STATEMENT OF INTENT

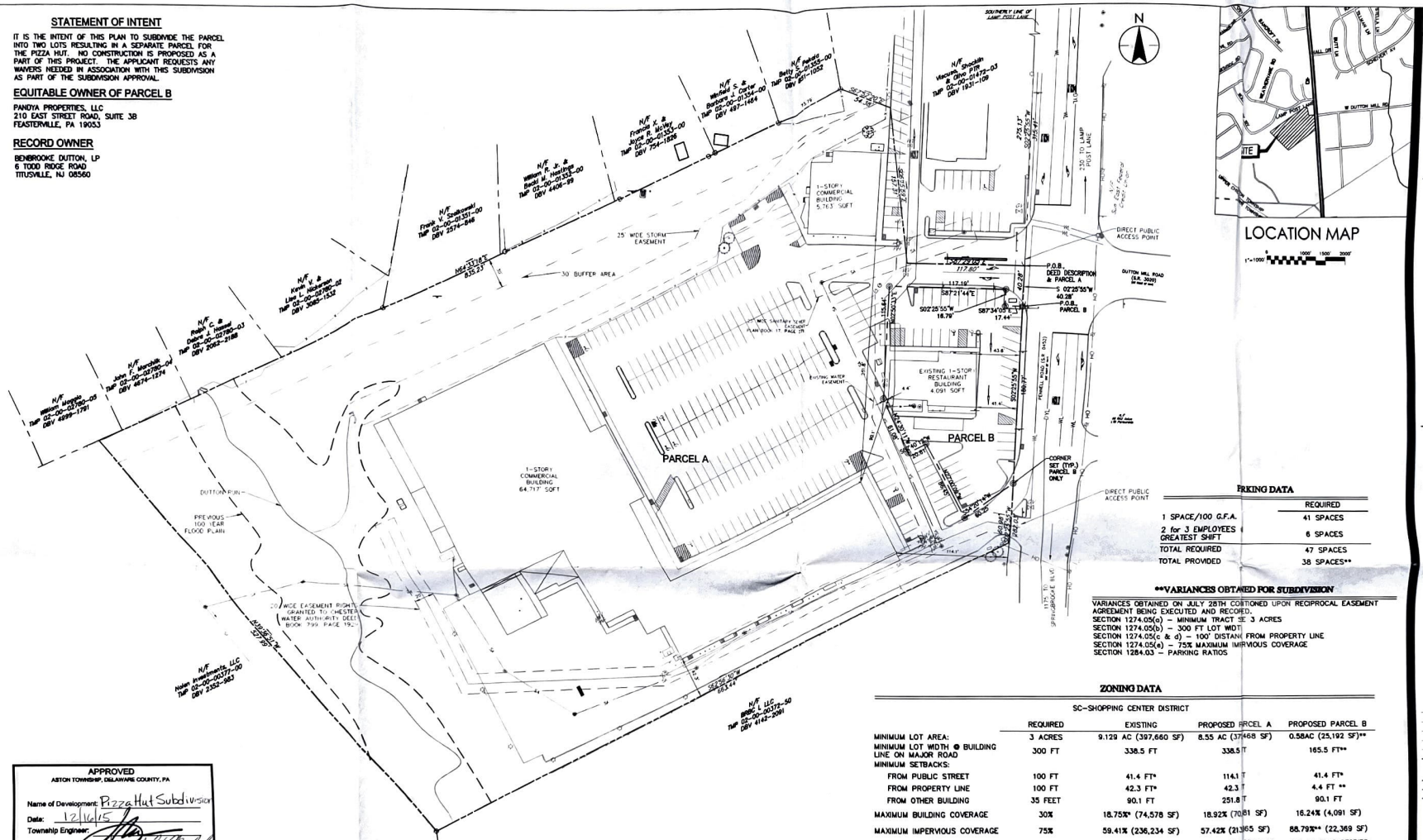
IT IS THE INTENT OF THIS PLAN TO SUBDIVIDE THE PARCEL INTO TWO LOTS RESULTING IN A SEPARATE PARCEL FOR THE PIZZA HUT. NO CONSTRUCTION IS PROPOSED AS A PART OF THIS PROJECT. THE APPLICANT REQUESTS ANY WAIVERS NEEDED IN ASSOCIATION WITH THIS SUBDIVISION AS PART OF THE SUBDIVISION APPROVAL.

EQUITABLE OWNER OF PARCEL B

PANDYA PROPERTIES, LLC
210 EAST STREET ROAD, SUITE 3B
FEASTERVILLE, PA 19053

RECORD OWNER

BENBROOKE DUTTON, LP
6 TODD RIDGE ROAD
TITUSVILLE, NJ 08560


N
SOUTHERLY LINE OF LAMP POST LANE
N/F Vincent Shoshkin & Gina Pitt TMP 02-00-01472-03 DBV 1931-109
N/F Betty S. Pedota TMP 02-00-01352-00 DBV 851-1052
N/F Barbara S. & Barbara L. Carter TMP 02-00-01354-00 DBV 487-1464
N/F Michael R. Jr. & Beckie L. Hastings TMP 02-00-01353-00 DBV 4406-99
N/F Frances K. & Joyce R. McVey TMP 02-00-01355-00 DBV 754-1626
N/F Frank V. Scutamarchi TMP 02-00-01351-00 DBV 2574-846
N/F Kevin W. & Lisa L. Wilkinson TMP 02-00-02780-02 DBV 3082-1532
N/F Ralph C. & Diane J. Hoeffel TMP 02-00-02780-03 DBV 2082-2188
N/F William J. Mingey TMP 02-00-02780-05 DBV 4992-1791
N/F John E. Mastalio TMP 02-00-02780-04 DBV 4674-1274
N/F Helen Investments, LLC TMP 02-00-00372-00 DBV 2352-243
N/F G & L LLC TMP 02-00-00372-50 DBV 4142-2091
230' TO LAMP POST LANE
DIRECT PUBLIC ACCESS POINT
DUTTON MILL ROAD (R.R. 2026) (50 feet of way)
P.O.B. DEED DESCRIPTION & PARCEL A
S 02°25'55"W 40.28'
P.O.B. PARCEL B
S87°34'09"E 17.44'
S02°25'55"W 16.79'
S87°21'44"E
117.80'
112.19'
40.28'
1-STORY COMMERCIAL BUILDING 5,763 SQFT
25' WIDE STORM EASEMENT
30' BUFFER AREA
N64°33'16"E 835.23'
EXISTING 1-STORY RESTAURANT BUILDING 4,091 SQFT
PARCEL B
PARCEL A
1-STORY COMMERCIAL BUILDING 64,717 SQFT
EXISTING WATER EASEMENT
DUTTON RUN
PREVIOUS 100 YEAR FLOOD PLAIN
20' WIDE EASEMENT RIGHTS GRANTED TO CHESTER WATER AUTHORITY DEED BOOK 799 PAGE 192
CORNER SET (TYP.) PARCEL B ONLY
DIRECT PUBLIC ACCESS POINT
S02°25'55"W 60.00'
S02°25'55"W 60.00'
S02°25'55"W 60.00'