TOWNSHIP OF MARPLE
DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF MARPLE", CHAPTER 300, ZONING, AS AMENDED, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF 150.158± ACRES OF LAND FROM THE EXISTING CLASSIFICATIONS OF INS-INSTITUTIONAL, IN PART, RB-RESIDENTIAL IN PART AND RC-RESIDENTIAL IN PART TO THE CLASSIFICATION OF PLANNED COMMUNITY CENTER DEVELOPMENT; AND BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF 63.116± ACRES OF LAND FROM THE EXISTING CLASSIFICATIONS INS-INSTITUTIONAL IN PART, RB-RESIDENTIAL IN PART AND RC-RESIDENTIAL IN PART TO THE CLASSIFICATION OF PLANNED COMMUNITY RESIDENTIAL DISTRICT DEVELOPMENT. A LEGAL DESCRIPTION AND ZONING PLAN OF THE PROPERTY HEREBY RE-ZONED IS SET FORTH IN THIS ORDINANCE.

The Board of Commissioners of the Township of Marple, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:

Section 1. The "Code of the Township of Marple", specifically the Zoning Code, Chapter 300, as amended, and the Zoning Map of the Township of Marple, are hereby amended by changing the zoning classification of the following described lands from INS-Institutional in part, RB-Residential in part and RC-Residential in part to Planned Community Center District:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND ATTACHED EXHIBIT "C" FOR ZONING PLAN DEPICTION

Section 2. The "Code of the Township of Marple", specifically the Zoning Code, Chapter 300, as amended, and the Zoning Map of the Township of Marple, are hereby amended by changing the zoning classification of the following described lands from INS-Institutional in part, RB-Residential in part and RC-Residential in part to Planned Community Residential District Development:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION AND ATTACHED EXHIBIT "C" FOR ZONING PLAN DEPICTION

Section 3. The Township Engineer is directed to revise the Zoning Map of Marple Township, Delaware County, Pennsylvania, dated April 14, 1997, as last revised, to incorporate the change of the property described in Section 1, above from INS-Institutional in part, RB-Residential in part and RC-Residential in part to Planned Community Center District.

Section 4. The Township Engineer is directed to revise the Zoning Map of Marple Township, Delaware County, Pennsylvania, dated April 14, 1997, as last revised, to incorporate the change of the property described in Section 2, above from INS-Institutional in part, RB-Residential in part and RC-Residential in part to Planned Community Residential District Development.

Section 5. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED THIS day of 2015.

TOWNSHIP OF MARPLE
BOARD OF COMMISSIONERS

BY: _____
President
Board of Commissioners

ATTEST: _____
Township Secretary

EXHIBIT "A"

EXHIBIT "A"
PLANNED COMMERCIAL CENTER DISTRICT
LEGAL DESCRIPTION

CONTROL POINT ASSOCIATES, INC.
traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210,
Chalfont, PA 18914
Tel. 215.712.9800
Fax. 215.712.9802
www.cpasurvey.com

MAY 15, 2015
CP14026

METES AND BOUNDS DESCRIPTION
AREA OF FOLIO #25-00-01275-00
TO BE RE-ZONED PLANNED COMMUNITY CENTER
LANDS NOW OR FORMERLY
THE MOST REVEREND DENNIS J. DOUGHERTY,
ARCHBISHOP OF PHILADELPHIA
THE MOST REVEREND EDMOUND F. PENDERGAST,
ARCHBISHOP OF PHILADELPHIA
MARPLE TOWNSHIP, DELAWARE COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY TITLE LINE AND LEGAL RIGHT-OF-WAY LINE OF SPROUL ROAD (A.K.A. PENNSYLVANIA STATE ROUTE 320, VARIABLE WIDTH LEGAL RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REED ROAD (TOWNSHIP ROADWAY, 60 FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REED ROAD, NORTH 65 DEGREES - 52 MINUTES - 36 SECONDS EAST, A DISTANCE OF 1,049.31 FEET TO A POINT, THENCE;

THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH FOLIO #25-00-01275-00:

