) North 65 degrees 12 minutes 25 seconds East, 63.59 feet to a point; thence (71) North 10 degrees 49 minutes 54 seconds East, 60.41 feet to a point; thence (72) North 05 degrees 24 minutes 31 seconds West, 64.62 feet to a point; thence (73) North 26 degrees 19 minutes 08 seconds East, 40.61 feet to a point; thence (74) North 15 degrees 36 minutes 45 seconds West, 47.17 feet to a point; thence (75) North 03 degrees 53 minutes 13 seconds East, 36.95 feet to a point; thence (76) North 21 degrees 26 minutes 40 seconds East, 40.25 feet to a point; thence (77) North 28 degrees 52 minutes 41 seconds East, 23.33 feet to a point; thence (78) North 18 degrees 58 minutes 13 seconds West, 78.13 feet to a point; thence (79) North 12 degrees 27 minutes 47 seconds East, 27.93 feet to a point; thence (80) North 53 degrees 38 minutes 38 seconds East, 28.95 feet to a point; thence (81) South 04 degrees 32 minutes 29 seconds East, 26.99 feet to a point; thence (82) South 87 degrees 05 minutes 27 seconds East, 26.90 feet to a point; thence (83) North 23 degrees 56 minutes 53 seconds East, 15.63 feet to a point; thence (84) North 24 degrees 58 minutes 32 seconds West, 51.35 feet to a point; thence (85) North 13 degrees 33 minutes 00 seconds West, 52.40 feet to a point; thence (86) North 42 degrees 32 minutes 08 seconds West, 62.36 feet to a point in line of Lot 158; thence (87) along Lot 158, North 04 degrees 41 minutes 16 seconds East, 35.59 feet to a point at the northeasterly corner of Lot 158; thence (88) continuing along Lot 158, North 85 degrees 18 minutes 44 seconds West, 62.80 feet to the point of beginning.

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897A Mount Joy Road • Mount Joy, PA 17552 • (717) 492-9203 • Fax (717) 492-9301

Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Municipal Consulting • Consulting Geology

June 1, 1999

## LEGAL DESCRIPTION WETLAND AREA – OPEN SPACE II WILTSHIRE AT OXFORD

BEGINNING AT a point at the northwesterly corner of Open Space II in the line of land N/F of Randy W. Coldiron, Patti C. Coldiron, David R Sample and Laurie A. Sample, Etal, said point being the following two (2) courses and distances from a P.K. nail set in the centerline of Wickersham Road (formerly Reisler Road T-328) at the northwesterly corner of Lot 75: (1) South 82 degrees 42 minutes 09 seconds East, 219.19 feet to a point; and (2) South 81 degrees 15 minutes 44 seconds East, 168.87 feet to the beginning point; thence leaving the beginning point, (1) along the said line of Coldiron & Samples, and land of Howard & Coleen I. Mahan, South 81 degrees 15 minutes 44 seconds East, 166.73 feet to a point; thence through the land of Open Space II the following seven courses and distances: (2) South 55 degrees 45 minutes 05 seconds East, 16.02 feet to a point; thence (3) South 15 degrees 18 minutes 10 seconds West, 65.76 feet to a point; thence (4) South 09 degrees 35 minutes 12 seconds West, 63.30 feet to a point; thence (5) North 80 degrees 38 minutes 21 seconds East, 28.34 feet to a point; thence (6) North 52 degrees 29 minutes 32 seconds East, 45.13 feet to a point; thence (7) North 21 degrees 31 minutes 33 seconds East, 46.91 feet to a point; thence (8) North 11 degrees 37 minutes 53 seconds East, 46.76 feet to a point in line of land of the Oxford Recreation Association; thence (9) along the line of land of the Oxford Recreation Association, South 73 degrees 09 minutes 15 seconds East, 32.65 feet to a point; thence through the Open Space II the following five (5) courses and distances: (10) South 22 degrees 34 minutes 29 seconds West, 48.10 feet to a point; thence (11) South 50 degrees 41 minutes 41 seconds East, 24.75 feet to a point; thence (12) North 29 degrees 37 minutes 23 seconds East, 34.28 feet to a point; thence (13) North 53 degrees 17 minutes 28 seconds East, 26.97 feet to a point; thence (14) North 66 degrees 59 minutes 10 seconds East, 3.41 feet to a point in line of land of the Oxford Recreation Association; thence (15) along the line of land of the Oxford Recreation Association, South 73 degrees 09 minutes 15 seconds East, 35.78 feet to a point; thence through the Open Space II the following five (5) courses and distances: (16) South 33 degrees 36 minutes 26 seconds East, 24.67 feet to a point; (17) South 75 degrees 47 minutes 06 seconds East, 45.00 feet to a point; (18) South 05 degrees 05 minutes 39 seconds East, 10.44 feet to a point; (19) North 87 degrees 20 minutes 04 seconds East, 44.21 feet to a point; (20) North 50 degrees 54 minutes 25 seconds East, 10.33 feet to a point in line of land of the Oxford Recreation

