

ORDINANCE NO. 1699

**PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF PLYMOUTH TOWNSHIP,
APPENDIX A [STREET OPENINGS], TO ADD ADDITIONAL STREETS TO BE
INCORPORATED IN THE TOWNSHIP OF PLYMOUTH**

WHEREAS, The Township of Plymouth is a duly organized Home Rule municipality, existing and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, Pursuant to Section 301 of the Home Rule Charter, all powers of the Township are vested in and exercised by a Council, including the power to make and adopt ordinances and resolutions consistent with the Constitution and laws of the Commonwealth and the Home Rule Charter; and

WHEREAS, the Township of Plymouth, in the exercise of its lawful powers, previously granted preliminary and final land development and subdivision plan approval to Driscoll Tract LLC (“Developer”) for a certain residential subdivision commonly referred to as Plymouth Valley Estates, to be constructed on certain real property identified as Montgomery County Tax Map Parcel Number 49-00-09319-00-1; and

WHEREAS, in furtherance of the terms and conditions of the subdivision and land development approval for Plymouth Valley Estates, the Developer has constructed and has offered to dedicate and convey to the Township the roadways now identified as Alexander Drive and Sebastian Lane within the Plymouth Valley Estates subdivision, which roadways are more specifically described in the legal description for Alexander Drive attached hereto as Exhibit “A” and in the legal description for Sebastian Lane attached hereto as Exhibit “B” and incorporated herein by reference; and

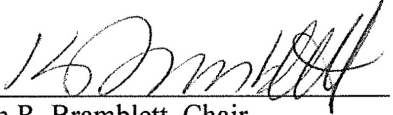
WHEREAS, the Township desires to accept the dedication of the aforementioned roadways for the benefit of the Township and its residents,

NOW THEREFORE, the Council of Plymouth Township, Montgomery County, Pennsylvania does hereby enact and ordain the following:

1. The Township of Plymouth hereby authorizes the acceptance of, and does hereby accept from Driscoll Tract LLC, the roadways identified as Alexander Drive and Sebastian Lane, located within the Plymouth Valley Estates residential subdivision, a true and correct copy of which legal descriptions are attached hereto as Exhibit “A” and Exhibit “B” and incorporated herein by reference.
2. All other ordinances, portions of ordinances, or any sections of the Township Code that are deemed inconsistent with this Ordinance, are hereby repealed.

ORDAINED AND ENACTED by the Council of Plymouth Township, Montgomery County, Pennsylvania this 12th day of February, 2024.

COUNCIL OF PLYMOUTH TOWNSHIP

BY: 
Karen R. Bramblett, Chair


ATTEST: 
Karen B. Weiss, Manager/Secretary

Exhibit A

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

ALEXANDER DRIVE
PLYMOUTH VALLEY ESTATES – PHASE 1B
JOHNSON ROAD & PLYMOUTH ROAD
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ALL THOSE CERTAIN parcels or tracts of land known as Alexander Drive, Plymouth Valley Estates – Phase 1B, SITUATE in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with an Enlarged Subdivision Plan prepared for Driscoll Tract, LLC., dated April 29, 2015, and last revised February 12, 2019, as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point of cusp on the Southwesterly ultimate right-of-way line of Plymouth Road (SR3007) (70' wide at this point), a corner of Lot 68; THENCE along said Southwesterly ultimate right-of-way line of Plymouth Road, South fifty-four degrees fifteen minutes thirty-six seconds East (S 54° 15' 36" E) one hundred and no one-hundredths feet (100.00') to a point of cusp, a corner of Lot 42; THENCE along Lot 42 the five following courses and distances: 1) on the arc of a circle curving to the left with a radius of twenty-five and no one-hundredths feet (25.00'), with a chord bearing and distance of South eighty degrees forty-four minutes twenty-four seconds West (S 80° 44' 24" W) thirty-five and thirty-five one-hundredths feet (35.35'), the arc distance of thirty-nine and twenty-seven one-hundredths feet (39.27') to a point of tangency; 2) South thirty-five degrees forty-four minutes twenty-four seconds West (S 35° 44' 24" W) one hundred seven and sixty-seven one-hundredths feet (107.67') to a point of curvature; 3) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of South five degrees fifty-four minutes two seconds East (S 05° 54' 02" E) nineteen and ninety-three one-hundredths feet (19.93'), the arc distance of twenty-one and eighty one-hundredths feet (21.80') to a point of reverse curvature; 4) on the arc of a circle curving to the right with a radius of one hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of South forty-two degrees six minutes four seconds East (S 42° 06' 04" E) thirty-three and eighteen one-hundredths feet (33.18'), the arc distance of thirty-three and twenty-three one-hundredths feet (33.23') to a point of reverse curvature; 5) on the arc of a circle curving to the left with a radius of forty and no one-hundredths feet (40.00'), and a chord bearing and distance of South fifty-nine degrees seven minutes nineteen seconds East (S 59° 07' 19" E) thirty and fifty-six one-hundredths feet (30.56'), the arc distance of thirty-one and thirty-six one-hundredths feet (31.36') to a point of reverse curvature; THENCE continuing along Lot 42, and along Lot 43, Lot 44, Lot 45, and Lot 46, on the arc of a circle curving to the right with

