

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94- /
GAMBONE BROS. DEVELOPMENT CO.
DEVELOPMENT AT ROUTES 73 AND 363
LAND DEVELOPMENT APPLICATION NO. 91 _____
SUBDIVISION APPLICATION NO. _____

FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL

WHEREAS, GAMBONE BROS. DEVELOPMENT CO. ("Developer") is the owner and developer of a proposed commercial office and retail development to be located on tracts of land situate in Worcester Township at the intersection of Routes 73 and 363 (the "Development"), which is more particularly shown on plans prepared by Urwiler & Walter, Inc. of Sumneytown, Pennsylvania, consisting of seven (7) sheets, being plans originally dated February 13, 1991, and last revised October 15, 1991 (the "Development Plans") (which Development Plans are further described and enumerated on the Schedule of Plans attached hereto as Exhibit "A" and expressly incorporated herein by reference); and

WHEREAS, approval of the Development requires the subdivision of the site to permit a portion thereof consisting of .100 acres, which is owned by Gambone Bros. Development Co., to be conveyed to John A. and Sandra L. Gambone, pursuant to a Final Plan of Subdivision prepared by Urwiler & Walter, Inc. of Sumneytown, Pennsylvania which is dated February 5, 1991 and last revised August 7, 1992 ("Subdivision Plan A"); and

WHEREAS, approval of the Development requires the subdivision of the site to permit (i) a portion thereof consisting of .322 acres,

which is owned by John A. and Sandra L. Gambone, to be conveyed to Worcester Township; and (ii) a portion thereof consisting of .131 acres, which is owned by Worcester Township, to be conveyed to John A. and Sandra L. Gambone, pursuant to a Final Plan of Subdivision prepared by Urwiler & Walter, Inc. of Sumneytown, Pennsylvania which is dated February 5, 1991 and last revised August 7, 1991 ("Subdivision Plan B"); and

WHEREAS, Developer desires to obtain (i) Final Land Development approval from Worcester Township consistent with the Development Plans; and (ii) Final Subdivision Approval from Worcester Township consistent with Subdivision Plan A and Subdivision B; and also consistent with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, Developer has obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and has otherwise complied with all conditions as required by Township as set forth in its Preliminary Subdivision and Land Development Approval dated ~~February 19~~, 1992, including, without limitation, completion of all public improvements as described therein.

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants Final Subdivision Approval as shown on Subdivision Plan A and Subdivision Plan B, specifically including all information and notes depicted thereon.

BE IT FURTHER RESOLVED, that Township hereby grants Final Land Development Approval of the Development as shown on the Development Plans specifically including all information and notes depicted on such

Plans and subject to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plans, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans shall be borne entirely by the Developer and shall be at no cost to the Township.

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants Final Land Development Approval as shown on the Development Plans and Final Subdivision Approval as shown on Subdivision Plan A and Subdivision Plan B specifically including all information and notes depicted thereon.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held February 16, 1994

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

LIST OF DEVELOPMENT PLANS

SHEET

- 1 Land Development Plan dated 2/13/91, last revised 10/15/91
- 2 Existing Features Plan dated 2/13/91
- 3 Grading Plan dated 2/13/91, last revised 9/12/91
- 4 Erosion Control Plan dated 2/13/91, last revised 10/15/91
- 5 Landscape Plan (prepared by E. Van Rieker) dated 3/15/91, last revised
7/9/91
- 6 Road Improvement Plan dated 2/13/91, last revised 10/15/91
- 7 Detail Sheet dated 2/13/91, last revised 7/17/91

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-2

MEADOWOOD LAND DEVELOPMENT

LAND DEVELOPMENT APPLICATION NO. _____

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, Meadowood Corporation ("Developer") is the equitable owner and developer of a certain tract of land situate in Worcester Township situate on Skippack Pike (the "Development"), which is more particularly shown on plans prepared by Urwiler & Walter, Inc., of Sumncytown, Pennsylvania, consisting of 7 sheets, being plans dated August 2, 1993, with a last revision date being December 15, 1993, which plans cover a total tract area of approximately 114.127 acres (the "Plans"), and which plans are listed on Exhibit "A" and are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain Preliminary/Final Land Development approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

WHEREAS, Developer previously obtained and supplied to the Township all applicable permits from all Authorities Agencies and Municipalities having jurisdiction in any way over the Development, except as set forth below;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

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1. Developer shall obtain DER approval (if necessary) to a temporary sewer allocation of 1860 gallons per day for the Development.

2. The Development shall be constructed in strict accordance with the content of the Plans, the entire content of which is incorporated herein by reference.

3. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held March 16, 1994.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

SCHEDULE OF PLANS

All Plans prepared by Urwiler & Walter, Inc., dated August 2, 1993
and December 15, 1993:

- Sheet 1 - Land Development Plan
- Sheet 2 - Grading Plan
- Sheet 3 - Utility Plan
- Sheet 4 - Erosion Control Plan
- Sheet 5 - Landscape Plan
- Sheet 6 - Utility Profile Plan
- Sheet 7 - Overall Site Plan

EXHIBIT "A"

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-3
EVANGELICAL LUTHERAN CHURCH OF THE TRINITY
LAND DEVELOPMENT APPLICATION NO. _____

FINAL LAND DEVELOPMENT

WHEREAS, Evangelical Lutheran Church of the Trinity ("Applicant") is the owner of a certain tract of land situate in Worcester Township on Valley Forge Road (the "Development"), which is more particularly shown on a plan prepared by Czop/Specter, Inc. of Worcester, PA, consisting of seven (7) sheets, being plans originally dated October 22, 1992, and last revised February 2, 1994 (the "Plans"), and which Plans are listed on Exhibit "A" attached hereto and expressly being incorporated herein by reference; and

WHEREAS, Applicant desires to obtain Final Land Development approval from Worcester Township ("Township") to develop the Development as a church site consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, Applicant has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants final land development approval for this Development as shown on the Plans and in accordance with all information and notes shown on such Plans and expressly subject to the following conditions:

1. Applicant agrees to execute a Land Development and Escrow Agreement with Township in which the Applicant shall obligate itself to complete all the public improvement shown on the Plans in accordance


with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as requested by the Pennsylvania Municipalities Planning Code.

2. The development shall be constructed in strict accordance with the content of the Plans and the terms and conditions of the Land Development and Escrow Agreement referenced above, the entire content of which is incorporated herein by reference.

3. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirement of the Plans, the Notes to the Plans and the Land Development and Escrow Agreement shall be borne entirely by the Applicant and shall be at no cost to the Township.

APPROVED, at the public meeting of the Worcester Township Board of Supervisors held February 16, 1994

WORCESTER TOWNSHIP

ATTEST: 
George R. Lewis, Secretary


BY: 
John H. Graham, Chairman
Board of Supervisors

EXHIBIT "A"

All Plans prepared by Czop/Specter, Inc. dated October 22, 1992.

- Sheet 1 - Site Plan, last revised February 2, 1994**
- Sheet 2 - Existing Features Plan, last revised December 17, 1992**
- Sheet 3 - Grading and Utility Plan, last revised February 2, 1994**
- Sheet 4 - Erosion and Sedimentation Control Plan, last revised February 2, 1994**
- Sheet 5 - Profile and Detail Sheet, last revised March 17, 1993**
- Sheet 6 - PennDOT Permit Plan, last revised April 21, 1993**
- Sheet 7 - Landscape and Lighting Plan, last revised February 2, 1994**

RES

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-4
GAMBONE LAND DEVELOPMENT

WHEREAS, JOHN A. GAMBONE, JR. and SANDRA L. GAMBONE ("Grantor") are the owners of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land is more particularly bounded and described on a Final Plan of Subdivision prepared by Urwiler & Walter, Inc., being dated February 5, 1991, with a last revision date being August 7, 1991, which plan has been recorded in the Montgomery County Recorder of Deeds Office in Plan Book L 2 at Page 327; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, those portions of their property lying between the legal and the ultimate right-of-way line along Skippack Pike and Valley Forge Road; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcels of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for a public road, or highway;

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for a public road, or highway, together with the sanitary and store sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceedings duly had for

that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 16 day of February, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BY: John H. Dickman
Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary



BRW:slp
021494


URWILER & WALTER, INC
CIVIL ENGINEERS & SURVEYORS

est. 1965

 SUMNEYTOWN PIKE
 SUMNEYTOWN, PA 18884
 215-234-4562
 215-234-0889 (FAX)

88281.2

51-144

D4-89

January 23, 1992

Description of right-of-way widening of Skippack Pike and Valley Forge Road.

