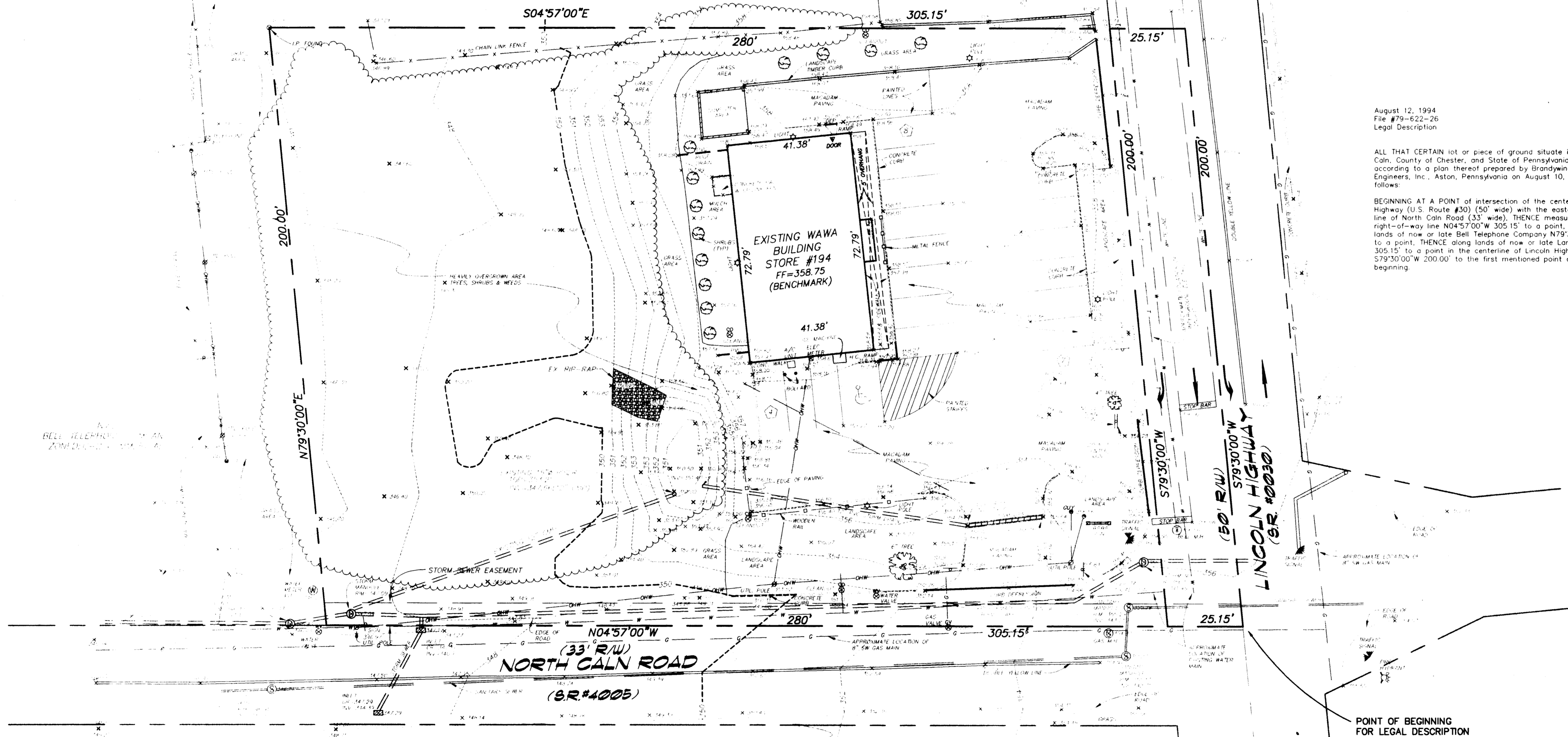


LOCATION MAP
SCALE: 1" = 400'

N/A
LAMB
ZONED: C-2 COMMERCIAL



August 12, 1994
File #79-622-26
Legal Description

ALL THAT CERTAIN lot or piece of ground situate in the Township of Caln, County of Chester, and State of Pennsylvania, described according to a plan thereof prepared by Brandywine Valley Engineers, Inc., Aston, Pennsylvania on August 10, 1994, as follows:

BEGINNING AT A POINT of intersection of the centerline of Lincoln Highway (U.S. Route #30) (50' wide) with the easterly right-of-way line of North Caln Road (33' wide), THENCE measured along said right-of-way line N04°57'00" W 305.15' to a point, THENCE along lands of now or late Bell Telephone Company N79°30'00" E 200.00' to a point, THENCE along lands of now or late Lamb S04°57'00" E 305.15' to a point in the centerline of Lincoln Highway, the S79°30'00" W 200.00' to the first mentioned point and place of beginning.