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a radius of seventy and no one-hundredths feet (70.00'), with a chord bearing and distance of South seven degrees seven minutes forty-six seconds East (S 07° 07' 46" E) one hundred thirty-four and eighty-eight one-hundredths feet (134.88'), the arc distance of one hundred eighty-one and ninety-four one-hundredths feet (181.94') to a point of reverse curvature; THENCE continuing along Lot 46, on the arc of a circle curving to the left with a radius of forty and no one-hundredths feet (40.00'), with a chord bearing and distance of South forty-four degrees fifty-one minutes forty-six seconds West (S 44° 51' 46" W) thirty and fifty-six one-hundredths feet (30.56'), the arc distance of thirty-one and thirty-six one-hundredths feet (31.36') to a point of reverse curvature; THENCE continuing along Lot 46, and along Lot 47, on the arc of a circle curving to the right with a radius of one hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of South twenty-nine degrees forty-three minutes twenty-one seconds West (S 29° 43' 21" W) forty-four and fifty-nine one-hundredths feet (44.59'), the arc distance of forty-four and seventy-two one-hundredths feet (44.72') to a point of tangency; THENCE continuing along Lot 47, and along Lot 48, South thirty-seven degrees two minutes thirty-three seconds West (S 37° 02' 33" W) one hundred fourteen and eighty-four one-hundredths feet (114.84') to a point of curvature; THENCE continuing along Lot 48, and along Open Space Parcel – Tract 'A', Lot 49, Lot 50, and Lot 51, on the arc of a circle curving to the right with a radius of one hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of South eighty-one degrees forty-seven minutes thirty-three seconds West (S 81° 47' 33" W) two hundred forty-six and forty-one one-hundredths feet (246.41'), the arc distance of two hundred seventy-three and thirty-six one-hundredths feet (273.36') to a point of tangency; THENCE continuing along Lot 51, and along Lot 52, North fifty-three degrees twenty-seven minutes twenty-seven seconds West (N 53° 27' 27" W) one hundred twenty-seven and seventy-nine one-hundredths feet (127.79') to a point of curvature; THENCE continuing along Lot 52, and along Lot 53, Lot 54, and Lot 55, on the arc of a circle curving to the right with a radius of one hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of North twenty-seven degrees thirty-two minutes fifty-seven seconds West (N 27° 32' 57" W) one hundred fifty-two and ninety-three one-hundredths feet (152.93'), the arc distance of one hundred fifty-eight and twenty-six one-hundredths feet (158.26') to a point of tangency;