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, as shown on Final Plan of Subdivision (John A. and Sandra L. Gambone) prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc. dated February 5, 1991, last revised August 7, 1991, bounded and described as follows, to wit:

BEGINNING at a point in the title line of Skippack Pike, said point being the intersection of said centerline with the title line of Valley Forge Road; thence extending along said title line of Skippack Pike South 50 degrees 41 minutes East 161.55 feet to a point in line of lands of Gambone Brothers Development Company; thence extending along said lands South 40 degrees 15 minutes West 50.00 feet to a point on the Southwesterly proposed right-of-way line of Skippack Pike (as widened to 60 feet from its centerline); thence extending along said proposed right-of-way line North 50 degrees 41 minutes West 109.95 feet to a point on the Southeasterly proposed right-of-way line of Valley Forge Road (as widened to 60 feet from its centerline); thence extending along said proposed right-of-way line South 34 degrees 01 minute 26 seconds West 156.95 feet to a point; thence extending South 55 degrees 58 minutes 34 seconds East 10.00 feet to a point on the Southeasterly legal right-of-way line of Valley Forge Road; thence extending along said legal right-of-way line the following three (3) courses and distances: (1) partly crossing a 60 feet wide Texas Eastern right-of-way South 34 degrees 01 minute 26 seconds West 321.50 feet to a point (2) partly crossing the same South 26 degrees 34 minutes 33 seconds West 115.72 feet to a point (3) South 31 degrees 12 minutes 32 seconds West 6.40 feet to a point in line of lands of N/L Worcester Township; thence extending along said lands North 76 degrees 15 minutes West 114.78 feet to a point in the title line of Valley Forge Road; thence extending along said title line the following two (2) courses and distances: (1) North 36 degrees 25 minutes East 413.33 feet to a point (2) North 37 degrees 54 minutes East 281.45 feet to the point and place of beginning.

EXHIBIT A



URWILER & WALTER, INC
CIVIL ENGINEERS & SURVEYORS
est. 1955

SUMNEYTOWN PIKE
SUMNEYTOWN, PA 18844
215-234-4562
215-234-0889 (FAX)

89281-4
51-144
D4-89

January 23, 1992

Description of right-of-way widening of Skippack Pike along lands of Gambone Brothers Development Company.

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, as shown on Final Plan of Subdivision (Gambone Brothers Development Company) prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc. dated February 5, 1991, last revised August 7, 1991, bounded and described as follows. to wit:

BEGINNING at a point in the title line of Skippack Pike, said point being located South 50 degrees 41 minutes East 161.55 feet from the intersection of said title line with the title line of Valley Forge Road; thence extending along said title line of Skippack Pike South 50 degrees 41 minutes East 80.00 feet to a point in line of lands of N/L Worcester Township; thence extending along said lands South 40 degrees 15 minutes West 50.01 feet to a point on the Southwesterly proposed right-of-way line of Skippack Pike (as widened to 60 feet from its centerline); thence extending along said proposed right-of-way line North 50 degrees 41 minutes East 80.00 feet to a point in line of lands of N/L John A. and Sandra L. Gambone; thence extending along said lands North 40 degrees 15 minutes East 30.00 feet to the point and place of beginning.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94- 5

MINOR SUBDIVISION

RUTH E. MEYERS

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Ruth E. Meyers ("Owner") is the owner of a certain tract of land situate in Worcester Township on Merrybrook Road (the "Development"), which is more particularly shown on a plan prepared by Cowan Associates, Inc., being plan dated January 14, 1994, with a last revision date being Feb 14, 1994, which plan covers a total tract area of approximately 10.5052 acres (the "Plan"), setting forth the proposed lot line change between two (2) lots as shown on the Plan; and

WHEREAS, the Plan is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Owner has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Owner desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with

the content of the Plan, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Owner and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held March 16, 1994.

WORCESTER TOWNSHIP

BY: John J. Graham
, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94- 6

WISTER MEWS CO., INC.

WHEREAS, WISTER MEWS CO., INC. ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land has been developed as residential condominiums and is more particularly bounded and described on land development plan prepared by Stout, Tacconelli & Associates, Inc. being dated June 17, 1988; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, those portions of its property lying between the legal and the ultimate right-of-way line along Old Bethel Road, Morris Road and Bethel Drive; and

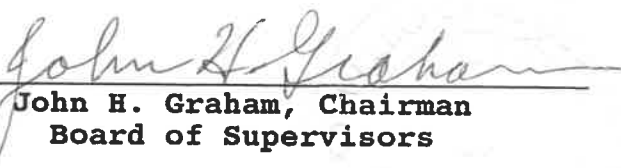
WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcels of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for public roads, or highways;

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described properties to have and to hold, forever, as for public roads, or highways, together with the sanitary and storm sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 16 day of March, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: _____


John H. Graham, Chairman
Board of Supervisors

Attest: _____


George R. Lewis, Secretary

BRW:slp
030894



Stout, Tacconelli & Associates, Inc.

1744 Sumneytown Pike
P.O. Box 1191
Kulpsville, Pennsylvania 19443
(215) 855-5146
Fax: (215) 855-5686

158 West Main Street
P.O. Box 447
Silverdale, Pennsylvania 18962
(215) 257-5000
Fax: (215) 257-1635

October 3, 1991

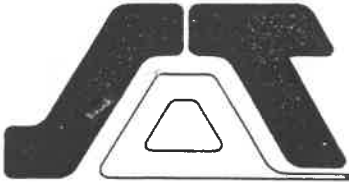
ULTIMATE RIGHT-OF-WAY DEDICATION OLD BETHEL ROAD PROJECT # 1606

ALL THAT CERTAIN tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as the Ultimate Right-of-Way of Old Bethel Road, L.R. 46128, S.R. 3006 on an Overall Development Plan prepared for Wister Mews Co., Inc. by Stout, Tacconelli & Associates, Inc. dated June 17, 1989, as last revised May 17, 1989, and being more fully described as follows:

BEGINNING at a point in the centerline of Old Bethel Road, L.R. 46128, S.R. 3006 (41.5 feet wide) as widened to 25 feet on the northwest side thereof, said point being located South $37^{\circ} 04' 44''$ West, 40.01 feet from a point marking the intersection of the centerline of Morris Road, L.R. 46159, S.R. 2001 (40 foot half width) with the centerline of Old Bethel Road, aforesaid; thence from said beginning point and extending along the said centerline of Old Bethel Road, South $37^{\circ} 04' 44''$ West, 467.00 feet to a point; thence leaving the centerline of Old Bethel Road, North $52^{\circ} 55' 17''$ West, 25.00 feet to a point, said point being located on the northwesterlymost ultimate right-of-way of Old Bethel Road; thence along said right-of-way the following two (2) courses: (1) North $37^{\circ} 04' 44''$ East, 446.15 feet to a point; (2) on a line curving to the left in a northwesterly direction having a radius of 20.00 feet for an arc distance of 31.79 feet to a point, said point being located on the southwesterlymost right-of-way of Morris Road, aforesaid; thence along said right-of-way South $54^{\circ} 00' 16''$ East, 45.39 feet to the point and place of beginning.