2. SOUTH 24 DEGREES - 07 MINUTES - 24 SECONDS EAST, A DISTANCE OF 487.30 FEET TO A POINT, THENCE;

3. NORTH 83 DEGREES - 22 MINUTES - 58 SECONDS EAST, A DISTANCE OF 576.77 FEET TO A POINT, THENCE;

4. SOUTH 67 DEGREES - 01 MINUTES - 00 SECONDS EAST, A DISTANCE OF 200.84 FEET TO A POINT, THENCE;

5. SOUTH 22 DEGREES - 38 MINUTES - 55 SECONDS EAST, A DISTANCE OF 1,274.95 FEET TO A POINT, THENCE;

6. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45 DEGREES - 00 MINUTES - 00 SECONDS, AN ARC LENGTH OF 157.08 FEET, A CHORD BEARING SOUTH 00 DEGREES - 08 MINUTES - 55 SECONDS EAST AND A CHORD DISTANCE OF 153.07 FEET TO A POINT OF TANGENCY, THENCE;

7. SOUTH 22 DEGREES - 21 MINUTES - 05 SECONDS WEST, A DISTANCE OF 31.03 FEET TO A POINT, THENCE;

8. SOUTH 58 DEGREES - 03 MINUTES - 59 SECONDS EAST, A DISTANCE OF 61.96 FEET TO A POINT, THENCE;

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traditional methods | modern approaches

9. SOUTH 50 DEGREES - 56 MINUTES - 53 SECONDS EAST, A DISTANCE OF 103.95 FEET TO A POINT, THENCE;

10. SOUTH 51 DEGREES - 01 MINUTES - 12 SECONDS EAST, A DISTANCE OF 235.01 FEET TO A POINT, THENCE;

11. NORTH 31 DEGREES - 15 MINUTES - 15 SECONDS EAST, A DISTANCE OF 93.45 FEET TO A POINT, THENCE;

12. NORTH 13 DEGREES - 02 MINUTES - 54 SECONDS EAST, A DISTANCE OF 96.73 FEET TO A POINT, THENCE;

13. NORTH 38 DEGREES - 07 MINUTES - 38 SECONDS EAST, A DISTANCE OF 166.97 FEET TO A POINT, THENCE;

14. NORTH 28 DEGREES - 45 MINUTES - 03 SECONDS EAST, A DISTANCE OF 180.69 FEET TO A POINT, THENCE;

15. NORTH 51 DEGREES - 28 MINUTES - 18 SECONDS EAST, A DISTANCE OF 151.97 FEET TO A POINT, THENCE;

16. NORTH 61 DEGREES - 25 MINUTES - 24 SECONDS EAST, A DISTANCE OF 529.92 FEET TO A POINT, THENCE;

17. NORTH 86 DEGREES - 20 MINUTES - 23 SECONDS EAST, A DISTANCE OF 116.19 FEET TO A POINT, THENCE;

18. NORTH 73 DEGREES - 49 MINUTES - 36 SECONDS EAST, A DISTANCE OF 337.05 FEET TO A POINT OF CURVATURE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REED ROAD, THENCE;

19. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 667.27 FEET, A CENTRAL ANGLE OF 038 DEGREES - 17 MINUTES - 27 SECONDS, AN ARC LENGTH OF 445.94 FEET, A CHORD BEARING SOUTH 69 DEGREES - 51 MINUTES - 43 SECONDS EAST AND A CHORD DISTANCE OF 437.69 FEET TO A POINT ON THE NORTHWESTERLY LEGAL RIGHT-OF-WAY LINE FOR LIMITED ACCESS OF INTERSTATE ROUTE 476 (A.K.A. VETERAN'S MEMORIAL HIGHWAY, BLUE ROUTE, VARIABLE WIDTH LEGAL RIGHT-OF-WAY FOR LIMITED ACCESS), THENCE;

THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE NORTHWESTERLY LEGAL RIGHT-OF-WAY LINE FOR LIMITED ACCESS OF INTERSTATE ROUTE 476:

20. SOUTH 25 DEGREES - 24 MINUTES - 05 SECONDS WEST, A DISTANCE OF 395.09 FEET TO A POINT, THENCE;

21. SOUTH 14 DEGREES - 32 MINUTES - 47 SECONDS EAST, A DISTANCE OF 228.27 FEET TO A POINT, THENCE;

22. SOUTH 41 DEGREES - 30 MINUTES - 25 SECONDS WEST, A DISTANCE OF 385.03 FEET TO A POINT, THENCE;

23. SOUTH 47 DEGREES - 26 MINUTES - 43 SECONDS WEST, A DISTANCE OF 607.49 FEET TO A POINT, THENCE;

24. SOUTH 40 DEGREES - 59 MINUTES - 21 SECONDS WEST, A DISTANCE OF 227.06 FEET TO A POINT, THENCE;

25. SOUTH 40 DEGREES - 37 MINUTES - 45 SECONDS WEST, A DISTANCE OF 215.28 FEET TO A POINT, THENCE;

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traditional methods | modern approaches