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THENCE continuing along Lot 55, and along Lot 56, Lot 57, Lot 58, and Lot 59, North one degree thirty-eight minutes twenty-seven seconds West ($N 01^{\circ} 38' 27'' W$) three hundred seventy and twenty-two one-hundredths feet (370.22') to a point of curvature; THENCE continuing along Lot 59, and along Lot 60, Lot 61, Lot 62, Lot 63, Lot 64, and Lot 65, on the arc of a circle curving to the right with a radius of seventy and no one-hundredths feet (70.00'), with a chord bearing and distance of North eighty-two degrees twenty-nine minutes fifty-six seconds East ($N 82^{\circ} 29' 56'' E$) one hundred thirty-nine and twenty-seven one-hundredths feet (139.27'), the arc distance of two hundred five and fifty-nine one-hundredths feet (205.59') to a point of reverse curvature; THENCE continuing along Lot 65, on the arc of a circle curving to the left with a radius of thirty and no one-hundredths feet (30.00'), with a chord bearing and distance of South forty-three degrees thirty-nine minutes thirty-five seconds East ($S 43^{\circ} 39' 35'' E$) thirty and twenty-seven one-hundredths feet (30.27'), the arc distance of thirty-one and seventy-three one-hundredths feet (31.73') to a point of reverse curvature; THENCE continuing along Lot 65, and along Lot 66, on the arc of a circle curving to the right with a radius of one hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of South sixty-four degrees six minutes thirty-three seconds East ($S 64^{\circ} 06' 33'' E$) fifty-nine and eighty-seven one-hundredths feet (59.87'), the arc distance of sixty and sixteen one-hundredths feet (60.16') to a point of tangency; THENCE continuing along Lot 66, and along Lot 67, and Lot 68, South fifty-four degrees fifteen minutes thirty-six seconds East ($S 54^{\circ} 15' 36'' E$) two hundred forty-six and twenty-four one-hundredths feet (246.24') to a point of curvature; THENCE continuing along Lot 68 the three following courses and distances: 1) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of North eighty degrees forty-four minutes twenty-four seconds East ($N 80^{\circ} 44' 24'' E$) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; 2) North thirty-five degrees forty-four minutes twenty-four seconds East ($N 35^{\circ} 44' 24'' E$) one hundred six and thirty-six one-hundredths feet (106.36') to a point of curvature; 3) on the arc of a circle curving to the left with a radius of twenty-five and no one-hundredths feet (25.00'), with a chord bearing and distance of North nine degrees fifteen minutes thirty-six seconds West ($N 09^{\circ} 15' 36'' W$) thirty-five and thirty-five one-hundredths feet

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(35.35'), the arc distance of thirty-nine and twenty-seven one-hundredths feet (39.27') to the first mentioned point and place of beginning.

CONTAINING 259,727 square feet or 5.9625 acres of gross area.

EXCEPTING THEREFROM AND THEREOUT the following parcel or tract of land, SITUATE in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with an Enlarged Subdivision Plan prepared for Driscoll Tract, LLC., dated April 29, 2015, and last revised February 12, 2019, as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point of curvature on the Southwesterly side of Alexander Drive (50' wide), said point being at a distance of ten and twenty-five one-hundredths feet (10.25') measured South fifty-four degrees fifteen minutes thirty-six seconds East (S 54° 15' 36" E) from a point, a corner of Lot 71; THENCE continuing along Lot 72, on the arc of a circle curving to the right with a radius of one hundred twenty-five and no one-hundredths feet (125.00'), with a chord bearing and distance of South eight degrees thirty-six minutes thirty-two seconds East (S 08° 36' 32" E) one hundred seventy-eight and seventy-seven one-hundredths feet (178.77'), the arc distance of one hundred ninety-nine and nineteen one-hundredths feet (199.19') to a point of tangency; THENCE continuing along Lot 72, and along Lot 73 and Lot 74, South thirty-seven degrees two minutes thirty-three seconds West (S 37° 02' 33" W) one hundred fourteen and eighty-four one-hundredths feet (114.84') to a point of curvature; THENCE along Lot 74, on the arc of a circle curving to the right with a radius of one hundred twenty-five and no one-hundredths feet (125.00'), with a chord bearing and distance of South eighty-one degrees forty-seven minutes thirty-three seconds West (S 81° 47' 33" W) one hundred seventy-six and no one-hundredths feet (176.00'), the arc distance of one hundred ninety-five and twenty-six one-hundredths feet (195.26') to a point of tangency; THENCE continuing along Lot 74, and along Lot 75, and Lot 76, North fifty-three degrees twenty-seven minutes twenty-seven seconds West (N 53° 27' 27" W) one