Professional Engineer/Land Surveyor



Stout, Tacconelli & Associates, Inc.

1744 Sumneystown Pike
P.O. Box 1191
Kulpsville, Pennsylvania 19443
(215) 855-5146
Fax: (215) 855-5686

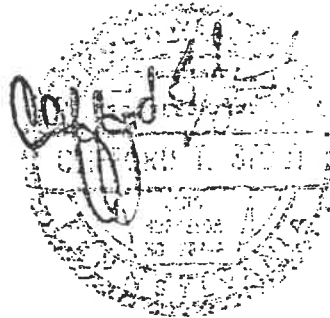
158 West Main Street
P.O. Box 447
Silverdale, Pennsylvania 18962
(215) 257-5000
Fax: (215) 257-1635

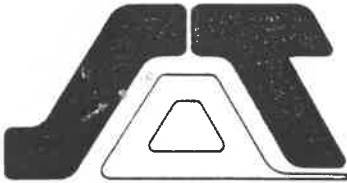
October 3, 1991

ULTIMATE RIGHT-OF-WAY DEDICATION MORRIS ROAD PROJECT # 1606

ALL THAT CERTAIN tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as the Ultimate Right-of-Way of Morris Road, L.R. 46159, S.R. 2001 on an Overall Development Plan prepared for Wister Mews Co., Inc. by Stout, Tacconelli & Associates, Inc. dated June 17, 1989, as last revised May 17, 1989, and being more fully described as follows:

BEGINNING at a point marking the intersection of the centerline of Morris Road, L.R. 46159, S.R. 2001 (40 foot half width) and the centerline of Old Bethel Road (41.5 feet wide) as widened to 25 feet on the northwest side thereof; thence from said beginning point and extending along the said centerline of Old Bethel Road, South $37^{\circ} 04' 44''$ West, 40.01 feet to a point; thence leaving the bed of Old Bethel Road and extending along the southwesterlymost ultimate right-of-way of Morris Road aforesaid, North $54^{\circ} 00' 16''$ West, 520.08 feet to a point, said point being located along the southeasterlymost legal right-of-way of Bethel Drive (70 feet wide) as widened to 40 feet on the southeast side thereof; thence extending along the said Bethel Drive right-of-way North $25^{\circ} 59' 44''$ East, 40.62 feet to a point in the centerline of Morris Road, aforesaid; thence along said Morris Road centerline South $54^{\circ} 00' 16''$ East, 527.89 feet to the point and place of beginning.

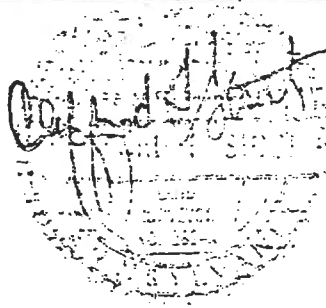




Stout, Tacconelli & Associates, Inc.

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Fax: (215) 257-1635



October 3, 1991

ULTIMATE RIGHT-OF-WAY DEDICATION BETHEL DRIVE PROJECT # 1606

ALL THAT CERTAIN tract or strip of ground situate in Worcester Township, Montgomery County, Pennsylvania, being shown as the Ultimate Right-of-Way of Bethel Drive on an Overall Development Plan prepared for Wister Mews Co., Inc. by Stout, Tacconelli & Associates, Inc. dated June 17, 1989, as last revised May 17, 1989, and being more fully described as follows:

BEGINNING at a point marking the intersection of the southeasterlymost ultimate right-of-way of Bethel Drive (70 feet wide) as widened to 40 feet on the southeast side thereof, with the southwesterlymost ultimate right-of-way of Morris Road, L.R. 46159, S.R. 2001 (40 foot half width); thence from said beginning point and extending along said ultimate right-of-way of Bethel Drive the following six (6) courses: (1) South $25^{\circ} 59' 44''$ West, 52.45 feet to a point of curvature; (2) on a line curving to the left in a southeasterly direction having a radius of 210.00 feet for an arc distance of 134.45 feet to a point of tangency; (3) South $10^{\circ} 41' 14''$ East, 412.17 feet to a point of curvature; (4) on a line curving to the right in a southeasterly direction having a radius of 517.46 feet for an arc distance of 95.47 feet to a point of tangency; thence (5) North $87^{\circ} 20' 50''$ West, 0.58 feet to a point of curvature; (6) on a line curving to the right in a northwesterly direction having a radius of 10.00 feet for an arc distance of 15.03 feet to a point of reverse curvature, said point being located on the southeasterlymost legal right-of-way of Bethel Drive, aforesaid; thence extending along the said legal right-of-way of Bethel Drive the following four (4) courses: (1) on a line curving to the left in a northwesterly direction having a radius of 507.46 feet for an arc distance of 83.80 feet to a point of tangency; (2) North $10^{\circ} 41' 14''$ West, 412.17 feet to a point of curvature; (3) on a line curving to the right in a northeasterly direction having a radius of 220.00 feet for an arc distance of 140.85 feet to a point of tangency; (4) North $25^{\circ} 59' 44''$ East, 54.21 feet to a point, said point being located on the southwesterlymost ultimate right-of-way of Morris Road; thence along said Morris Road right-of-way South $54^{\circ} 00' 16''$ East, 10.15 feet to the point and place of beginning.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 94-7

**RENEE TROXEL-PARKER
1010 VALLEY FORGE ROAD**

**LAND DEVELOPMENT APPLICATION NO. _____
PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

WHEREAS, RENE TROXEL-PARKER ("Developer") is the equitable owner and developer of a proposed beauty salon with parking to be located on a certain tract of land situate in Worcester Township known as 1010 Valley Forge Road (the "Development"), which is more particularly shown on plans prepared by Czop/Specter, Inc. of Worcester, Pennsylvania, consisting of two (2) sheets, being plans originally dated October 18, 1993 and which plans are further described and enumerated on the Schedule of Plans attached hereto as Exhibit "A" and expressly incorporated hereby by reference of (the "Plans"); and

WHEREAS, Developer desires to obtain Preliminary/Final Land Development approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants preliminary/final approval of the Land Development as shown on the Plans specifically including all information and notes depicted on such Plans and subject to the following conditions:

1. Developer shall obtain and deliver to Township (if it has not already done so) all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil

Conversation Service, the water company or authority in whose area of jurisdiction the Property is located, the Pennsylvania Department of Transportation, Montgomery County, and any other agency or body having jurisdiction over the Development prior to final approval.

2. Although the maintenance of all detention basins and surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall (if it has not already done so) reserve easements in favor of the Township (on a form to be provided by the Township Solicitor) so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual property owners are not fulfilled after reasonable notice to do so.

3. Developer agrees to execute a Land Development Agreement with Worcester Township in which the Developer shall obligate herself to complete all of the public improvements shown on the Plans (whether on or off site) in accordance with all applicable Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. The Developer has received variances from the Township Zoning Hearing Board on 9/28/93 from Sections 1001 and 1006B of the Zoning Ordinance permitting the premises to be used as a beauty salon and permitting parking in the yard setbacks.

5. The Development shall be constructed in strict accordance with and all costs of accomplishing, satisfying and meeting all of the terms

and conditions and requirements of, the Plans, Notes to the Plans, and Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held April 20, 1994.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

EXHIBIT "A"

LIST OF PLANS

All Plans prepared by Czop/Specter, Inc. dated 10/18/93, last revised 03/22/94.

