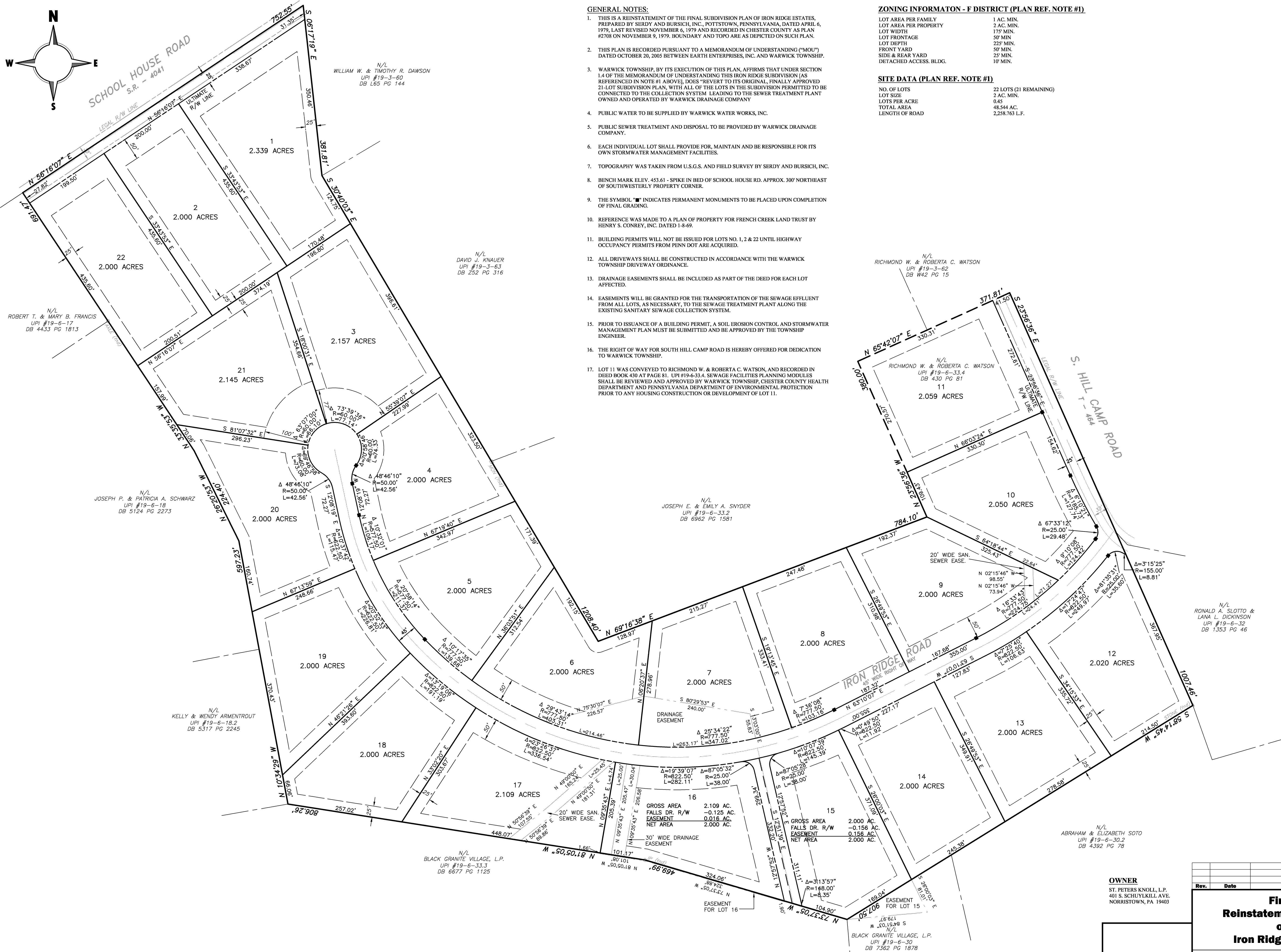
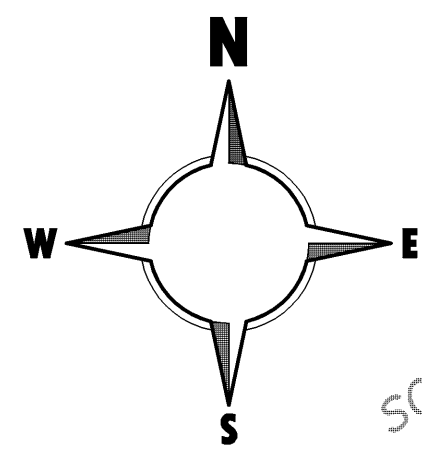