26. ALONG THE DIVIDING LINE BETWEEN LOT 1 AND LOT 2, NORTH 48 DEGREES - 49 MINUTES - 17 SECONDS WEST, A DISTANCE OF 730.66 FEET TO A POINT, THENCE;

27. ALONG THE COMMON DIVIDING LINE BETWEEN LOT 1, LOT 2 AND LOT 3, SOUTH 67 DEGREES - 21 MINUTES - 05 SECONDS WEST, A DISTANCE OF 1,502.75 FEET TO A POINT, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH FOLIO 25-00-01275-00:

28. SOUTH 48 DEGREES - 54 MINUTES - 19 SECONDS WEST, A DISTANCE OF 239.08 FEET TO A POINT, THENCE;

29. SOUTH 67 DEGREES - 21 MINUTES - 05 SECONDS WEST, A DISTANCE OF 61.18 FEET TO A POINT, THENCE;

30. NORTH 22 DEGREES - 38 MINUTES - 55 SECONDS WEST, A DISTANCE OF 75.65 FEET TO A POINT ON THE NORTHEASTERLY LEGAL RIGHT-OF-WAY LINE OF SPROUL ROAD, THENCE;

THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES ALONG THE NORTHEASTERLY LEGAL RIGHT-OF-WAY LINE OF SPROUL ROAD:

31. NORTH 22 DEGREES - 38 MINUTES - 55 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT, THENCE;

32. SOUTH 67 DEGREES - 21 MINUTES - 05 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A POINT, THENCE;

33. NORTH 22 DEGREES - 38 MINUTES - 55 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT, THENCE;

34. NORTH 67 DEGREES - 21 MINUTES - 05 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT, THENCE;

35. NORTH 22 DEGREES - 38 MINUTES - 55 SECONDS WEST, A DISTANCE OF 650.00 FEET TO A POINT, THENCE;

36. SOUTH 67 DEGREES - 21 MINUTES - 05 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT, THENCE;

37. NORTH 22 DEGREES - 38 MINUTES - 55 SECONDS WEST, A DISTANCE OF 50.03 FEET TO A POINT, THENCE;

38. NORTH 22 DEGREES - 45 MINUTES - 10 SECONDS WEST, A DISTANCE OF 300.05 FEET TO A POINT, THENCE;

39. NORTH 67 DEGREES - 14 MINUTES - 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE;

40. NORTH 22 DEGREES - 45 MINUTES - 10 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;

41. NORTH 67 DEGREES - 14 MINUTES - 50 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT, THENCE;

42. NORTH 22 DEGREES - 26 MINUTES - 25 SECONDS WEST, A DISTANCE OF 249.67 FEET TO A POINT, THENCE;

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43. SOUTH 67 DEGREES - 33 MINUTES - 35 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT, THENCE;

44. NORTH 22 DEGREES - 26 MINUTES - 25 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT, THENCE;

45. SOUTH 67 DEGREES - 33 MINUTES - 35 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE;

46. NORTH 22 DEGREES - 26 MINUTES - 25 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A POINT, THENCE;

47. NORTH 67 DEGREES - 33 MINUTES - 35 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT, THENCE;

48. NORTH 22 DEGREES - 26 MINUTES - 25 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT, THENCE;

49. NORTH 67 DEGREES - 33 MINUTES - 35 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE;

50. NORTH 22 DEGREES - 26 MINUTES - 25 SECONDS WEST, A DISTANCE OF 250.06 FEET TO A POINT, THENCE;

51. NORTH 22 DEGREES - 34 MINUTES - 25 SECONDS WEST, A DISTANCE OF 70.93 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 6,554,099 SQUARE FEET OR 150.461 ACRES

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "ZONING EXHIBIT, CARDINAL CROSSING REALTY ASSOCIATES, LP, PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT, SPROUL ROAD & REED ROAD, MARPLE TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, ZONING PLAN", PREPARED BY BOHLER ENGINEERING PA, LLC, DATED 5/15/2015, PROJECT NO. PC141364, SHEET 1 OF 1.