PARCEL AREA = 55,737 S.F. (1.28 ACS.)

PARCEL NUMBER: 39-03-00172.2

ZONE: C-2 COMMERCIAL

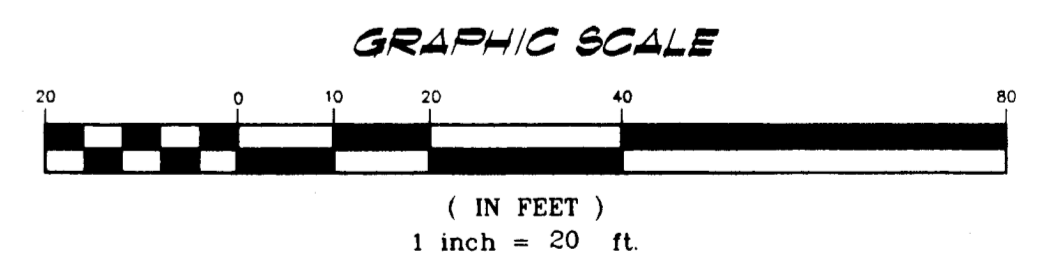
- MINIMUM LOT AREA 20,000 S.F.
- MINIMUM LOT WIDTH 100 FEET
- MAXIMUM LOT COVERAGE 25 PERCENT
- MAXIMUM PAVED COVERAGE 65 PERCENT
- MINIMUM LANDSCAPED AREA 10 PERCENT
- MINIMUM FRONT YARD 40' FROM P/W OR 60' FROM C.L.
- MINIMUM SIDE YARD 20 FEET
- MINIMUM REAR YARD 50 FEET (20' FOR ACC. BLDG.)

NOTE:

TOPOGRAPHY FROM AN ACTUAL FIELD SURVEY.
BOUNDARY INFORMATION FROM LAND DEVELOPMENT PLAN FOR "WAWA, INC." PREPARED BY BRANDYWINE VALLEY ENGINEERS, INC.; DATED 4-4-86.
SITE BENCHMARK IS STORE FINISH FLOOR (358.75)
DATUM IS U.S.C.S.

RECORD OWNER OF PARCEL:

J. HERBERT & PHYLLIS LAMB



POINT OF BEGINNING FOR LEGAL DESCRIPTION

NOTE:
PRIOR TO ANY EXCAVATION OR EARTH MOVING, ALL UTILITIES SHALL BE LOCATED TO PA. AT 36" AND PHYSICALLY TESTED. ANY UNDEGROUND UTILITIES IN THE FOREGOING AREA BY CALLING 1-800-242-1171. FOR A LIST OF WORKING DAYS, VISIT US WEBSITE OR CALL SERIAL # 1990679.

UTILITIES:
WATER SUPPLY - DOWNINGTOWN BOROUGH AUTHORITY
SANITARY SEWER - DOWNINGTOWN BOROUGH AUTHORITY
GAS SERVICE - PECO ENERGY COMPANY
ELECTRIC SERVICE - PECO ENERGY COMPANY
TELEPHONE SERVICE - BELL OF PENNSYLVANIA
ROAD MAINTENANCE - LINCOLN HIGHWAY - PADOT
ROAD MAINTENANCE - NORTH CALN ROAD - PADOT

NO.	DATE	REVISION	S.I.
1	11/17/94	ADDED BASIN	
AS-BUILT PLAN FOR WAWA FOOD MARKET #194			PROJECT NO. 79-0622-26
BRANDYWINE VALLEY ENGINEERS, INC.			SCALE: 1" = 20'
CONSULTING ENGINEERS & LAND SURVEYORS			DATE: 8/10/94
188 PENNELL ROAD, ASTON, PA. 19014-3012			DRAWN BY: S.A.M.
(610) 494-3638			CHECKED BY: C.O.
DRAWING NO. ASBLT-01			SHEET NO. 1 of 1