1. Site Plan
2. Construction Notes & Details

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 94- 8
EVANGELICAL LUTHERAN CHURCH OF THE TRINITY
LAND DEVELOPMENT APPLICATION NO. _____**

FINAL LAND DEVELOPMENT

WHEREAS, Evangelical Lutheran Church of the Trinity ("Applicant") is the owner of a certain tract of land situate in Worcester Township on Valley Forge Road (the "Development"), which is more particularly shown on a plan prepared by Czap/Specter, Inc. of Worcester, PA, consisting of seven (7) sheets, being plans originally dated October 22, 1992, and last revised February 2, 1994 (the "Plans"), and which Plans are listed on Exhibit "A" attached hereto and expressly being incorporated herein by reference; and

WHEREAS, Applicant desires to obtain Final Land Development approval from Worcester Township ("Township") to develop the Development as a church site consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, Applicant has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants final land development approval for this Development as shown on the Plans and in accordance with all information and notes shown on such Plans and expressly subject to the following conditions:

1. Applicant agrees to execute a Land Development and Escrow Agreement with Township in which the Applicant shall obligate itself to complete all the public improvement shown on the Plans in accordance

with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as requested by the Pennsylvania Municipalities Planning Code.

2. The development shall be constructed in strict accordance with the content of the Plans and the terms and conditions of the Land Development and Escrow Agreement referenced above, the entire content of which is incorporated herein by reference.

3. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirement of the Plans, the Notes to the Plans and the Land Development and Escrow Agreement shall be borne entirely by the Applicant and shall be at no cost to the Township.

APPROVED, at the public meeting of the Worcester Township Board of Supervisors held May 18, 1994

ATTEST:

George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP

BY:

John H. Graham
John H. Graham, Chairman
Board of Supervisors

EXHIBIT "A"

All Plans prepared by Czop/Specter, Inc. dated October 22, 1992.

Sheet 1 - Site Plan, last revised February 2, 1994

Sheet 2 - Existing Features Plan, last revised December 17, 1992

Sheet 3 - Grading and Utility Plan, last revised February 2, 1994

Sheet 4 - Erosion and Sedimentation Control Plan, last revised
February 2, 1994

Sheet 5 - Profile and Detail Sheet, last revised March 17, 1993

Sheet 6 - Penndot Permit Plan, last revised April 21, 1993

Sheet 7 - Landscape and Lighting Plan, last revised
February 2, 1994

LAW OFFICES OF

WISLER, PEARLSTINE, TALONE, CRAIG, GARRITY & POTASH

CASSIN W. CRAIG
THOMAS M. GARRITY
CHARLES POTASH
DAVID M. JORDAN
MASON AVRIGIAN
ANDREW B. CANTOR
MICHAEL J. O'DONOGHUE
MICHAEL J. CLEMENT*
WILLIAM L. LANDSBURG
JAMES J. GARRITY
GEOFFREY L. BEAUCHAMP**
BARBARA R. WATKINS
KENNETH A. ROOS
JOSEPH M. BAGLEY
ROBERTA L. BINDER
MASON AVRIGIAN, JR.*
AMY PEARCE DE SHONG
KENNETH O. SPANG III*

OFFICE COURT AT WALTON POINT

484 NORRISTOWN ROAD

BLUE BELL, PA. 19422

(610) 825-8400

Fax (610) 828-4887

PAUL P. WISLER
1930-1981

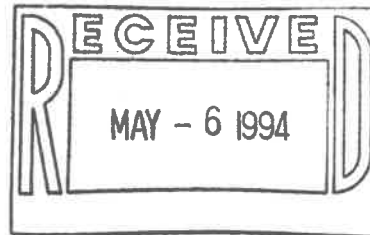
OF COUNSEL
RAYMOND PEARLSTINE
LEONARD A. TALONE

*ALSO MEMBER
NEW JERSEY BAR

**ALSO MEMBER
WASHINGTON, D.C. AND
VIRGINIA BAR

May 4, 1994

Mr. George R. Lewis
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767



RE: Evangelical Lutheran Church

Dear George:

As you can see, we have finally finalized the Land Development and Escrow Agreement for Evangelical Lutheran Church. A copy of the document is enclosed for your files. I am also enclosing a copy of the Final Land Development Approval Resolution which was faxed to your office in February. Please let me know if there is anything further that you need.

Very truly yours,

A handwritten signature in cursive script that reads "Barbara".

BARBARA R. WATKINS

BRW/hvc
Enclosure

LAW OFFICES OF
WISLER, PEARLSTINE, TALONE, CRAIG, GARRITY & POTASH

CASSIN W. CRAIG
THOMAS M. GARRITY
CHARLES POTASH
DAVID M. JORDAN
MASON AVRIGIAN
ANDREW B. CANTOR
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OFFICE COURT AT WALTON POINT
484 NORRISTOWN ROAD
BLUE BELL, PA. 19422
(610) 825-8400
FAX (610) 828-4887

PAUL P. WISLER
1930-1981
OF COUNSEL
RAYMOND PEARLSTINE
LEONARD A. TALONE

*ALSO MEMBER
NEW JERSEY BAR
**ALSO MEMBER
WASHINGTON, D.C. AND
VIRGINIA BAR

May 4, 1994

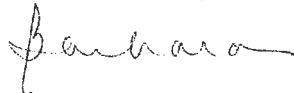
Tina Makoulian, Esquire
Hamburg, Rubin, Mullin & Maxwell, P.C.
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

RE: Evangelical Lutheran Church

Dear Tina:

Enclosed please find three execution copies of the Land Development and Escrow Agreement for Evangelical Lutheran Church. If you have any questions concerning this agreement please feel free to give me a call.

Very truly yours,



BARBARA R. WATKINS

BRW/hvc
Enclosure

cc: Mr. George R. Lewis (w/enclosure)

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-9

ELEANOR J. STEHMAN

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Eleanor J. Stehman ("Owner") is the owner of a certain tract of land situate at and known as 1704 Berks Road in Worcester Township (the "Development"), which is more particularly shown on a plan prepared by Grande Engineering being plan dated December 13, 1993, with a last revision date being May 7, 1994, containing one sheet, which plan covers a total tract area of approximately 5.22 acres (the Plan"), setting forth the proposed development of the tract into three (3) lots in accordance with the Plan; and

WHEREAS, the Plan is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan subject, however, to the following conditions:

1. As set forth in Note 12 on the Plan Lot #3 is not a building lot because it has not received on-site septic approval. If Owner, or her assigns, shall wish to build on Lot #3, she will have to request Township approval to amend the Plan to remove Note 12.

2. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference.

3. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Owner and shall be at no cost to the Township.

APPROVED at the public meeting of Worcester Township Board of Supervisors held June 15, 1994.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-10

GEORGE MARKS

WALTRICH TRACT

SUBDIVISION APPLICATION NO. _____

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, George Marks ("Developer") is the equitable owner and developer of a certain tract of land situate in Worcester Township known as the Waltrich Tract (the "Development"), which is more particularly shown on plans prepared by Czop/Specter, Inc., of Worcester, Pennsylvania, consisting of 2 sheets, being plans dated March 3, 1994, with a last revision date being June 9, 1994, which Plans cover a total tract area of approximately 31.8 acres (the "Plans") and propose to subdivide the property into 5 Lots (2 of which will be joined into one), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain Preliminary/Final Subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Township hereby grants preliminary/final approval of this Subdivision as shown on the Plans, subject, however, to the following conditions:

1. Developer is hereby granted waivers for road widening along Water Street Road and Hollow Road, and for street trees along Hollow Road.

2. Developer shall execute an Agreement in form and content acceptable to Township and its solicitor restricting any further subdivision of Lots 1, 2, 3 and 4 as shown on the Plans, which Agreement shall be recorded by Developer simultaneously with the deed conveying said Lots 1, 2, 3 and 4 to Developer.