CONTROL POINT ASSOCIATES, INC.

5/15/2015

JAMES F. HENRY, P.L.S. DATE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU056807

JA/SF: S:\14\CP14026-BEI-GOODMAN-MARPLE-PA-JAA\M&B\5-14-15\PLANNED COMMUNITY Center District.docx
Prepared by: _____
Reviewed by: _____

EXHIBIT "B"

EXHIBIT "B"
PLANNED COMMUNITY RESIDENTIAL DISTRICT DEVELOPMENT
LEGAL DESCRIPTION

CONTROL POINT ASSOCIATES, INC.
traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210,
Chalfont, PA 18914
Tel. 215.712.9800
Fax. 215.712.9802
www.cpasurvey.com

MAY 14, 2015
CP14026

METES AND BOUNDS DESCRIPTION
AREA OF FOLIO #25-00-01275-00
TO BE RE-ZONED PLANNED COMMUNITY RESIDENTIAL
LANDS NOW OR FORMERLY
THE MOST REVEREND DENNIS J. DOUGHERTY,
ARCHBISHOP OF PHILADELPHIA
THE MOST REVEREND EDMOUND F. PENDERGAST,
ARCHBISHOP OF PHILADELPHIA
MARPLE TOWNSHIP, DELAWARE COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REED ROAD (TOWNSHIP ROADWAY, 60 FOOT WIDE RIGHT-OF-WAY), SAID POINT BEING DISTANT NORTH 65 DEGREES - 52 MINUTES - 36 SECONDS EAST A DISTANCE OF 1,049.31 FEET FROM THE INTERSECTION WITH THE NORTHEASTERLY LEGAL RIGHT-OF-WAY LINE OF SPROUL ROAD (A.K.A. PENNSYLVANIA STATE ROUTE 320, VARIABLE WIDTH LEGAL RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REED ROAD, NORTH 65 DEGREES - 52 MINUTES - 36 SECONDS EAST, A DISTANCE OF 692.98 FEET TO A POINT OF CURVATURE, THENCE;

2. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, CONNECTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REED ROAD WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REED ROAD, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53 DEGREES - 53 MINUTES - 36 SECONDS, AN ARC LENGTH OF 141.09 FEET, A CHORD BEARING SOUTH 87 DEGREES - 10 MINUTES - 36 SECONDS EAST AND A CHORD DISTANCE OF 135.95 FEET TO A POINT OF TANGENCY, THENCE;

THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REED ROAD:

3. SOUTH 60 DEGREES - 13 MINUTES - 48 SECONDS EAST, A DISTANCE OF 106.12 FEET TO A POINT OF CURVATURE, THENCE;

4. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 1,462.69 FEET, A CENTRAL ANGLE OF 06 DEGREES - 56 MINUTES - 58 SECONDS, AN ARC LENGTH OF 177.41 FEET, A CHORD BEARING SOUTH 63 DEGREES - 42 MINUTES - 17 SECONDS EAST AND A CHORD DISTANCE OF 177.30 FEET TO A POINT OF TANGENCY, THENCE;

5. SOUTH 67 DEGREES - 10 MINUTES - 46 SECONDS EAST, A DISTANCE OF 1,121.26 FEET TO A POINT OF CURVATURE, THENCE;

6. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 1,607.28 FEET, A CENTRAL ANGLE OF 25 DEGREES - 34 MINUTES - 39 SECONDS, AN ARC LENGTH OF 717.51 FEET, A CHORD BEARING SOUTH 54 DEGREES - 23 MINUTES - 26 SECONDS EAST AND A CHORD DISTANCE OF 711.57 FEET TO A POINT OF TANGENCY, THENCE;

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7. SOUTH 41 DEGREES - 36 MINUTES - 07 SECONDS EAST, A DISTANCE OF 495.50 FEET TO A POINT OF CURVATURE, THENCE;

8. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 667.27 FEET, A CENTRAL ANGLE OF 09 DEGREES - 06 MINUTES - 53 SECONDS, AN ARC LENGTH OF 106.15 FEET, A CHORD BEARING SOUTH 46 DEGREES - 09 MINUTES - 33 SECONDS EAST AND A CHORD DISTANCE OF 106.04 FEET TO A POINT, THENCE;

