

579
the day and year above written

David Tuckwell J. P.

Recorded March 23 1882

For and in consideration of Ten dollars to me paid and the receipt whereof is hereby acknowledged and for the further consideration of Thirty dollars to be paid before any pipe is laid on said premises. I do hereby grant to P. F. Warren his heirs and assigns, a right of way upon and through my lands lying in Chester County, State of Pennsylvania, for the purpose of constructing from thence to time one or more lines of iron pipe for the transportation of steam, in such manner and with such accompanying telegraph and other facilities as said grantee may deem necessary, and with free ingress and egress to construct, operate, maintain and from time to time remove the same in such manner as he may desire. Provided - That said pipe or pipes shall not be so placed as to interfere with the usual cultivation of the premises nor with any buildings thereon - and all actual damage done to crops or standing wood or otherwise, by the construction or operation

of said lines or telegraph lines shall be paid for in full by the said grantee. And it is further provided, that if said damages are not mutually agreed upon, the same shall be appraised by three disinterested persons, one thereof to be appointed by the said B. F. Warner his heirs and assigns and by Benj. Coulter his heirs and assigns and one by the two so appointed as aforesaid, and the award of such three persons made under Oath shall be final and conclusive, and if such damages are not paid for within thirty days, after they shall have been determined as aforesaid, then this grant shall be null and void. And that the space occupied by said lines shall not exceed one foot in width, and that the said Benj. Coulter shall fully enjoy the said premises except for the purposes hereinbefore specified.

In witness whereof, I have hereunto set my hand

and seal this 19 day of Oct Dec 1881

signed, sealed and delivered in the presence of

Jos. A. Roof

Benj. Coulter



State of Pennsylvania }
County of Chester }

Second day of Nov. in the year one thousand Eight hundred and Eighty one. Before me the undersigned Notary Public in and for said County personally came Jos. A. Roof, the foregoing witness to the within grant, who being duly sworn according to law depose and say, that he saw the said grantor Benj. Coulter sign seal and as his last act and deed deliver the said instrument, that the same might be recorded as such sworn and subscribed.

Before me the day and year above written

Jackson Sergeant
Notary Public



Jos. A. Roof

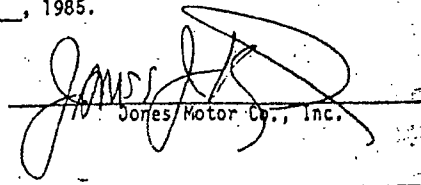
MSB. 18/577

EASEMENT AGREEMENT

BE IT KNOWN THAT, for and in consideration of the payment by
JONES MOTOR CO., INC. of the sum of ONE DOLLAR
and other valuable considerations, the receipt whereof is hereby acknowledged,
Jones Motor Co., Inc. (hereinafter referred to as Grantor) hereby grants to
JONES MOTOR CO., INC. (hereinafter referred to as Grantee), its
successors and assigns, the uninterrupted right, privilege and authority to
use in common with the Grantor and others that certain on-site sanitary sewage
disposal system (hereinafter referred to as the System) located on the property
of Grantor situate at Bridge Street and Schuylkill Road, as shown on Drawing
No. 82-105-1, dated 7-12-82, last revised 10-14-83, prepared by Coventry
Associates, in East Vincent Township, Chester County, Pennsylvania.

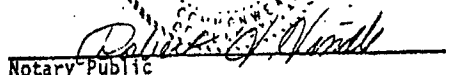
Grantor agrees to bear all costs, expenses, fees and charges
relating to the use, repair and maintenance of the System throughout the term
of this Agreement. Grantor, Grantee, their successors and assigns further agree
that any and all maintenance, improvement, expansion and/or correction to said
existing sewage system shall be with the approval of and in full conformance with
the Rules and Regulations of the Chester County Health Department.

IN WITNESS WHEREOF, the parties have hereunto set their hands this
8th day of FEBRUARY, 1985.



James H. Jones, Inc.