EXHIBIT B

Association; thence (21) along the line of the Oxford Recreation Association, South 73 degrees 09 minutes 15 seconds East, 30.24 feet to a point; thence through the Open Space II the following four courses and distances: (22) South 10 degrees 08 minutes 38 seconds West, 48.95 feet to a point; thence (23) North 54 degrees 06 minutes 03 seconds West, 2.70 feet to a point; thence (24) South 72 degrees 47 minutes 00 seconds West, 31.40 feet to a point; thence (25) South 07 degrees 00 minutes 46 seconds East, 7.83 feet to a point in line of Lot 90; thence (26) along Lot 90, Lot 89 and Lot 88, respectively, South 65 degrees 45 minutes 11 seconds West, 240.68 feet to a point at the northerly corner of Lot 87; thence (27) along Lot 87, South 54 degrees 36 minutes 06 seconds West, 90.22 feet to a point at the northerly corner of Lot 86; thence (28) along Lot 86, Lot 85, and Lot 84, respectively, South 36 degrees 04 minutes 14 seconds West, 293.42 feet to a point; thence through the Open Space II the following three (3) courses and distances: (29) South 73 degrees 38 minutes 18 seconds West, 7.07 feet to a point; thence (30) North 75 degrees 15 minutes 08 seconds West, 21.27 feet to a point; thence (31) North 13 degrees 31 minutes 03 seconds East, 50.49 feet to a point in line of Lot 83; thence (32) along Lot 83, North 29 degrees 11 minutes 50 seconds East, 13.53 feet to a point; thence through the Open Space II the following two courses and distances: (33) North 40 degrees 23 minutes 49 seconds East, 47.06 feet to a point; thence (34) North 02 degrees 03 minutes 54 seconds East, 20.04 feet to a point in line of Lot 82; thence (35) along Lot 82, North 29 degrees 11 minutes 50 seconds East, 121.32 feet to a point at the southeasterly corner of Lot 81; thence along Lot 81 the following two courses and distances: (36) North 06 degrees 35 minutes 55 seconds East, 138.77 feet to a point; and (37) North 68 degrees 53 minutes 03 seconds West, 52.87 feet to a point; thence through the Open Space II the following four courses and distances: (38) North 12 degrees 45 minutes 34 seconds West, 21.02 feet to a point; thence (39) North 13 degrees 58 minutes 07 seconds West, 72.35 feet to a point; thence (40) North 10 degrees 37 minutes 08 seconds West, 54.91 feet to a point; thence (41) 03 degrees 01 minutes 50 seconds East, 37.82 feet to the point of beginning.