THE FOLLOWING SEVENTEEN COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH FOLIO #25-00-01275-00:

9. SOUTH 73 DEGREES - 49 MINUTES - 36 SECONDS WEST, A DISTANCE OF 337.05 FEET TO A POINT, THENCE;

10. SOUTH 86 DEGREES - 20 MINUTES - 23 SECONDS WEST, A DISTANCE OF 116.19 FEET TO A POINT, THENCE;

11. SOUTH 61 DEGREES - 25 MINUTES - 24 SECONDS WEST, A DISTANCE OF 529.92 FEET TO A POINT, THENCE;

12. SOUTH 51 DEGREES - 28 MINUTES - 18 SECONDS WEST, A DISTANCE OF 151.97 FEET TO A POINT, THENCE;

13. SOUTH 28 DEGREES - 45 MINUTES - 03 SECONDS WEST, A DISTANCE OF 180.69 FEET TO A POINT, THENCE;

14. SOUTH 38 DEGREES - 07 MINUTES - 38 SECONDS WEST, A DISTANCE OF 166.97 FEET TO A POINT, THENCE;

15. SOUTH 13 DEGREES - 02 MINUTES - 54 SECONDS WEST, A DISTANCE OF 96.73 FEET TO A POINT, THENCE;

16. SOUTH 31 DEGREES - 15 MINUTES - 15 SECONDS WEST, A DISTANCE OF 93.45 FEET TO A POINT, THENCE;

17. NORTH 51 DEGREES - 01 MINUTES - 12 SECONDS WEST, A DISTANCE OF 235.01 FEET TO A POINT, THENCE;

18. NORTH 50 DEGREES - 56 MINUTES - 53 SECONDS WEST, A DISTANCE OF 103.95 FEET TO A POINT, THENCE;

19. NORTH 58 DEGREES - 03 MINUTES - 59 SECONDS WEST, A DISTANCE OF 61.96 FEET TO A POINT, THENCE;

20. NORTH 22 DEGREES - 21 MINUTES - 05 SECONDS EAST, A DISTANCE OF 31.03 FEET TO A POINT, THENCE;

21. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45 DEGREES - 00 MINUTES - 00 SECONDS, AN ARC LENGTH OF 157.08 FEET, A CHORD BEARING NORTH 00 DEGREES - 08 MINUTES - 55 SECONDS WEST AND A CHORD DISTANCE OF 153.07 FEET TO A POINT OF TANGENCY, THENCE;

22. NORTH 22 DEGREES - 38 MINUTES - 55 SECONDS WEST, A DISTANCE OF 1,274.95 FEET TO A POINT, THENCE;

CONTROL POINT ASSOCIATES, INC.
traditional methods | modern approaches

23. NORTH 67 DEGREES - 01 MINUTES - 00 SECONDS WEST, A DISTANCE OF 200.84 FEET TO A POINT, THENCE;

24. SOUTH 83 DEGREES - 22 MINUTES - 58 SECONDS WEST, A DISTANCE OF 576.77 FEET TO A POINT, THENCE;

25. NORTH 24 DEGREES - 07 MINUTES - 24 SECONDS WEST, A DISTANCE OF 487.30 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2,749,322 SQUARE FEET OR 63.115 ACRES

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "ZONING EXHIBIT, CARDINAL CROSSING REALTY ASSOCIATES, LP, PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT, SPROUL ROAD & REED ROAD, MARPLE TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, ZONING PLAN", PREPARED BY BOHLER ENGINEERING PA, LLC, DATED 5/14/2015, PROJECT NO. PC141364, SHEET 1 OF 1.

CONTROL POINT ASSOCIATES, INC.

