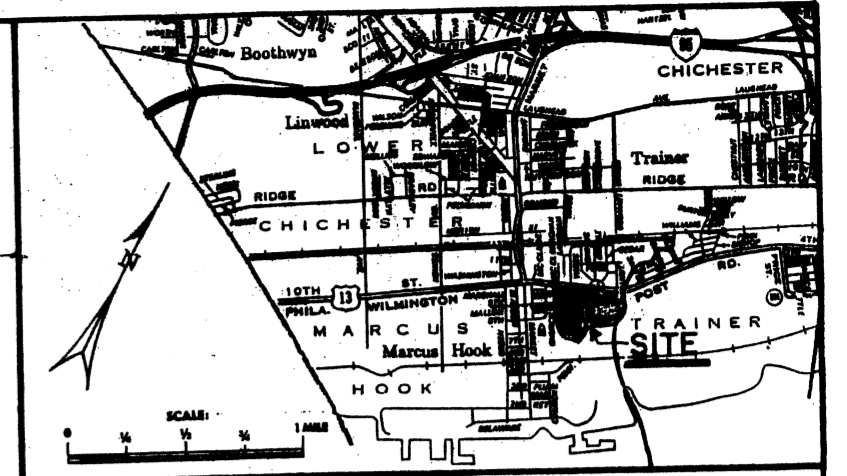


RECORDED IN THE OFFICE OF
 of Deeds in and for the County of Chester, Pa.
 No. 15 Page 353
 WITNESS my hand and seal of Office
 17 day of Dec A.D. 19 87

James J. Ward
 Recorder of Deeds



LOCATION MAP

Parcel Summary

Lot #	Parcel ID
1	24-00-00638-00
2	24-00-00638-08
3	24-00-00638-09
6	24-00-00638-11
7	24-05-688-007
8	24-00-00638-13
9	24-00-00638-14
10	24-00-00638-15
11	24-00-00638-17
12	24-00-00638-12
13	24-00-00638-18
14	24-00-00638-19
15	24-00-00638-20
16	24-00-00638-21
17	24-00-00638-22
18	24-00-00638-23
19	24-00-00638-24
20	24-00-00638-25
21	24-00-00638-26
23	24-00-00638-28

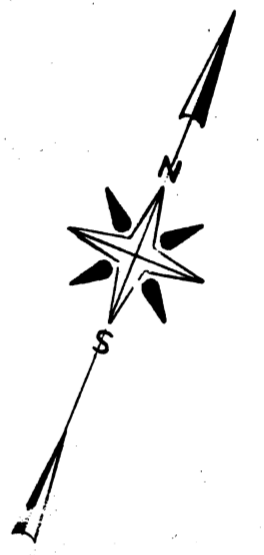
Area proposed to be re-zoned to I-2 (Industrial Transition 2)

PLANTING SCHEDULE

KEY	NAME	QTY	SIZE	REMARKS
1	AMERICAN LINDEN	8	2 1/2" CAL.	8 B B
2	AMERICAN LINDEN	1	4" CAL.	8 B B
3	OLDFIELD JUNIPER	8	18" DIA.	8 B B
4	BRADFORD PEAR	14	2 1/2" CAL.	8 B B
5	PROSTRATA JUNIPER	1	12" DIA.	8 B B

● BULB BEDS
 ○ GRASS

N/L B.R OIL

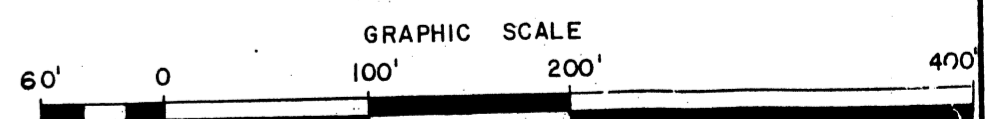


ZONING	PCI	I-2	I-4
MIN. LOT AREA	25,000 SQ. FT.	25,000 SQ. FT.	25,000 SQ. FT.
MIN. LOT WIDTH	100 FT.	100 FT.	100 FT.
MIN. LOT FRONTAGE	120 FT.	NONE	NONE
MAX. LOT COVERAGE	65 %	65 %	65 %
FRONT YARD	30 FT.	30 FT.	30 FT.
REAR YARD	30 FT.	30 FT.	30 FT.
SIDE YARD	20 FT. (each)	20 FT. (each)	20 FT. (each)
BUILDING HEIGHT	50 FT.	50 FT.	50 FT.