3. The Development shall be accomplished in strict accordance with the content of the Plans and all Notes to the Plans.

4. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans shall be borne entirely by Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township board of Supervisors held June 22, 1994

WORCESTER TOWNSHIP

By: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94 - 11

OHLER SUBDIVISION

WHEREAS, JOHN E. OHLER ("Grantor") is the owner of a certain tract of land situate on Bethel Road in Worcester Township, Montgomery County, Pennsylvania, which land has been subdivided into seven (7) residential building lots and is more particularly bounded and described on a Final Subdivision Plan prepared by Robert E. Blue, being dated February 8, 1990, with a last revision date being October 23, 1990, which plan has been recorded in the Montgomery County Recorder of Deeds Office in Plan Book A52 at Page 409; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, that portion of his property constituting the ultimate right-of-way of Sibel Circle; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcel of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for a public road.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for a public road, together with the sanitary and storm sewer lines constructed thereunder (if any) and with the same effect as if the said road had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceeding duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 20 day of July, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

ATTEST: George R. Lewis
George R. Lewis, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 94 - 12

BERWICK PLACE

WHEREAS, BERWICK PLACE ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, (the "Premises") which land has been subdivided into residential building lots and is more particularly bounded and described on a Final Subdivision/Land Development Plan prepared by Brandyvine Valley Engineers, Inc., being dated December 1, 1992, with a last revision date being May 11, 1993, which plan has been recorded in the Montgomery County Recorder of Deeds Office in Plan Book A54 at Page 266; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, that portion of the Premises constituting the sewage treatment plant ("Plant") constructed on Lot #2 of the Premises, together with the buildings, equipment and fixtures located thereon; and

WHEREAS, the Grantor also wishes to deed to Grantee a blanket easement to use all of the sanitary sewer lines constructed and to be constructed at the Premises as set forth in that certain Grant of Blanket Easement.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deeds of Dedication for the Plant, together with a Bill of Sale for all personal property, equipment and fixtures utilized therewith; and

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors shall execute a Maintenance Agreement relating to the Plant; and

BE IT FURTHER RESOLVED, that the Worcester Township Board of Supervisors shall accept and execute the Grant of Blanket Easement relating to the sanitary sewer lines constructed and to be constructed at the Premises.

APPROVED this 20th day of July, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-13

BERWICK PLACE

WHEREAS, BERWICK PLACE ("Developer") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, (the "Premises") which land has been subdivided into residential building lots and is more particularly bounded and described on a Final Subdivision/Land Development Plan prepared by Brandywine Valley Engineers, Inc., being dated December 1, 1992, with a last revision date being May 11, 1993, which plan has been recorded in the Montgomery County Recorder of Deeds Office in Plan Book A54 at Page 266; and

WHEREAS, the Developer, for and in consideration of One Dollar (\$1.00), has already granted to Worcester Township ("Grantee") for public use and enjoyment, an easement to utilize the sanitary sewer lines and facilities ("Improvements") within Phases 1 and 2 of the Premises.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors shall execute a Maintenance Agreement relating to the Improvements and shall accept Developer's Maintenance Bond thereunder in the form of a Letter of Credit in the amount of \$12,915.00.

APPROVED this 17th day of August, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

BRW:slp
080294

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-14

BETHEL GRANT

WHEREAS, BETHEL GRANT, INC. ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, on which land Bethel Drive has been constructed within the Bethel Grant Development which is more particularly bounded and described on a Site Plan of Bethel Grant prepared by F.X. Ball Associates, Inc. being dated April 6, 1973, with a last revision date being May 12, 1975; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, all that certain land on which Bethel Drive has been constructed, which is described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcel of ground, more particularly described in Exhibit "A", as and for a public road, or highway;

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for a public road, or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 21 day of SEPTEMBER, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: John H. Graham

John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis

George R. Lewis, Secretary

September 23, 1977

Revised January 28, 1992

LEGAL DESCRIPTION

DESCRIPTION OF WEST POINT PIKE EXTENSION (NOMINAL WIDTH-60 FEET) THROUGH BETHEL-GRANT TOWNHOUSE DEVELOPMENT SITUATE AT THE INTERSECTION OF BETHEL ROAD (S.R. 3006) AND MORRIS ROAD (S.R. 2001) IN WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AS SHOWN BY F. X. BALL ASSOCIATES, INC. ON THEIR SITE PLAN FOR BETHEL-GRANT #7365-18 DATED APRIL 6, 1973 AND LAST REVISED MAY 12, 1975.

BEGINNING at a point on the northwesterly side of Bethel Road (S.R. 3006) 46.5 feet wide being located, the following two (2) courses and distances- from a corner of Lands of Bethel-Grant Townhouse Development of which this is a part and Lands of Thomas Mascaro in the bed of said Bethel Road, to wit: (1) through the bed of Bethel road N37°-04'-44"E 228.69 feet to a point, and (2) leaving the bed of said road N52°-55'-16"W 30.00 feet to a point. Thence from said point of beginning through Bethel-Grant, the following five (5) courses and distances, to wit: (1) Along an arc curving to the left having a radius of 447.46 feet and an arc length of 373.04 feet to a point of tangency, (2) N10°-41'-14"W 412.17 feet to a point of curvature, (3) along an arc curving to the right having a radius of 280.00 feet and an arc length of 179.27 feet to a point of tangency, (4) N25°-59'-44"E 56.40 feet to a point of curvature, and (5) along an arc curving to the left having a radius of 10.00 feet and an arc length of 13.96 feet to a point on the southwesterly side of Morris Road (S.R. 2001) being 40.00 feet distant from centerline. Thence along said road on a reverse tangent to the last mentioned arc S54°-00'-16"E 81.23 feet to another point of reverse tangency. Thence leaving Morris Road and again through Bethel-Grant aforesaid the following eight (8) courses and distances, to wit: (1) along an arc curving to the left having a radius of 10.00 feet and an arc length of 17.45 feet to a point of tangency, (2) S25°-59'-44"W 42.30 feet to a point of curvature, (3) along an arc curving to the left having a radius of 220.00 feet and an arc length of 140.85 feet to a point of tangency, (4) S10°-41'-14"W 412.17 feet to a point of curvature, (5) along an arc curving to the right having a radius of 507.46 feet and an arc length of 83.88 feet to a point of reverse curvature, (6) along an arc curving to the left having a radius of 10.00 feet and an arc length of 15.03 feet to a point of tangency, (7) S87°-20'-49"E 20.35 feet to a point of curvature, and (8) along an arc curving to the left having a radius of 55.00 feet and an arc length of 53.35 feet to a point on the northwesterly side of Bethel Road being 25.00 feet distant from centerline. Thence along Bethel Road S37°-04'-44"W 369.30 feet to a point also being 25.00 feet distant from centerline. Thence N52°-55'-16"W 5.00 feet to the aforementioned point and place of beginning.

CONTAINING 1.286 Acres of Land

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 94-15

WHEREAS, various developers have heretofore executed, acknowledged and delivered to Worcester Township (the "Township") Subdivision Plans which received final approval from the Township Board of Supervisors and which Subdivision Plans offered for public dedication certain roads within those respective developments; and

WHEREAS, the Township Engineer inspected all such roads and certified that the roads were constructed in compliance with the Township's specifications; and

WHEREAS, the Board of Supervisors of the Township (the "Board") in some cases duly adopted appropriate Resolutions accepting Deeds of Dedications for such roads and in other cases informally accepted such roads by beginning and continuing maintenance and plowing of such roads and accepting all appropriate responsibility for such roads; and

WHEREAS, the Board in all cases where such roads were formally or informally accepted as roads of the Township intended that such acceptance would have the same effect as if the said roads had been opened by Decrees of the Court of Common Pleas of Montgomery County, Pennsylvania;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania that the Board does hereby confirm that all of the roads set forth and described on Exhibit "A" attached hereto and expressly made a part hereof are

"public roads" of Worcester Township within the meaning of the Second Class Township Code and Pennsylvania municipal law in general and that all such roads are being maintained by Worcester Township and are being used by the public as and for public roads of Worcester Township.