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hundred twenty-seven and seventy-nine one-hundredths feet (127.79') to a point of curvature; THENCE continuing along Lot 76, and along Lot 77, on the arc of a circle curving to the right with a radius of one hundred twenty-five and no one-hundredths feet (125.00'), with a chord bearing and distance of North twenty-seven degrees thirty-two minutes fifty-seven seconds West (N 27° 32' 57" W) one hundred nine and twenty-three one-hundredths feet (109.23'), the arc distance of one hundred thirteen and five one-hundredths feet (113.05') to a point of tangency; THENCE continuing along Lot 77, and along Lot 78, and Lot 79, North one degree thirty-eight minutes twenty-seven seconds West (N 01° 38' 27" W) three hundred and twenty-two one-hundredths feet (300.22') to a point of curvature; THENCE continuing along Lot 79 the three following courses and distances: 1) on the arc of a circle curving to the right with a radius of twenty and no one-hundredths feet (20.00'), with a chord bearing and distance of North forty-three degrees twenty-one minutes thirty-three seconds East (N 43° 21' 33" E) twenty-eight and twenty-eight one-hundredths feet (28.28'), the arc distance of thirty-one and forty-two one-hundredths feet (31.42') to a point of tangency; 2) North eighty-eight degrees twenty-one minutes thirty-three seconds East (N 88° 21' 33" E) thirty-five and sixty-five one-hundredths feet (35.65') to a point of curvature; 3) on the arc of a circle curving to the right with a radius of one hundred twenty-five and no one-hundredths feet (125.00'), with a chord bearing and distance of South seventy-two degrees fifty-seven minutes one second East (S 72° 57' 01" E) eighty and eleven one-hundredths feet (80.11'), the arc distance of eighty-one and fifty-five one-hundredths feet (81.55') to a point of tangency; THENCE continuing along Lot 79, and along Lot 69, Lot 70, Lot 71, and Lot 72, South fifty-four degrees fifteen minutes thirty-six seconds East (S 54° 15' 36" E) three hundred four and one one-hundred feet (304.01') to the first mentioned point and place of beginning.

CONTAINING 154,166 square feet or 3.5392 acres of excepted area.

BEING Alexander Drive

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CONTAINING 105,561 square feet or 2.4233 acres of Alexander Drive net area.

25620A
Plym – Driscoll Sheets 5 & 6
February 14, 2019

Exhibit B

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SEBASTIAN LANE
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ALL THOSE CERTAIN parcels or tracts of land known as Sebastian Lane, Plymouth Valley Estates – Phase 1A, SITUATE in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with an Enlarged Subdivision Plan prepared for Driscoll Tract, LLC, dated April 29, 2015, and last revised February 12, 2019, as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point of cusp on the Southeasterly ultimate right-of-way line of Johnson Road (SR3012) (60' wide at this point), a corner of Lot 11; THENCE along said Southeasterly ultimate right-of-way line of Johnson Road, North seventy-four degrees fifty-five minutes thirty-three seconds East (S 74° 55' 33" E) one hundred and no one-hundredths feet (100.00') to a point of cusp, a corner of Lot 12; THENCE along Lot 12 the three following courses and distances: 1) on the arc of a circle curving to the left with a radius of twenty-five and no one-hundredths feet (25.00'), with a chord bearing and distance of South twenty-nine degrees fifty-five minutes thirty-three seconds West (S 29° 55' 33" W) thirty-five and thirty-five one-hundredths feet (35.35'), the arc distance of thirty-nine and twenty-seven one-hundredths feet (39.27') to a point of tangency; 2) South fifteen degrees four minutes twenty-seven seconds East (S 15° 04' 27" E) ninety-eight and eleven one-hundredths feet (98.11') to a point of curvature; 3) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of South sixty degrees four minutes twenty-seven seconds East (S 60° 04' 27" E) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; THENCE continuing along Lot 12, and along Lot 13, Lot 14, Lot 15, and Lot 16, North seventy-four degrees fifty-five minutes thirty-three seconds East (N 74° 55' 33" E) three hundred seventy-seven and forty-five one-hundredths feet (377.45') to a point of curvature; THENCE continuing along Lot 16, and along Lot 17, Lot 18, Lot 19, and Lot 20, on the arc of a circle curving to the right with a radius of fifty and no one-hundredths feet (50.00'), with a chord bearing and distance of South sixteen degrees forty-three minutes fifty-five seconds West (S 16° 43' 55" W) eighty-four and ninety-eight one-hundredths feet (84.98'), the arc distance of two hundred twelve and fifty-nine one-hundredths feet (212.59') to a point of reverse curvature; THENCE continuing along Lot 20 the three following courses and distances: 1) on the arc of a circle curving to the left with a radius of forty and no one-hundredths