GENERAL NOTES:

1. THIS IS A REINSTATEMENT OF THE FINAL SUBDIVISION PLAN OF IRON RIDGE ESTATES, PREPARED BY SERDY AND BURSICH, INC., POTTSWOWN, PENNSYLVANIA, DATED APRIL 6, 1979, LAST REVISED NOVEMBER 6, 1979 AND RECORDED IN CHESTER COUNTY AS PLAN #2708 ON NOVEMBER 9, 1979. BOUNDARY AND TOPO ARE AS DEPICTED ON SUCH PLAN.
2. THIS PLAN IS RECORDED PURSUANT TO A MEMORANDUM OF UNDERSTANDING ("MOU") DATED OCTOBER 20, 2005 BETWEEN EARTH ENTERPRISES, INC. AND WARWICK TOWNSHIP.
3. WARWICK TOWNSHIP, BY ITS EXECUTION OF THIS PLAN, AFFIRMS THAT UNDER SECTION 1.4 OF THE MEMORANDUM OF UNDERSTANDING THIS IRON RIDGE SUBDIVISION [AS REFERENCED IN NOTE #1 ABOVE], DOES "REVERT TO ITS ORIGINAL, FINALLY APPROVED 21-LOT SUBDIVISION PLAN, WITH ALL OF THE LOTS IN THE SUBDIVISION PERMITTED TO BE CONNECTED TO THE COLLECTION SYSTEM" LEADING TO THE SEWER TREATMENT PLANT OWNED AND OPERATED BY WARWICK DRAINAGE COMPANY
4. PUBLIC WATER TO BE SUPPLIED BY WARWICK WATER WORKS, INC.
5. PUBLIC SEWER TREATMENT AND DISPOSAL, TO BE PROVIDED BY WARWICK DRAINAGE COMPANY.
6. EACH INDIVIDUAL LOT SHALL PROVIDE FOR, MAINTAIN AND BE RESPONSIBLE FOR ITS OWN STORMWATER MANAGEMENT FACILITIES.
7. TOPOGRAPHY WAS TAKEN FROM U.S.G.S. AND FIELD SURVEY BY SERDY AND BURSICH, INC.
8. BENCH MARK ELEV. 453.61 - SPIKE IN BED OF SCHOOL HOUSE RD. APPROX. 300' NORTHEAST OF SOUTHWESTERLY PROPERTY CORNER.
9. THE SYMBOL "■" INDICATES PERMANENT MONUMENTS TO BE PLACED UPON COMPLETION OF FINAL GRADING.
10. REFERENCE WAS MADE TO A PLAN OF PROPERTY FOR FRENCH CREEK LAND TRUST BY HENRY S. CONREY, INC. DATED 1-8-69.
11. BUILDING PERMITS WILL NOT BE ISSUED FOR LOTS NO. 1, 2 & 22 UNTIL HIGHWAY OCCUPANCY PERMITS FROM PENN DOT ARE ACQUIRED.
12. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARWICK TOWNSHIP DRIVEWAY ORDINANCE.
13. DRAINAGE EASEMENTS SHALL BE INCLUDED AS PART OF THE DEED FOR EACH LOT AFFECTED.
14. EASEMENTS WILL BE GRANTED FOR THE TRANSPORTATION OF THE SEWAGE EFFLUENT FROM ALL LOTS, AS NECESSARY, TO THE SEWAGE TREATMENT PLANT ALONG THE EXISTING SANITARY SEWAGE COLLECTION SYSTEM.
15. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SOIL EROSION CONTROL AND STORMWATER MANAGEMENT PLAN MUST BE SUBMITTED AND BE APPROVED BY THE TOWNSHIP ENGINEER.
16. THE RIGHT OF WAY FOR SOUTH HILL CAMP ROAD IS HEREBY OFFERED FOR DEDICATION TO WARWICK TOWNSHIP.
17. LOT 11 WAS CONVEYED TO RICHMOND W. & ROBERTA C. WATSON, AND RECORDED IN DEED BOOK 430 AT PAGE 81. UPI #1916-6-334. SEWAGE FACILITIES PLANNING MODULES SHALL BE REVIEWED AND APPROVED BY WARWICK TOWNSHIP, CHESTER COUNTY HEALTH DEPARTMENT AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO ANY HOUSING CONSTRUCTION OR DEVELOPMENT OF LOT 11.