- PUBLIC WATER PROVIDED BY CHESTER WATER AUTHORITY.
- ELECTRIC & GAS PROVIDED BY PECO.
- TRASH RECEPTORS TO BE PROVIDED ON EACH LOT.
- R.D.I. PERMIT TO BE OBTAINED BY BOROUGH FOR NEW PENN AVE.
- WELDON WAY AND COMMERCE DRIVE TO BE PAVED.
- ALL RAIL ROAD EASEMENTS ARE TO BE RETAINED.
- PECO PROPERTY ON TENTH STREET REFERENCE DEED DATED 6-6-87 RECORDED 6-27-87 D.B. 1875 Pg. 781
- VISCOSE FIRE CO. PROPERTY ON TENTH STREET BY AGREEMENT 1-8-80; DEED RECORDED 7-6-87 D.B. 1488 P. 1981
- EASEMENTS TO LOT 23 WILL BE PROVIDED FOR LOTS 1, 2, 3, 4, 6, 7
- J. J. WAY IS AN EASEMENT WHICH SHALL BE PAVED.
- PARKING WILL BE PROHIBITED ON J.J. WAY.
- STORMWATER FACILITIES ARE EXISTING AND SHALL BE MAINTAINED.

LEGEND

- BUILDING SET BACK LINE
- RIGHT OF WAY
- EXISTING SEWER W/ MANHOLE
- ZONING BOUNDARY
- SUBDIVISION LINES
- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED INLET NUMBER
- PROPOSED TREES



TOTAL TRACT AREA = 36.32 ACS.
 NUMBER OF LOTS = 23

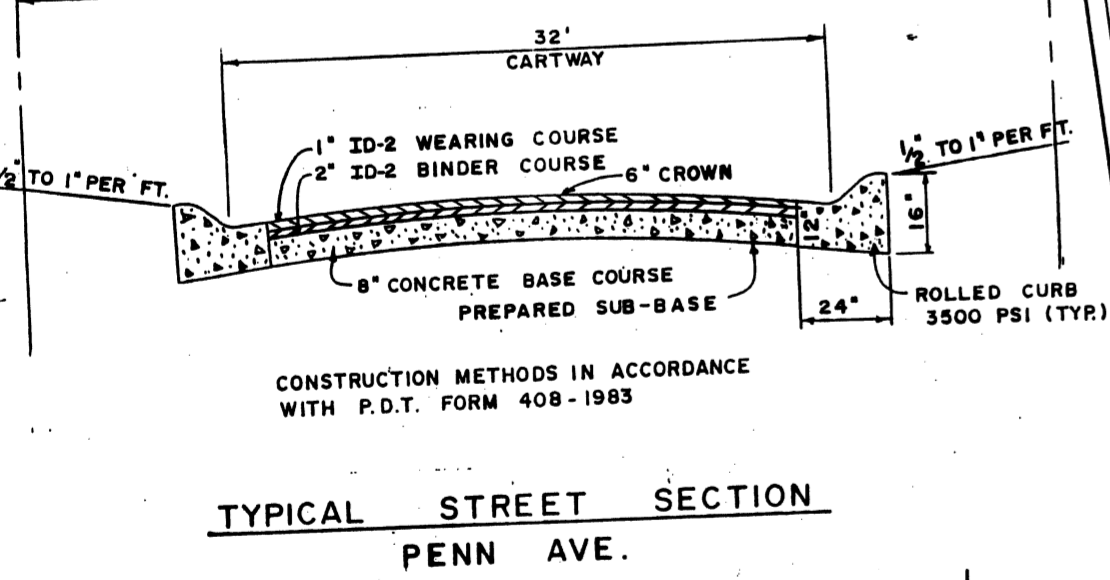
REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE: AUGUST 20 1987
 ATTEST: *[Signature]* EXECUTIVE DIRECTOR
 DCPD NO: 23-1258-81-87

Approved this 7 day of December 1987
 by the Council of the Borough of Marcus Hook
[Signature] President
[Signature] Secretary

Approved this 1 day of October 1987
 by the Planning Commission of the Borough of Marcus Hook
[Signature] Chairman
[Signature] Secretary

FINAL SUBDIVISION PLAN
 OF
MARCUS HOOK BUSINESS & COMMERCE CENTER
 FOR
STRATH HAVEN REALTY INC.
 DELAWARE COUNTY, PA.
 GAYANIA ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS
 114 EAST FIFTH STREET
 CHESTER, PENNSYLVANIA
 DRAWN BY: *[Signature]* CMB BY: *[Signature]* SCALE: AS SHOWN
 DES. BY: *[Signature]* DATE: 8-7-87 1"=100' SHEET NO. 23 OF 23



STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE
 ON THIS 17th DAY OF DEC A.D. 1987 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN CHESTER, PA. PERSONALLY APPEARING James J. Ward and James J. Ward WHO BEING DULY SWORN ACCORDING TO LAW, RESPOND AND SAYS THAT THEY ARE THE OWNERS OR JOINTLY OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE SUBDIVISION PLAN WAS MADE AT THEIR DIRECTION AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR LOT AND PLAN AND DESIRES THE SAME BE DULY RECORDED.
 WITNESS MY HAND AND SEAL THIS DAY AND DATE ABOVE WRITTEN.
 (SEAL)
 SIGNATURE OF NOTARY
 SIGNATURE OF James J. Ward
 SIGNATURE OF James J. Ward
 NOTARY PUBLIC
 BY COMMISSION EXPIRES 6/19/91