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feet (40.00'), with a chord bearing and distance of North seventy-three degrees sixteen minutes five seconds West (N 73° 16' 05" W) forty-two and sixteen one-hundredths feet (42.16'), the arc distance of forty-four and forty-one one-hundredths feet (44.41') to a point of tangency; 2) South seventy-four degrees fifty-five minutes thirty-three seconds West (S 74° 55' 33" W) sixty-two and thirty-two one-hundredths feet (62.32') to a point of curvature; 3) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of South twenty-nine degrees fifty-five minutes thirty-three seconds West (S 29° 55' 33" W) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; THENCE continuing along Lot 20, and along Lot 21, South fifteen degrees four minutes twenty-seven seconds East (S 15° 04' 27" E) one hundred sixty and twenty-five one-hundredths feet (160.25') to a point of curvature; THENCE continuing along Lot 21, and along Lot 22, Lot 23, Lot 24, and Open Space – Tract 'B', on the arc of a circle curving to the right with a radius of two hundred fifty and no one-hundredths feet (250.00'), with a chord bearing and distance of South ten degrees thirty-seven minutes three seconds West (S 10° 37' 03" W) two hundred sixteen and seventy-six one-hundredths feet (216.76'), the arc distance of two hundred twenty-four and twenty one-hundredths feet (224.20') to a point of tangency; THENCE continuing along Open Space – Tract 'B', South thirty-six degrees eighteen minutes thirty-three seconds West (S 36° 18' 33" W) seven and forty-five one-hundredths feet (7.45') to a point of curvature; THENCE continuing along Open Space – Tract 'B', and along Lot 25, and Lot 26, on the arc of a circle curving to the right with a radius of one-hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of South eighty-one degrees eighteen minutes thirty-three seconds West (S 81° 18' 33" W) two hundred forty-seven and forty-nine one-hundredths feet (247.49'), the arc distance of two hundred seventy-four and eighty-nine one-hundredths feet (274.89') to a point of tangency; THENCE continuing along Lot 26 the four following courses and distances: 1) North fifty-three degrees forty-one minutes twenty-seven seconds West (N 53° 41' 27" W) seventy-four and nine one-hundredths feet (74.09') to a point of curvature; 2) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of South eighty-one degrees eighteen minutes thirty-three seconds West (S 81° 18' 33"