**ZONING INFORMATON - F DISTRICT (PLAN REF. NOTE #1)**

|                        |            |
|------------------------|------------|
| LOT AREA PER FAMILY    | 1 AC. MIN. |
| LOT AREA PER PROPERTY  | 2 AC. MIN. |
| LOT WIDTH              | 175' MIN.  |
| LOT FRONTAGE           | 50' MIN.   |
| LOT DEPTH              | 225' MIN.  |
| FRONT YARD             | 50' MIN.   |
| SIDE & REAR YARD       | 25' MIN.   |
| DETACHED ACCESS. BLDG. | 10' MIN.   |

**SITE DATA (PLAN REF. NOTE #1)**

|                |                        |
|----------------|------------------------|
| NO. OF LOTS    | 22 LOTS (21 REMAINING) |
| LOT SIZE       | 2 AC. MIN.             |
| LOTS PER ACRE  | 0.45                   |
| TOTAL AREA     | 48,544 AC.             |
| LENGTH OF ROAD | 2,258.763 L.F.         |

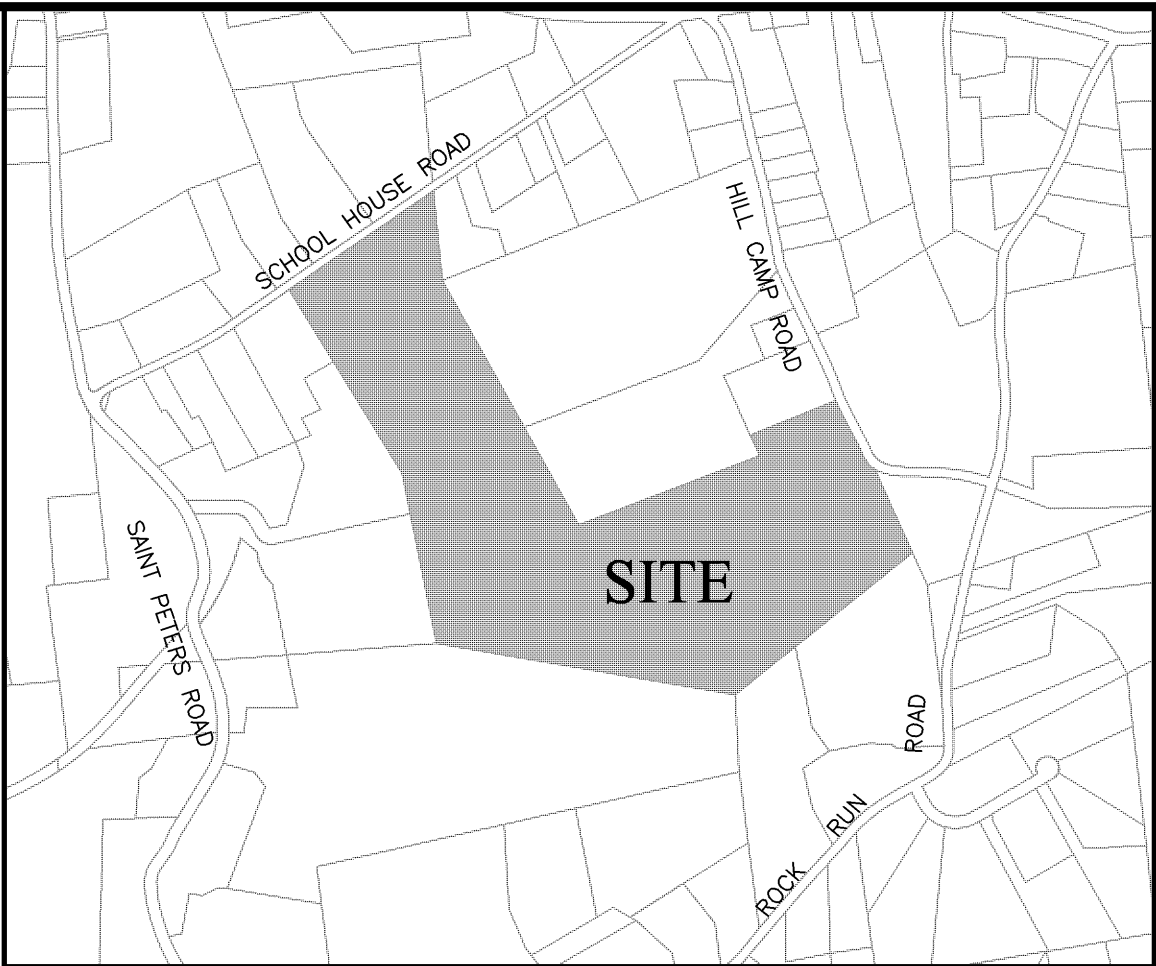
**SURVEY CERTIFICATION:**

CERTIFICATION BY SURVEYOR THAT THE SURVEY AND PLAN ARE  
CORRECT:

I CERTIFY THAT THE SURVEY AND PLAT ARE CORRECT

(SURVEYOR)

(DATE



## LOCATION MAP

SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, THE  
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,  
RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED:  
THOMAS G. DRAUSCHAK JR. WHO ACKNOWLEDGES HIMSELF TO BE THE  
PRESIDENT OF ST. PETERS KNOLL, L.P., A CORPORATION AND GENERAL PARTNER  
OF THE OWNER, AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING  
PLAN, SIGNING THE NAME OF THE SAID CORPORATION, AND HIMSELF AS  
PRESIDENT, THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED  
LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND  
IS ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE  
FOREGOING PLAN MAY BE DULY RECORDED.

THOMAS G. DRAUSCHAK, JR. (PRESIDENT ST. PETERS KNOLL, L.P.)

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

REVIEWED BY THE PLANNING COMMISSION OF WARWICK TWP.,  
CHESTER CO., PA., THIS DAY OF , 20 .

---

---

---

APPROVED BY THE BOARD OF SUPERVISORS OF WARWICK TWP.  
CHESTER CO., PA., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

---

---

---

REVIEWED BY THE PLANNING COMMISSION OF CHESTER COUNTY  
PENNSYLVANIA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

~~(SECRETARY)~~

REVIEWED BY THE WARWICK TOWNSHIP ENGINEER.

\_\_\_\_\_  
(ENGINEER) (DATE)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER  
COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(DEPUTY) RECORDER OF DEEDS

I HEREBY CERTIFY THAT I AM THE AGENT FOR THE OWNER AND/OR  
EQUITABLE OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED),  
AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE  
RECORDED.

BY: \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2006 BEFORE ME, THE UNDERSIGNED  
OFFICER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA  
PERSONALLY APPEARED \_\_\_\_\_

SIGNATURE OF OWNER (AGENT)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE, IN THE ABOVE CAPACITY IS THE OWNER AND/OR EQUITABLE OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN

MY COMMISSION EXPIRES: \_\_\_\_\_