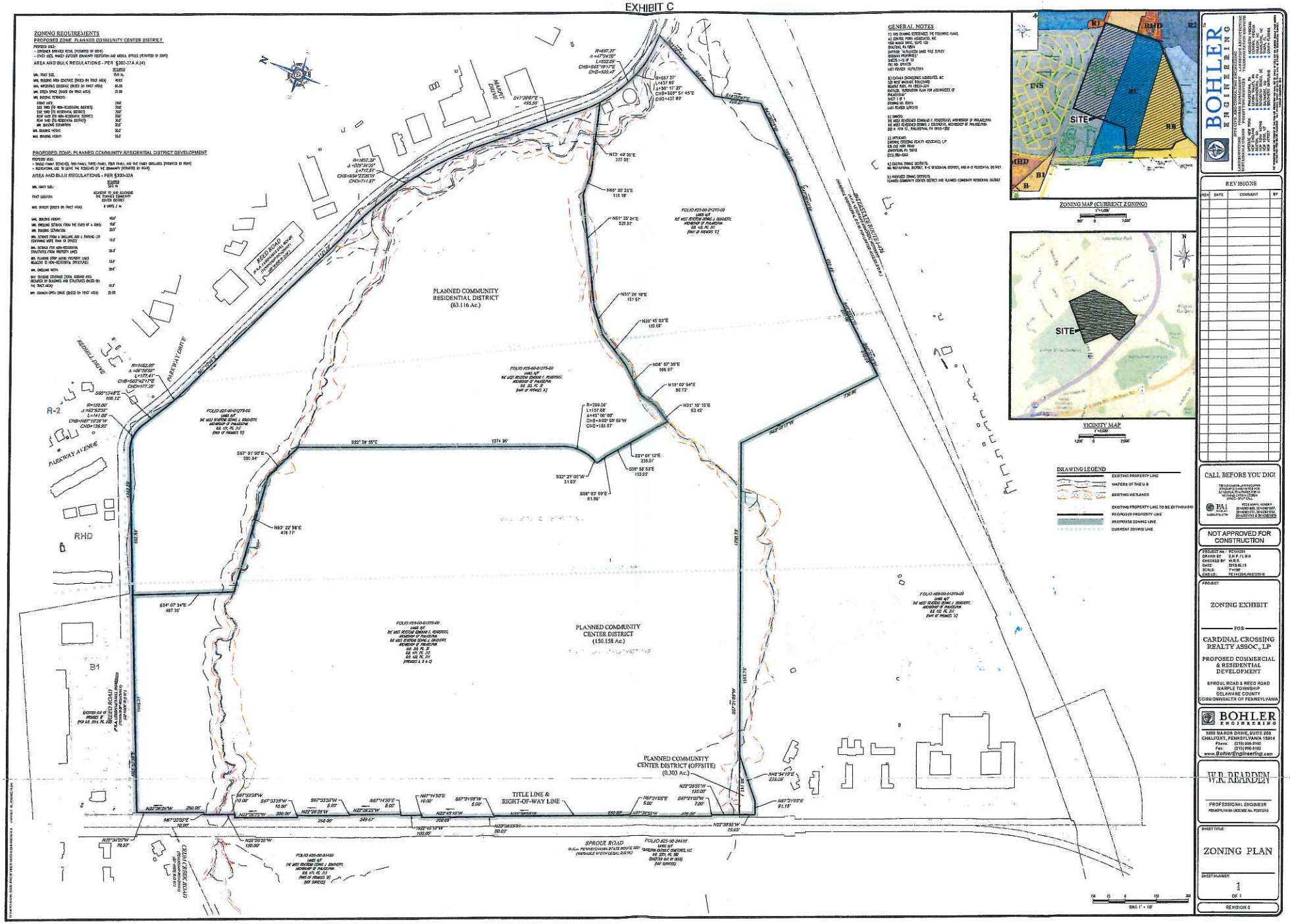
5/14/2015

JAMES F. HENRY, P.L.S. DATE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU056807

JA/SF: S:\14\CP14026-BEI-GOODMAN-MARPLE-PA-JAA\M&B\5-14-15\PLANNED COMMUNITY Residential District.docx
Prepared by _____
Reviewed by: _____

EXHIBIT "C"

EXHIBIT C



BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

NOT APPROVED FOR CONSTRUCTION

PROJECT

ZONING EXHIBIT

FOR

CARDINAL CROSSING REALTY ASSOC., LP

PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT

SPROUL ROAD & REED ROAD
HARPLE TOWNSHIP
DELAWARE COUNTY
COMMONWEALTH OF PENNSYLVANIA

BOHLER ENGINEERING
5600 NAROR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 15914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE

ZONING PLAN

SHEET NUMBER

1
OF 1

REVISION 0