Adopted this 21 day of ~~September~~ 1994

BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

BY: John H. Graham
John H. Graham, Chairman

ATTEST: George R. Lewis
George R. Lewis, Secretary

REF: #7200-56

EXHIBIT "A"
TOWNSHIP OF WORCESTER
LIQUID FUELS - REVISED INVENTORY
1994 ROAD ADDITION

Sibel Circle
Bethel Drive
Ethel Avenue
Artmar Road
Stuart Way
Pawlings Ford Road
Locust Drive (Partial)
Sunny Aire Drive (Partial)
Ayreshire Drive (Partial)

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94-16
WORCESTER ELEMENTARY SCHOOL
METHACTON SCHOOL DISTRICT

LAND DEVELOPMENT APPLICATION NO. _____

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, THE METHACTON SCHOOL DISTRICT ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township known as the Worcester Elementary School at Center Point (the "Development"), which is more particularly shown on plans prepared by L. Robert Kimball & Associates, being plans dated November 4, 1993 with a last revision date being June 9, 1994, which plans cover a total tract area of approximately 12.2156 acres (the "Plans"), setting forth the proposed renovations to, and construction of two additions to, the existing structure on the tract in accordance with the those Plans (a complete schedule of the record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this final approval by reference; and

WHEREAS, except as specified below, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final land development approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plans described on Exhibit "A", attached hereto, subject, however, to the following conditions:

1. Developer shall deliver the necessary PennDot permit relating to the Development to Township prior to commencement of any construction at the site.

2. Developer and Township shall have entered into a Sewer Capacity Agreement in form and content acceptable to Township and Township's solicitor, and Developer shall have obtained all necessary easements from Meadowood Corporation to allow Developer to utilize the pumping station on Meadowood's adjacent tract, prior to commencement of any construction at the site.

3. The Development shall be constructed in strict accordance with the content of the Plans, and the Land Development Agreement described below, the entire content of which is incorporated herein by reference.

4. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, Notes to the Plans, and Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) Developer shall, prior to the release of the plans for recording, execute a Land Development

Agreement in which it agrees to construct all public improvements shown on the Plan and provide acceptable Financial Security (including a pledge of the taxing power of the District) to guarantee the completion of said public improvements. Execution of the Land Development Agreement and payment of all fees thereunder (if any) must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until such time, the final plat or record plan shall not be signed nor recorded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held 10 October, 1994.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

BRW:hvc/slp

SCHEDULE OF PLANS

All Plans dated October 4, 1993 and last revised June 9, 1994.

1. Cover Sheet
2. Site Plan
3. Grading Plan
4. Utility Plan
5. Site Details
6. Erosion and Sedimentation Control Plan
7. Erosion and Sedimentation Control Details
8. Landscape Plan and Details
9. Storm Sewer Profiles

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94 - 17
ELICK/ELLIOTT TRACT
CENTER SQUARE ASSOCIATES

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, CENTER SQUARE ASSOCIATES ("Developer") is the owner/developer of a certain tract of land situate in Worcester Township known as the Ellick/Elliott Property on Skippack Pike (the "Development"), which is more particularly shown on Preliminary Plans prepared by Stout, Tacconelli & Associates, Inc., of Silverdale, Pennsylvania, consisting of twenty-two (22) sheets, being plans originally dated September 17, 1993, and last revised September 13, 1994, which plans cover a total tract area of approximately 40.0 acres and propose to subdivide the property into 173 townhouse lots (collectively the "Plans"), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain Preliminary Subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code;

NOW THEREFORE, BE IT RESOLVED, that Township hereby grants preliminary approval of this Subdivision as shown on the Plans and in accordance with all information and notes shown on such Plans and expressly subject to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the water company or authority in whose area of jurisdiction the Property is located, the Pennsylvania Department of Transportation, Montgomery County, and any other agency or body having jurisdiction over the Development prior to final approval.

2. Developer shall enter into an agreement in form and content satisfactory to Township and its Solicitor, to provide the Development with sanitary sewage collection, conveyance and treatment capacity of not less than 43,500 gallons per day. Developer shall also reserve, as needed by Township, all easements necessary to allow Township to incorporate the sanitary sewer lines at the Development into any future plans for sewer service within the Township.

3. Although the maintenance of all detention basins and surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior to final subdivision approval, reserve easements in favor of the Township (on a form to be provided by the Township Solicitor) so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual property owners are not fulfilled after reasonable notice to do so.

4. Prior to Final Subdivision approval, Developer agrees to execute a Subdivision and/or Land Development Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with all applicable Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

5. The financial security provided by the Developer to guarantee the completion of public improvements shown on the Plans shall include a sum no less than \$35,000 to be allocated for the construction of a traffic signal and any road improvements associated with that traffic signal at the intersection of the proposed Development with Skippack Pike. Notwithstanding the amount placed in escrow, Developer shall be responsible for the full cost of such signalization provided approval for such signalization is obtained from the Pennsylvania Department of

Transportation at any time prior to the issuance of the last building permit within the Development. If such PennDOT approval cannot be obtained prior to the issuance of the last building permit within the Development, the sum of \$35,000 shall be contributed, at that time, to the Township to help defray the cost of the described signalization at such time as approval from PennDOT can be obtained.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held 10-19, 1994.

WORCESTER TOWNSHIP

By: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George Q. Lewis
George Q. Lewis, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 94-18

**SKIPPACK PIKE
MARILYN L. KNEELAND**

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, MARILYN L. KNEELAND ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township on Skippack Pike at Berks Road (the "**Development**"), which is more particularly shown on plans prepared by Grande Engineering, being plans dated August 4, 1994, with a last revision date being September 22, 1994, which plans cover a total tract area of approximately 17.175 acres (the "**Plans**"), setting forth the proposed development of the tract into two (2) lots in accordance with those Plans (a complete schedule of the record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part thereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that the Worcester Township hereby grants

preliminary/final approval of the Development as shown on the Plans described on Exhibit "A", attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plans, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held 10-19, 1994.

WORCESTER TOWNSHIP

BY:

John H. Graham
JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

George R. Lewis
GEORGE R. LEWIS, SECRETARY

SCHEDULE OF PLANS

1. Plan of Subdivision dated 8/4/94 last revised 9/22/94

EXHIBIT "A"

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94- 19

BERKS ROAD AND SKIPPACK PIKE
JOSEPH A. SANTANGELO

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, JOSEPH A. SANTANGELO ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township at the corner of Skippack Pike and Berks Road (the "Development"), which is more particularly shown on plans prepared by Grande Engineering, being plans dated August 4, 1994, with a last revision date being September 22, 1994, which plans cover a total tract area of approximately 4.963 acres (the "Plans"), setting forth the proposed development of the tract into two (2) lots in accordance with those Plans (a complete schedule of the record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part thereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that the Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plans described on Exhibit "A", attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plans, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held November 16, 1994.

WORCESTER TOWNSHIP

BY:

John H. Graham
JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

George R. Lewis
GEORGE R. LEWIS, SECRETARY

SCHEDULE OF PLANS

1. Plan of Subdivision dated August 4, 1994 last revised September 22, 1994.

EXHIBIT "A"

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94- 20

GRAHAM PROPERTY
PHILIP AND NANCY BICKEL

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Philip and Nancy Bickel, husband and wife, (jointly "Developer") are developers of a certain tract of land situate in Worcester Township known as 1515 Valley Forge Road (the "Development"), which is more particularly shown on a plan prepared by Czop/Specter, Inc., being plan dated September 15, 1994 which plan covers a total tract area of approximately 14.28 acres (the "Plan"), setting forth the proposed development of the tract into three (3) lots in accordance with the Plan; and

WHEREAS, the Plan is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with

the content of the Plan, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held November 16, 1994.