|                                                                                       |                                                                                         |                                                |                                                                                                       |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Rev.                                                                                  | Date                                                                                    | Description                                    |                                                                                                       |
| <b>Final<br/>Reinstatement of Plan<br/>of<br/>Iron Ridge Estates</b>                  |                                                                                         | <b>Plan<br/>for<br/>St. Peters Knoll, L.P.</b> |                                                                                                       |
| <b>Warwick Township .. Chester County .. Pennsylvania</b>                             |                                                                                         |                                                |                                                                                                       |
|  | 1345 Hares Hill Road,<br>Phoenixville, PA 19460<br>(P) 610.935.9200<br>(F) 610.935.9201 |                                                | <b>Project:</b> <b>10014</b>                                                                          |
|                                                                                       |                                                                                         |                                                | <b>Date:</b> <b>00/00/2008</b>                                                                        |
|                                                                                       |                                                                                         |                                                | <b>Scale:</b> <b>1" = 100'</b>                                                                        |
|                                                                                       |                                                                                         |                                                | <b>Drawn:</b> <b>EJH</b>                                                                              |
|                                                                                       |                                                                                         |                                                | <b>Checked:</b> <b>EJH</b>                                                                            |
|                                                                                       |                                                                                         |                                                | <b>SHEET</b><br><br><div style="font-size: 48pt; font-weight: bold; text-align: center;">1</div> of 1 |