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June 1, 1999

## LEGAL DESCRIPTION WETLAND AREA – OPEN SPACE III WILTSHIRE AT OXFORD

BEGINNING AT a point on the westerly line of Open Space III, said point being South 02 degrees 23 minutes 06 seconds East, 61.52 feet from the northwesterly corner of Open Space III and the northeasterly corner of land of William Alan & Cynthia D. Pugh; thence through the land of Open Space III the following twelve (12) courses and distances: (1) North 30 degrees 54 minutes 05 seconds East, 40.09 feet to a point; (2) North 78 degrees 03 minutes 33 seconds East, 48.89 feet to a point; (3) South 53 degrees 31 minutes 35 seconds East, 49.16 feet to a point; (4) South 13 degrees 44 minutes 13 seconds East, 37.89 feet to a point; (5) South 15 degrees 32 minutes 42 seconds East, 44.74 feet to a point; (6) South 02 degrees 13 minutes 05 seconds East, 24.56 feet to a point; (7) South 66 degrees 19 minutes 27 seconds East, 39.91 feet to a point; (8) South 46 degrees 24 minutes 22 seconds East, 71.75 feet to a point; (9) South 63 degrees 26 minutes 43 seconds East, 45.35 feet to a point; (10) South 43 degrees 08 minutes 27 seconds East, 50.82 feet to a point; (11) South 51 degrees 18 minutes 14 seconds East, 76.00 feet to a point; (12) South 87 degrees 58 minutes 04 seconds East, 17.36 feet to a point in line of Lot 40; thence along Lot 40, (13) South 46 degrees 32 minutes 57 seconds East, 42.57 feet to a point; thence leaving the line of Lot 40, through Open Space III, the following four (4) courses and distances: (14) South 27 degrees 15 minutes 39 seconds West, 2.37 feet to a point; (15) South 28 degrees 58 minutes 59 seconds East, 28.03 feet to a point; (16) South 71 degrees 47 minutes 29 seconds East, 65.97 feet to a point; (17) North 79 degrees 31 minutes 47 seconds East, 13.76 feet to a point in line of Lot 39; thence (18) along Lot 39, 38, 37, 36 and 35, respectively, South 77 degrees 09 minutes 05 seconds East, 480.00 feet to a point; thence crossing the Open Space III, the following eleven (11) courses and distances: (19) South 31 degrees 14 minutes 32 seconds East, 21.38 feet to a point; (20) North 37 degrees 29 minutes 42 seconds East, 48.48 feet to a point; (21) South 58 degrees 08 minutes 37 seconds East, 18.07 feet to a point; (22) South 31 degrees 11 minutes 41 seconds East, 41.77 feet to a point; (23) South 15 degrees 18 minutes 20 seconds East, 33.90 feet to a point; (24) South 42 degrees 36 minutes 35 seconds East, 36.89 feet to a point; (25) South 41 degrees 37 minutes 21 seconds West, 8.03 feet to a point; (26) North 86 degrees 28 minutes 36 seconds West, 28.42 feet to a point; (27) South 57 degrees 17 minutes 03 seconds West, 27.73 feet to a point; (28) South 01 degrees 00 minutes 00 seconds West, 19.71 feet to a point; (29) South 75 degrees 48 minutes 03 seconds West, 7.26 feet to a point in line of Lot 14; thence (30) along Lots 14 and 13, North 67 degrees 14 minutes 29 seconds West, 196.57