Subscribed and sworn to before
me this 8th day of Feb, 1985,



Notary Public

BOOK 675 569

RECORDED OF DEEDS
CHESTER COUNTY, PA.
R95 FEB 21 P 2:59
026521

EA 31814

RIGHT OF WAY

HENRY EMERY

MISC. DEED BOOK 18 p. 586

To

DATED: 10/27/1881

B. F. Warren, his heirs
and assigns

REC'D: 3/23/1882

(1) grants (2) a right of way upon and through lands of (1) in Chester County, Penna. for construction of one or more iron pipe lines for transporting petroleum with accompanying telegraph and other facilities grantee may deem necessary.

East Pikeland Twp., Chester County.

#317,478-M

THIS INDENTURE made this Sixth day of September
A.D. 1955. BETWEEN Ida S. Zoller and Eva L. Zoller, singlewomen,

hereinafter called the Grantor, of the one part; AND PHILADELPHIA ELECTRIC COMPANY and THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, Corporations organized and existing under the laws of the State of Pennsylvania, hereinafter called the Grantees, of the other part;

WHEREAS, the Grantor the owner of

PREMISES as described in Deed Book A-20/473/23.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the said grantor, as well as for and in consideration of the sum of One Dollar (\$1.00) lawful money unto them well and truly paid by the Grantees at and before the sealing and delivery of this Indenture, the receipt whereof is hereby acknowledged do---- hereby give and grant to the said Grantees, and their successors and assigns, the full, free and uninterrupted right, liberty and privilege to place, renew, relocate, operate and maintain on, over, under and across the said premises and the various highways now existing or subsequently established, intersecting and abutting the said premises, such facilities as shall be necessary to supply the Grantor and the other owners, tenants and occupiers of the said premises, and those adjacent thereto, with electricity, gas and telephone service together with the right of ingress and egress and the right to trim and keep trimmed, in a workmanlike manner, all trees to the extent deemed necessary by the said grantees, to provide sufficient clearance for the protection of the aforesaid facilities, and together with the right to attach said facilities to the buildings erected or to be erected on the said premises.

UNDER AND SUBJECT to the condition that the facilities shall be placed at convenient locations on the said premises and should the facilities of either of the said Grantees, outside the limits of the said highways, interfere with improvements or alterations to buildings thereon erected, the owners of such facilities as shall at its own expense relocate the same on the aforesaid premises, so as to avoid such interference.

IN WITNESS WHEREOF the said Grantor ~~have~~ duly executed this Indenture on the day and date first above mentioned.

RECORDED 9/23/1955

ACKNOWLEDGED: Ed Die

Misc. DEED BOOK 106 PAGE 641.



Bercek and Smith Engineering, Inc.

Civil Engineering | Land Surveying

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358 Main Street
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Michael Bercek, PLS, Vice President

T-11-095

DESCRIPTION OF ACCESS EASEMENT AS SHOWN ON PLAN TITLED "EASEMENT PLAN FOR WENEY PROPERTY", EAST VINCENT TOWNSHIP, CHESTER COUNTY.

ALL THAT CERTAIN easement area located on the westerly side of Mennonite Church Road between S.R. 724 and Enterprise Parkway and approximately 750 feet south of the centerline intersection of Mennonite Church Road and S.R. 724 and shown in more detail on a plan titled "Easement Plan for Wene Property", prepared by Bercek and Smith Engineering, Inc., dated April 23, 2019, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

COMMENCING at an iron pin found at a point of intersection formed by the westerly right of way line of Mennonite Church Road (33 feet wide Legal Right of Way, 80 feet wide Ultimate Right of Way) and the northerly most property line of the building lot owned by the grantors herein, said point being in line of lands of Creative Health Services;

Thence along the ultimate right of way line of Mennonite Church Road the two (2) following courses and distances:

1. South 17 degrees 32 minutes 14 seconds West a distance of 44.13 feet to a point;
2. South 15 degrees 31 minutes 17 seconds West for a distance of 306.74 feet to a point;