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W) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; 3) South thirty-six degrees eighteen minutes thirty-three seconds West (S 36° 18' 33" W) one hundred one and seventy-nine one-hundredths feet (101.79') to a point of curvature; 4) on the arc of a circle curving to the left with a radius of twenty-five and no one-hundredths feet (25.00'), with a chord bearing and distance of South eight degrees forty-one minutes twenty-seven seconds East (S 08° 41' 27" E) thirty-five and thirty-five one-hundredths feet (35.35'), the arc distance of thirty-nine and twenty-seven one-hundredths feet (39.27') to a point of cusp on the Northeasterly ultimate right-of-way line of Gravers Road (60' wide at this point); THENCE along said Northeasterly ultimate right-of-way line of Gravers Road, North fifty-three degrees forty-one minutes twenty-seven seconds West (N 53° 41' 27" W) one hundred and no one-hundredths feet (100.00') to a point of cusp, a corner of Lot 1; THENCE along Lot 1 the three following courses and distances: 1) on the arc of a circle curving to the left with a radius of twenty-five and no one-hundredths feet (25.00'), with a chord bearing and distance of North eighty-one degrees eighteen minutes thirty-three seconds East (N 81° 18' 33" E) thirty-five and thirty-five one-hundredths feet (35.35'), the arc distance of thirty-nine and twenty-seven one-hundredths feet (39.27') to a point of tangency; 2) North thirty-six degrees eighteen minutes thirty-three seconds East (N 36° 18' 33" E) one hundred one and seventy-nine one-hundredths feet (101.79') to a point of curvature; 3) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of North eight degrees forty-one minutes twenty-seven seconds west (N 08° 41' 27" W) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; THENCE continuing along Lot 1, and along Lot 2, North fifty-three degrees forty-one minutes twenty-seven seconds West (N 53° 41' 27" W) one hundred seventeen and forty-nine one-hundredths feet (117.49') to a point of curvature; THENCE continuing along Lot 2, and along Lot 3, on the arc of a circle curving to the right with a radius of one hundred seventy-five and no one-hundredths feet (175.00'), with a chord bearing and distance of North thirty-five degrees thirty-seven minutes twenty-seven seconds West (N 35° 37' 27" W) one hundred eight and fifty-four one-hundredths feet (108.54'), the arc distance of one hundred ten and thirty-seven one-

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hundredths feet (110.37') to a point of reverse curvature; THENCE continuing along Lot 3, on the arc of a circle curving to the left with a radius of thirty-five and no one-hundredths feet (35.00'), with a chord bearing and distance of North thirty-eight degrees fifty-seven minutes thirty-three seconds West (N 38° 57' 33" W) twenty-five and fifty-four one-hundredths feet (25.54'), the arc distance of twenty-six and fifteen one-hundredths feet (26.15') to a point of reverse curvature; THENCE continuing along Lot 3, and along Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9, on the arc of a circle curving to the right with a radius of fifty and no one-hundredths feet (50.00'), with a chord bearing and distance of North twenty-nine degrees forty-nine minutes fifty-six seconds East (N 29° 49' 56" E) one hundred and no one-hundredths feet (100.00'), the arc distance of one hundred fifty-seven and forty-two one-hundredths feet (157.42') to a point of reverse curvature; THENCE continuing along Lot 9, on the arc of a circle curving to the left with a radius of thirty-five and no one-hundredths feet (35.00'), with a chord bearing and distance of South eighty-two degrees thirty-one minutes twenty-eight seconds East (S 82° 31' 28" E) twenty-six and eighty-four one-hundredths feet (26.84'), the arc distance of twenty-seven and fifty-five one-hundredths feet (27.55') to a point of tangency; THENCE continuing along Lot 9, Lot 10, and Lot 11, North seventy-four degrees fifty-five minutes thirty-three seconds East (N 74° 55' 33" E) one hundred sixty-eight and seventy-nine one-hundredths feet (168.79') to a point of curvature; THENCE continuing along Lot 11 the three following courses and distances: 1) on the arc of a circle curving to the left with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of North twenty-nine degrees fifty-five minutes thirty-three seconds East (N 29° 55' 33" E) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; 2) North fifteen degrees four minutes twenty-seven seconds West (N 15° 04' 27" W) ninety-eight and eleven one-hundredths feet (98.11') to a point of curvature; 3) on the arc of a circle curving to the left with a radius of twenty-five and no one-hundredths feet (25.00'), with a chord bearing and distance of North sixty degrees four minutes twenty-seven seconds West (N 60° 04' 27" W) thirty-five and thirty-five one-hundredths feet (35.35'), the arc distance of thirty-nine and twenty-seven one-hundredths feet (39.27') to the first mentioned point and place of beginning.