EXHIBIT B

feet to a point; thence crossing Open Space III, the following six (6) courses and distances: (31) North 55 degrees 10 minutes 23 seconds West, 13.94 feet to a point; (32) North 73 degrees 48 minutes 44 seconds West, 42.29 feet to a point; (33) North 77 degrees 29 minutes 36 seconds West, 78.75 feet to a point; (34) North 75 degrees 12 minutes 34 seconds West, 97.19 feet to a point; (35) North 73 degrees 48 minutes 06 seconds West, 88.51 feet to a point; (36) North 79 degrees 24 minutes 16 seconds West, 78.94 feet to a point in line of Lot 9; thence along Lot 9 and 8 respectively, the following two (2) courses and distances: (37) North 75 degrees 31 minutes 55 seconds West, 36.03 feet to a point; and (38) South 87 degrees 35 minutes 28 seconds West, 10.81 feet to a point; thence crossing Open Space III the following nineteen (19) courses and distances: (39) North 79 degrees 24 minutes 16 West, 3.17 feet to a point; (40) North 64 degrees 56 minutes 43 seconds West, 20.03 feet to a point; (41) South 87 degrees 29 minutes 26 seconds West, 28.45 feet to a point; (42) North 68 degrees 05 minutes 32 seconds West, 40.88 feet to a point; (43) South 88 degrees 39 minutes 52 seconds West, 84.09 feet to a point; (44) South 32 degrees 46 minutes 07 seconds West, 62.01 feet to a point; (45) North 58 degrees 11 minutes 58 seconds West, 58.04 feet to a point; (46) North 82 degrees 18 minutes 12 seconds West, 62.46 feet to a point; (47) North 36 degrees 02 minutes 23 seconds East, 19.95 feet to a point; (48) North 77 degrees 38 minutes 48 seconds East, 39.04 feet to a point; (49) South 89 degrees 27 minutes 14 seconds East, 28.67 feet to a point; (50) South 81 degrees 21 minutes 21 seconds East, 24.49 feet to a point; (51) North 51 degrees 15 minutes 24 seconds East, 33.40 feet to a point; (52) North 34 degrees 45 minutes 36 seconds West, 41.41 feet to a point; (53) North 44 degrees 11 minutes 38 seconds West, 53.20 feet to a point; (54) North 88 degrees 49 minutes 44 seconds West, 21.28 feet to a point; (55) South 53 degrees 27 minutes 23 seconds West, 38.52 feet to a point; (56) North 67 degrees 32 minutes 47 seconds West, 50.36 feet to a point; (57) North 38 degrees 21 minutes 43 seconds West, 58.71 feet to a point on line of land of William Alan & Cynthia D. Pugh; thence (58) along the line of land of Pugh, North 02 degrees 23 minutes 06 seconds West, 217.05 feet to the point of beginning.

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**Pipe Line Right of Way and Easement:**

Date July 26, 2002

Know all Men by these Presents, that

JMCW, Inc.  
1020 Broad Run Road, Landenberg, Pennsylvania 19350  
Mr. Charles L. Wilkinson - President

Chester County, Commonwealth of Pennsylvania, (herein called Grantor, whether one or more) for and in consideration of the sum of One Dollar, (\$1.00), and/or other valuable consideration, receipt of which is hereby acknowledged, paid to Grantor by Chester Water Authority, a municipal authority organized under the laws of the Commonwealth of Pennsylvania, (herein called Grantee), and intending to be legally bound hereby, does hereby grant, bargain, sell and convey unto the said Chester Water Authority, its successors and assigns a perpetual non-exclusive right-of-way and easement across the Grantor's property, as shown on the following CWA Drawing attached hereto and made part hereof, for the purposes hereinafter specified:

The Right-of-Way granted shall consist of a 30-foot wide Permanent non-exclusive Right-of-Way, (the "Right-of-Way") for an 8-inch diameter water main for the Oxford Area School District Development in East Nottingham Township, Chester County, as shown on CWA Drawing No. 3269-S, sheet 1 of 1.

Property Address: Wiltshire at Oxford Open Space  
Folio#: 69-3-64.98

Grantor's said property is situate in East Nottingham Township, Chester County, and is more particularly described in it's deed covering the same, which is recorded at Chester County, Pennsylvania, in the office for the Recording of Deeds, in Deed Book No. 4182 Page No. 991.

This Right-of-Way and easement is granted to Chester Water Authority, its successors, or assigns, for the purpose of laying, relaying, installing, operating, inspecting, maintaining, repairing, altering, removing, renewing and replacing its pipes or conduits, appurtenances and appliances, to be used in conducting water; with the right and privilege of entering and reentering on the said Right-of-Way and easement, of making such excavations, fills and levels as may be required, and of laying other pipes or conduits, appurtenances and appliances, as it may from time to time deem necessary. Grantee agrees, in connection with the exercise of its rights hereunder, to restore the property, as reasonably as practicable, to the condition as existed prior to the exercise of such rights.