Thence leaving the ultimate right of way line of Mennonite Church Road and along the residue lands of the grantor herein, North 74 degrees 28 minutes 43 seconds West for a distance of 195.60 feet to the place of BEGINNING of the herein described access easement;

Thence from said place of BEGINNING and over and through other lands of the grantor herein the three (3) following courses and distances:

1. South 09 degrees 00 minutes 52 seconds West a distance of 64.42 feet to a point;
2. North 81 degrees 41 minutes 32 seconds West a distance of 73.75 feet to a point;
3. North 09 degrees 00 minutes 52 seconds East a distance of 73.74 feet to a point in line of the aforesaid building lot;

Thence along the same, South 74 degrees 28 minutes 43 seconds East for a distance of 74.22 feet to the place of BEGINNING.

✓ CONTAINING 5,094 square feet of land, be the same more or less.

BEING PART OF THE SAME PREMISES which Jones Motor Company, Ware Incorporated, by deed dated February 28, 1986 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 224, page 513 granted and conveyed unto Walter J., Jr. and Vonda L. Wene, in fee.

BEING PART OF UPI #21-5-15.3.

Dated: May 6, 2019



Bercek and Smith Engineering, Inc.

Civil Engineering | Land Surveying

Formerly Conner and Smith Engineering, Inc.

358 Main Street

Royersford, PA 19468

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E-mail: mail@bercekandsmith.com

Michael Bercek, PLS, Vice President

B-10-207

DESCRIPTION OF RESIDUE LANDS OF THE FINAL LAND DEVELOPMENT PLAN FOR S AND W RACE CARS, EAST VINCENT TOWNSHIP, CHESTER COUNTY.

ALL THAT CERTAIN tract of land located on the westerly side of Mennonite Church Road between S.R. 724 and Enterprise Parkway and approximately 1,100 feet south of the centerline intersection of Mennonite Church Road and S.R. 724 and shown in more detail on a plan titled "Final Land Development Plan for S and W Race Cars", prepared by Utilicon Commercial and Industrial Construction, dated September 14, 1993, last revised January 3, 1994, recorded in Plan Book No. 12406, Chester County Records, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin found at a point of intersection formed by the westerly right of way line of Mennonite Church Road (33 feet wide Legal Right of Way, 80 feet wide Ultimate Right of Way) and the southerly most property line of the herein described tract of land as shown on the previously described plan by Utilicon Commercial and Industrial Construction, said point being in line of lands of Sentinel Self Storage, LLC;

Thence leaving the ultimate right of way line of Mennonite Church Road and along lands of Sentinel Self Storage, LLC, North 74 degrees 49 minutes 08 seconds West for a distance of 1008.15 feet to an iron pin found at a corner in common with lands of James J. Koegel Residuary Trust and Donald R. Sheehy Et. Al.;

Thence along the same, North 15 degrees 10 minutes 52 seconds East for a distance of 548.05 feet to an iron pin found in line of other lands of James J. Koegel Residuary Trust and Donald R. Sheehy Et Al.;

Thence along the same, South 89 degrees 59 minutes 44 seconds East for a distance of 517.54 feet to a point;

Thence along the building lot as shown on the previously mentioned plan by Utilicon Commercial and Industrial Construction the two (2) following courses and distances:

1. South 04 degrees 00 minutes 16 seconds West for a distance of 292.90 feet to a point;
2. South 74 degrees 28 minutes 43 seconds East a distance of 451.00 feet to a point on the westerly right of way line of Mennonite Church Road

Thence along the same, South 15 degrees 31 minutes 17 seconds West for a distance of 170.00 feet to a point;

Thence, South 17 degrees 06 minutes 26 seconds West for a distance of 188.45 feet to the place of BEGINNING.

CONTAINING 11.3343 acres of land, be the same more or less.

BEING PART OF THE SAME PREMISES which Jones Motor Company, Ware Incorporated, by deed dated February 28, 1986 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 224, page 513 granted and conveyed unto Walter J., Jr. and Vonda L. Weney, in fee.

BEING PART OF UPI #21-5-15.3.

Dated: May 6, 2019