WORCESTER TOWNSHIP

BY: John A. Gisham

Attest: George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94- 2/

MARKLEY SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Richard M. Markley ("Developer") is the owner of a certain tract of land situate in Worcester Township on Merrybrook Road (the "Development"), which is more particularly shown on a plan prepared by Grande Engineering of Norristown, PA, being plan dated September 15, 1994 which plan covers a total tract area of approximately 43.0 acres (the "Plan"), setting forth the proposed development of the tract into two (2) lots in accordance with the Plan; and

WHEREAS, the Plan is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated

herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held November 16, 1994.

WORCESTER TOWNSHIP

BY: John H. Gisham

Attest: George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94 - 22

LANCE AND CINDY ASHER
WORCESTER RACQUET CLUB

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, LANCE AND CINDY ASHER ("Developer") are the owners of a certain tract of land situate in Worcester Township on Valley Forge Road adjacent to premises known as Worcester Racquet Club (the "Development"), which is more particularly shown on a plan prepared by Czop/Specter, Inc., being plans dated October 11, 1994, which plans cover a total tract area of approximately 230,713 square feet (the "Plans"), setting forth the proposed split-off of approximately 18,896 square feet designated as Lot #2 on the Plan, which Lot #2 is to be combined with Developer's adjacent lot; and

WHEREAS, the Plan is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that the Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan, attached hereto, subject, however, to the following conditions:

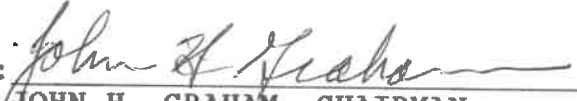
1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester township Board of Supervisors held November 16, 1994.

WORCESTER TOWNSHIP

BY:


JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:


GEORGE R. LEWIS, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 94- 23

BURGOON/PARKER SUBDIVISION

SUBDIVISION APPLICATION NO. _____

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Edward L. Burgoon and Lynne M. Burgoon, husband and wife and David W. Parker and Lynne A. Parker, husband and wife (jointly "Developer") are the owners and developers of a certain tract of land situate in Worcester Township situate at 1440 Kriebble Mill Road (the "Development"), which is more particularly shown on a plan prepared by Grande Engineering, of Norristown, Pennsylvania, consisting of 1 sheet, being Plan dated September 22, 1992, with a last revision date being October 11, 1994, which Plan covers a total tract area of approximately 19.53 acres (the "Plan") and proposes to subdivide the property into 2 Lots, and which Plan is expressly being incorporated herein by reference; and

WHEREAS, Developer desires to obtain Preliminary/Final Subdivision approval from Worcester Township ("Township") consistent with the Plan and also with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Township hereby grants preliminary/final approval of this Subdivision as shown on the Plan, subject, however, to the following conditions:

1. Developer is hereby granted waivers for road improvements along Kriebble Mill Road.

2. The Development shall be accomplished in strict accordance with the content of the Plan and all Notes to the Plan.

3. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plan shall be borne entirely by Developer and shall be at no cost to the Township.

APPROVED at the public meeting of the Worcester Township board of Supervisors held November 16, 1994

WORCESTER TOWNSHIP

By: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

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**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 94-24

**RICHARD J. AND SANDRA M. KIRKPATRICK
PRELIMINARY/FINAL SUBDIVISION APPROVAL**

WHEREAS, Richard J. and Sandra M. Kirkpatrick, husband and wife, (jointly "Developer") are the owners and developers of a certain tract of land situate on Berks Road (the "Development"), which is more particularly shown on a plan prepared by Stout, Tacconelli & Associates, of Kulpsville, Pennsylvania being plans dated April 7, 1993, with a last revision date being December 7, 1993, which plan covers a total tract area of approximately 27.06 acres (the "Plan") setting forth the proposed development of the tract into four (4) lots in accordance with the Plan.

WHEREAS, the Plan is being incorporated into this preliminary/final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants preliminary/final approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. The Development shall be constructed in strict accordance with the content of the Plan, the entire content of which is incorporated herein by reference.

2. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan shall be borne entirely by the Developer and shall be at no cost to the Township

APPROVED at the public meeting of the Worcester Township Board of Supervisors held November 16, 1994.

WORCESTER TOWNSHIP

BY:

John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest:

George R. Lewis
George R. Lewis, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94 - 25

WHISPERING WOODS SUBDIVISION
BELL LAND & REALTY, INC.

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, BELL LAND & REALTY, INC. is the equitable owner and Developer ("Developer") of a certain tract of land situate in Worcester Township situate at 1636 Kriebel Mill Road (the "Development"), which is more particularly shown on plans prepared by Grande Engineering, of Norristown, Pennsylvania consisting of two (2) sheets, being plans originally dated March 24, 1994, and last revised November 12, 1994, which plans cover a total tract area of approximately 14.7 acres and propose the subdivision of the Development in the five (5) building lots (the "Plans"), and which Plans are expressly being incorporated herein by reference; and

WHEREAS, Owner and Developer desire to obtain Preliminary Subdivision approval from Worcester Township ("Township") consistent with the Plans and also with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED, the Township hereby grants preliminary approval of this Subdivision as shown on the Plans and in accordance with all information and notes shown on such Plans and expressly subject to the following conditions:

1. Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the Property from the Pennsylvania Department of Environmental Resources, the Army Corps of Engineers, the Soil Conservation Service, the water company or authority in whose area of jurisdiction the Property is located, the Pennsylvania Department of Transportation, Montgomery County, and any other agency or body having jurisdiction over the Development prior to final approval.

2. Although the maintenance of all detention basins and surface storm water drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior to final subdivision approval, reserve easements in favor of the Township (on a form to be provided by the Township Solicitor) so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual property owners are not fulfilled after reasonable notice to do so.

3. Developer is hereby granted a waiver of full-width road widening requirements for Kriebel Mill Road and a waiver of side-walk installation requirements.

4. Prior to Final Subdivision approval, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with all applicable

Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Code.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held November 16, 1994.

WORCESTER TOWNSHIP

BY: John H. Graham
JOHN H. GRAHAM, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST: George R. Lewis
GEORGE R. LEWIS, SECRETARY

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 94-26
DR. CARMEN ROCCO

WHEREAS, DR. CARMEN ROCCO ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania, which land has been subdivided into three (3) residential building lots and is more particularly bounded and described on a Final Plan of Subdivision prepared by Chambers Associates, Inc. being dated July 25, 1989 with a last revision date being January 15, 1990, which plan has been recorded in the Montgomery County Recorder of Deeds Office in Plan Book L001 at Page 00218; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment, that portion of his property lying between the legal and the ultimate right-of-way line along Shearer Road (as described on Exhibit "A") and that portion of his property described on Exhibit "B" as a drainage easement; and

WHEREAS, the Grantee, by accepting and recording this Deed, accepts the parcel of ground, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, as and for a public road, or highway and the property described on Exhibit "B" as a drainage easement;

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the property

described on Exhibit "A" to have and to hold, forever, as for a public road, or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and with the same effect as if the said road had been opened by a Decree of the Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania, and also accepts the property described on Exhibit "B" as a drainage easement.