Grantee hereby acknowledges and agrees that the Right-of-Way shall be non-exclusive and that Grantor has granted, or will grant, to the Oxford Area School District and/or the Oxford Area Sewer Authority, a non-exclusive right to use and occupy the Right-of-Way in order to construct, reconstruct, enlarge, repair, inspect, maintain, remove or relocate any sanitary sewer main or mains, lines, laterals, manholes or other appurtenances, subject to and in accordance with the terms of certain Right-of-Way Agreement between Grantor and Oxford Area School District and Oxford Area Sewer Authority.

The Grantor does hereby covenant and agree that it will not alter or modify, or cause or permit to be altered or modified, the surface, grade, level or depth of the ground in the Right-of-Way through, over, under or above which the Authority's said pipeline is or may be placed, by filling, flooding, dumping, or in any other way interfering with the free access by the Authority thereto; and further, that it will not build, construct or erect, or cause or permit to be built, constructed or erected, any structure whatsoever on, in or above the Right-of-Way hereby conveyed without first having obtained the written consent of the Grantee herein. Notwithstanding the terms of the immediately preceding sentence, Grantee acknowledges and agrees that Grantor, its successors and/or assigns, shall have the right to construct a paved cartway over a portion of the Right-of-Way through the area identified as the "50' R.O.W. Proposed For Dedication to Township" on CWA Drawing No. 3269-S, provided that any change in grade in the Right-of-Way shall be approved by Grantee.

The Grantor does further expressly covenant and agree that the Grantee, its successors or assigns, may enter upon the Right-of-Way conveyed herein at any time for the purposes of inspecting, installing, maintaining, replacing, relocating and/or removing its pipeline.

To have and to hold such Right-of-Way and easement for the purposes aforesaid unto the said Chester Water Authority, its successors and assigns forever.

(page 1)

Book 5343, Page 317

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WITNESS hand and seal this 26<sup>th</sup> day of July A.D. 2002.

Signed, Sealed and Delivered  
In the Presence of:

Marina J. Long  
Marina J. Long  
Witness (Sign and type name)

Kimberly Hill  
Kimberly Hill  
Witness (Sign and type name)

Charles L. Wilkinson  
Charles L. Wilkinson - President  
(Sign and apply seal)

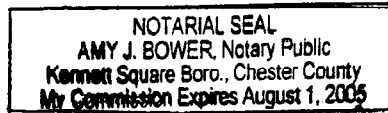
Charles L. Wilkinson  
(Sign, type name and apply seal)

COMMONWEALTH OF PENNSYLVANIA :  
: ss  
COUNTY OF CHESTER :

I hereby certify that on this 26<sup>th</sup> day of July A.D. 2002, before me, the subscriber a Notary Public personally appeared Charles L. Wilkinson the President of JMCW, Inc a corporation named in the foregoing contract, and by virtue and in pursuance of the authority therein conferred upon him acknowledged the said agreement to be the act of the said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