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

SEBASTIAN LANE
PLYMOUTH VALLEY ESTATES – PHASE 1A
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PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

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CONTAINING 233,208 square feet or 5.3537 acres of gross area.

EXCEPTING THEREFROM AND THEREOUT the following parcel or tract of land, SITUATE in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with an Enlarged Subdivision Plan prepared for Driscoll Tract, LLC, dated April 29, 2015, and last revised February 12, 2019, as prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point of tangency on the Northeasterly side of Sebastian Lane (50' wide), said point being at a distance of fifty-one and forty-one one-hundredths feet (51.41') measured South fifty-three degrees forty-one minutes twenty-seven seconds East (S 53° 41' 27" E) from a point, a corner of Lot 28; THENCE along Lot 27, Lot 28, Lot 29, and Lot 30, North fifty-three degrees forty-one minutes twenty-seven seconds West (N 53° 41' 27" W) two hundred seventy-one and fifty-eight one-hundredths feet (271.58') to a point of curvature; THENCE continuing along Lot 30 the three following courses and distances: 1) on the arc of a circle curving to the right with a radius of one hundred twenty-five and no one-hundredths feet (125.00'), with a chord bearing and distance of North thirty-four degrees twenty-two minutes fifty-seven seconds West (N 34° 22' 57" W) eighty-two and sixty-six one-hundredths feet (82.66'), the arc distance of eighty-four and twenty-five one-hundredths feet (84.25') to a point of tangency; 2) North fifteen degrees four minutes twenty-seven seconds West (N 15° 04' 27" W) eleven and thirty one-hundredths feet (11.30') to a point of curvature; 3) on the arc of a circle curving to the right with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of North twenty-nine degrees fifty-five minutes thirty-three seconds East (N 29° 55' 33" E) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; THENCE continuing along Lot 30, and along Lot 31, Lot 32, and Lot 33, North seventy-four degrees fifty-five minutes thirty-three seconds East (N 74° 55' 33" E) four hundred twenty-three and fifty one-hundredths feet (423.50') to a point of

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curvature; THENCE continuing along Lot 33, on the arc of a circle curving to the right with a radius of fifteen and no one-hundredths feet (15.00'), with a chord bearing and distance of South sixty degrees four minutes twenty-seven seconds East (S 60° 04' 27" E) twenty-one and twenty-one one-hundredths feet (21.21'), the arc distance of twenty-three and fifty-six one-hundredths feet (23.56') to a point of tangency; THENCE continuing along Lot 33, and along Lot 34, South fifteen degrees four minutes twenty-seven seconds East (S 15° 04' 27" E) one hundred sixty and twenty-five one-hundredths feet (160.25') to a point of curvature; THENCE continuing along Lot 34 and along Lot 35, on the arc of a circle curving to the right with a radius of two hundred and no one-hundredths feet (200.00'), with a chord bearing and distance of South ten degrees thirty-seven minutes three seconds West (S 10° 37' 03" W) one hundred seventy-three and forty-one one-hundredths feet (173.41'), the arc distance of one hundred seventy-nine and thirty-six one-hundredths feet (179.36') to a point of tangency; THENCE continuing along Lot 35, South thirty-six degrees eighteen minutes thirty-three seconds West (S 36° 18' 33" W) seven and forty-five one-hundredths feet (7.45') to a point of curvature; THENCE continuing along Lot 35, and along Lot 27, on the arc of a circle curving to the right with a radius of one hundred twenty-five and no one-hundredths feet (125.00'), with a chord bearing and distance of South eighty-one degrees eighteen minutes thirty-three seconds West (S 81° 18' 33" W) one hundred seventy-six and seventy-eight one-hundredths feet (176.78'), the arc distance of one hundred ninety-six and thirty-five one-hundredths feet (196.35') to the first mentioned point and place of beginning.

CONTAINING 122,831 square feet or 2.8198 acres of excepted area.

BEING Sebastian Lane

CONTAINING 110,377 square feet or 2.5339 acres of Sebastian Lane net area.

25620A
Plym – Driscoll Sheets 3 & 4
February 14, 2019