APPROVED this 21 day of December, 1994, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George R. Lewis
George R. Lewis, Secretary

January 17, 1990
Job # 499-001

LEGAL DESCRIPTION

SHEARER ROAD

DR. CARMEN ROCCO

WORCESTER TOWNSHIP

ALL THAT CERTAIN tract or parcel of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, described as shown on the Record Plan prepared for Dr. Carmen Rocco by Chambers Associates, Inc., Centre Square, PA dated 7/25/89 last revised 1/15/90 as follows to wit:

BEGINNING at a point on the centerline of Shearer Road, said point also being North 36 degrees 31 minutes 00 seconds East 1114.49 feet from the centerline of Skippack Pike; thence from said point of beginning, along the centerline of Shearer Road, North 36 degrees 31 minutes 00 seconds East 314.23 feet to a spike; thence through the bed of Shearer Road North 33 degrees 37 minutes 31 seconds East 650.37 feet to a spike; thence leaving Shearer Road and along the line dividing lands of now or formerly Albert and Marion Bobb and now or formerly Luca A. and Marie J. Mandracchia, North 41 degrees 58 minutes 50 seconds West 30.62 feet to a point on the ultimate right-of-way line of Shearer Road, 30.00 feet from its centerline, thence along same, South 36 degrees 34 minutes 57 seconds West 206.60 feet to a point of curvature thence along an arc of a circle curving to the left with a radius of 270.00 feet the arc distance of 23.99 feet to a point; thence South 31 degrees 31 minutes 00 seconds West 255.22 feet to a point; thence South 31 degrees 22 minutes 55 seconds West 96.92 feet to a point of curvature, thence along an arc of a circle curving to the right with a radius of 270.00 feet the arc distance of 24.23 feet to a point; thence South 36 degrees 31 minutes 00 seconds West 335.74 feet to a point of the line dividing lands of now or formerly Albert and Marion Bobb and the Philadelphia Electric Company (PECO) thence leaving the abovementioned right-of-way line and continuing along said dividing line South 09 degrees 52 minutes 33 seconds East 41.43 feet to the point of beginning.

CONTAINING 31,149 square feet or 0.72 acres of land.

Exhibit "A"

January 17, 1990
Job # 499-001

LEGAL DESCRIPTION

DRAINAGE EASEMENT

DR. CARMEN ROCCO

WORCESTER TOWNSHIP

ALL THAT CERTAIN tract or parcel of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, described as shown on the Record Plan prepared for Dr. Carmen Rocco by Chambers Associates, Inc., Centre Square, PA dated 7/25/89 last revised 1/15/90 as follows to wit:

BEGINNING at a point on the ultimate right-of-way line of Shearer Road (30 feet from the centerline) said point also being the following two courses and distances from the centerline of Skippack Pike 1) North 36 degrees 31 minutes 00 seconds East 1114.49 feet and 2) North 09 degrees 52 minutes 33 seconds West 41.43 feet; thence, from said point, of beginning along lands now or late Philadelphia Electric Company (PECO) North 09 degrees 52 minutes 33 seconds West 779.39 feet to an iron pipe; thence North 27 degrees 25 minutes 44 seconds East 243.64 to an iron pipe; thence along lands of now or formerly Curtis and Lorraine R. Shierry South 53 degrees 00 minutes 27 seconds East 300.93 feet to an iron pipe; thence North 36 degrees 59 minutes 56 seconds East 220.05 feet to an iron pin; thence along lands now or formerly Luca A. and Marie J. Mandracchia South 41 degrees 58 minutes 50 seconds East 272.72 feet to a point on the ultimate right-of-way line of Shearer Road; thence along same South 36 degrees 34 minutes 57 seconds West 15.30 feet; thence leaving said right-of-way and continuing through lands of now or formerly Albert and Marion Bobb the following four courses and distances; 1) North 41 degrees 58 minutes 50 seconds West 257.55 feet, 2) South 36 degrees 59 minutes 56 seconds West 199.59 feet 3) South 19 degrees 51 minutes 54 seconds West 128.44 feet and 4) South 43 degrees 43 minutes 32 seconds East 229.70 feet to a point on the ultimate right-of-way line of Shearer Road; thence along same, South 31 degrees 31 minutes 00 seconds West 31.02 feet; thence leaving said right-of-way line and continuing through land of now or formerly Albert and Marion Bobb the following six courses and distances, 1) North 43 degrees 43 minutes 32 seconds West 256.20 feet, 2) North 19 degrees 51 minutes 54 seconds East 138.22 feet, 3) North 53 degrees 00 minutes 27 seconds West 272.12 feet, 4) South 27 degrees 25 minutes 44 seconds West 220.84 feet, 5) South 09 degrees 52 minutes 33 seconds East 123.71 feet, and 6) South 54 degrees 59 seconds 34 minutes East 449.84 feet to a point on the right-of-way line of Shearer Road; thence along same South 31

degrees 31 minutes 00 seconds West 15.03 feet; thence South 31 degrees 22 minutes 55 degrees West 15.03 feet; thence leaving said right-of-way and continuing through land now or formerly Albert and Marion Robb the following, two courses and distances, 1) North 54 degrees 59 minutes 34 seconds West 421.83 feet, 2) South 09 degrees 52 minutes 33 seconds East 593.99 feet to a point of the right of way line of Shearer Road, thence along same South 36 degrees 31 minutes 00 seconds West 20.72 feet to the point of beginning.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 94 -- 27

TAX LEVY RESOLUTION

A RESOLUTION OF THE TOWNSHIP OF WORCESTER, County of Montgomery, Commonwealth of Pennsylvania, fixing the tax rate for the year 1995.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property and real property within the Township of Worcester subject to taxation for the fiscal year 1995, as follows:

Tax rate for general purposes, the sum of..... 1 mill on each dollar of assessed valuation, or the sum of.. 10 cents on each one hundred dollars of assessed valuation.

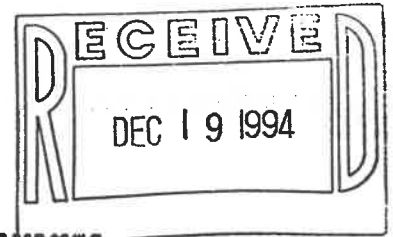
The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	1 Mill	10 Cents
TOTAL	1 MILL	10 CENTS

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

Adopted the 21 st day of December, A.D. 1994.

John H. Graham
Chairman of the Board of Supervisors



**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 94-28
SMITH TRACT**

**VESTERRA CORPORATION
FINAL SUBDIVISION APPROVAL**

WHEREAS, VESTERRA CORPORATION ("Developer") is the owner and developer of a certain tract of land known as the Smith Tract situate in Worcester Township to be developed as Fawn Creek (the "Development"), which is more particularly shown on plans prepared by Robert E. Blue, Consulting Engineers, being plans consisting of 60 sheets dated, for the most part, June 2, 1989, with a last revision date being November 11, 1994, which plans cover a total tract area of approximately 109.8 acres (the "Plans"), setting forth the proposed development of tract into residential building lots and open space proposed to be dedicated to the Township in two phases and in accordance with the Plans. (a complete schedule of the Subdivision Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this final approval by reference; and

WHEREAS, Developer has previously obtained and supplied to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code;

BE IT RESOLVED, that Worcester Township hereby grants final approval of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. The Development shall be constructed in two Phases as detailed on the Plan.

2. Although the maintenance of all detention basins and surface storm water drainage easements shall be the responsibility of the property owner on whose property said facilities are located, Developer shall, prior to Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual property owners are not fulfilled after reasonable notice to do so.

3. Prior to Township's execution of the Plans, Developer agrees to execute such Easement Agreements as are required by the Plans, a Declaration of Covenants, Easements and Restrictions Concerning Stormwater Facilities, and a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution, the terms and conditions of a certain letter

agreement between the Township and Vesterra Corporation dated April 7, 1992, and the terms and conditions of the above described Subdivision and Escrow Agreement, the entire content of which is incorporated herein by reference.

5. The costs of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, Notes to the Plans, Preliminary Approval Resolution and Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until such time as the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrows have not been funded within ninety (90) days of this Resolution (or any written extension thereof) this contingent subdivision approval shall expire and be deemed to have been revoked.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held December 21, 1994.

WORCESTER TOWNSHIP

BY: John H. Graham
John H. Graham, Chairman
Board of Supervisors

Attest: George K. Lewis
George K. Lewis, Secretary