My Commission Expires



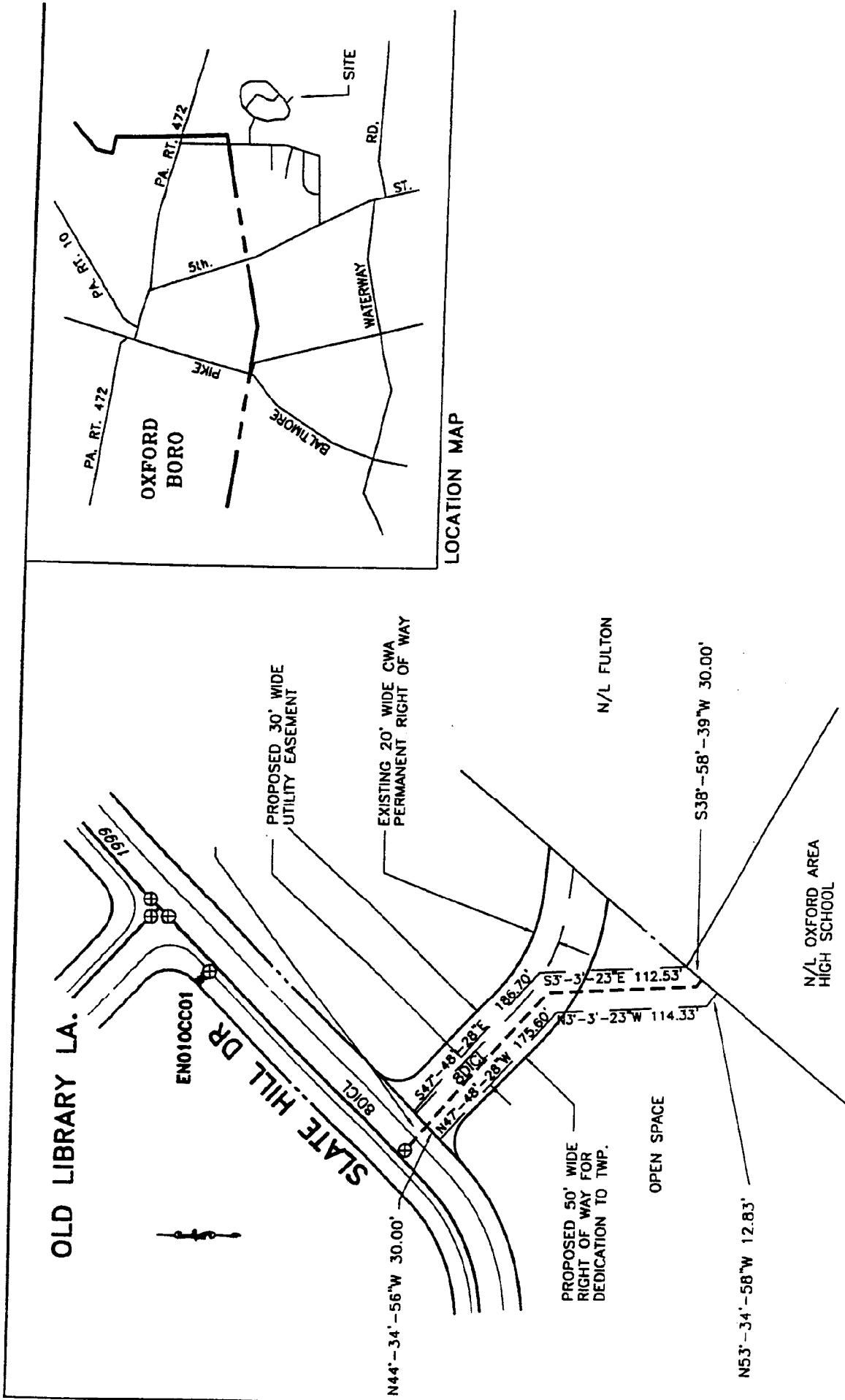
Amy J. Bower  
Notary Public

Grantee:

Chester Water Authority  
415 Welsh Street  
P.O. Box 467  
Chester, Pennsylvania 19016-0467

Russell C. Williams  
Russell C. Williams  
Director of Engineering &  
Assistant Executive  
Manager/Operations

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OXFORD BORO

LOCATION MAP

FILE: 5610-OXFORD HIGH SCHOOL

"CC01"

# CWA CHESTER WATER AUTHORITY

PROJECT LOCATION: EAST NOTTINGHAM TOWNSHIP CHESTER COUNTY, PA.		PROJECT: RIGHT OF WAY ACQUISITION		SCALE: 1"=100'		DATE: 5/7/02		SHEET 1 OF 1 SHEETS	
				PROJ. ENGR.:				DRAWN BY: D.J.L.	
				APPD. BY:				ACCT. NO.:	
						FILE NO.:SEE ABOVE		DWG. NO.: 3269-S	

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