

PETRIKIN, WELLMAN, DAMICO, BROWN & PETROSA
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

THE WILLIAM PENN BUILDING
109 CHESLEY DRIVE
MEDIA, PA 19063

JOSEPH A. DAMICO, JR.
DONALD T. PETROSA
STEVEN A. COHEN
DENIS M. DUNN*
MARK D. DAMICO
KENNETH D. KYNETT*
H. FINTAN McHUGH*
CHARLES G. MILLER*
M. ELIZABETH NAUGHTON BECK

MALCOLM B. PETRIKIN
(1934-1995)
JOHN W. WELLMAN
(1951-2002)
STEVEN G. BROWN
(1970-2010)

FAX 610-565-0178

Direct Dial 610-892-1854
Email jad@petrikin.com

*ALSO MEMBER NEW JERSEY BAR

May 12, 2022

HAND DELIVERY
Ms. Susan Timmins, Secretary
Chester Heights Borough
222 Llewellyn Road
P.O. Box 658
Chester Heights, PA 19017

**Re: Powell Property – 62.8 Acres Proposed to be
Rezoned to a Planned Residential Development**

Dear Susan:

This will confirm that I represent Lorraine B. Powell, owner of 62.8 acres of land in Chester Heights Borough with frontage on Valley Brook Road and Smithsbridge Road (the "Property"). I am enclosing a Borough of Chester Heights form of Zoning Amendment Application which I have signed on behalf of my client. In conformance with the exhibits required by the Zoning Amendment Application, I am enclosing the following:

1. In response to Paragraph 2 of the Zoning Amendment Application – Description of the Property, I am enclosing a Legal Description of the Property which has been marked Exhibit 1.
2. In order to satisfy the requirements of Paragraph 5 of the Application – Ownership of the Property, I am enclosing as Exhibit 2 the Deeds to the Property.
3. In order to satisfy 6A – the Parcel Size, I am attaching Exhibit 1 which is a Legal Description of the entire parcel consisting of 62.8 acres.
4. In order to satisfy the requirements of Paragraph 6C of the Application, I am enclosing a Plan entitled "Rezoning Plan of Properties for Calvin Powell Estate" showing the Parcels to be rezoning and their present zoning classification as Exhibit 3 .

Susan Timmons
May 12, 2022
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5. In order to satisfy the requirements of Paragraph 7 of the Application, I am enclosing a Plan entitled "Valley View – An Open Space Community Sketch Plan" which has been marked Exhibit 4.

6. In order to satisfy the requirements of Paragraph 8 of the Application, I am attaching the Site Plan entitled "Valley View – An Open Space Community Sketch Plan" which has been marked Exhibit 4, and I am enclosing the proposed Zoning Ordinance and Zoning Text Amendment which have been marked Exhibits 5 and 6.

7. In order to satisfy the requirements of Paragraph 9 as to subsections (1), (2), (3), (4), partial (5) and (6), I am attaching Exhibit 4. As to satisfying the balance of the requirements of Paragraph 9(5) – Names of Adjacent Property Owners, I am enclosing Exhibit 7 – The Names and Addresses of Adjacent Property Owners.

I am enclosing a check in the amount of \$3,500.00 made payable to the Borough of Chester Heights representing payment of the required filing fee.

I will be available at Jerry Montella's convenience to work with him in preparing the Public Notice for advertising both Ordinances, for the Public Hearing as required by Section 602(b)(1) of the Municipalities Planning Code and the Public Notice for Posting of the Property for the rezoning public hearing as required by Section 609(b)(1) of the Municipalities Planning Code.

I respectfully request that the Public Hearing of both proposed Ordinances be scheduled for the July 5th, 2022 Borough Council Meeting. To comply with the 30 day requirement of Section 609(c) of the Municipalities Planning Code, both of the proposed amendments should be referred to the Delaware County Planning Commission and Chester Heights Planning Commission at least 30 days prior to July 5, 2022.

Please place this matter on the June 23rd Chester Heights Planning Commission Agenda, and the June 16th Delaware County Planning Commission Agenda.

Susan Timmons
May 12, 2022
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Thank you for your assistance in this matter. Please call me if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Joe", with a stylized flourish at the end.

JOSEPH A. DAMICO, JR.

JAD, JR:dt

Enclosures

cc: Glenn Powell
Thomas Comitta
Chip Vaughan
Chris Leiser
Gerald C. Montella, Esquire



222 Llewellyn Road
P. O. Box 658
Chester Heights, PA 19017

ZONING AMENDMENT APPLICATION

Date: May 11, 2022

1. Name of Applicant: Lorraine B. Powell

Address of Applicant c/o Joseph A. Damico, Jr., 109 Chesley Drive, Media, PA 19063

Telephone number of Applicant 610-892-1854

2. Location of property (please give Tax Parcel or Folio Number) Folio No. 06-00-00102-00, Folio No. 06-00-00064-00; and Folio No. 06-00-00065-00

Description of property See attached Legal - Description - -Exhibit 1

3. Mailing address of the property c/o Joseph A. Damico, Jr., Esquire, 109 Chesley Drive, Media, PA 19063

NOTE: Notices from the Borough will be sent to the above address unless you complete the next section.

N/A

4. (A) The address for notices, if different from the address of the property

N/A

(B) Your attorney's name and address, if any: **Joseph A. Damico, Jr., Esquire, 109 Chesley Drive, Media, PA 19063**

5. OWNERSHIP

(A) Who owns the property for which the proposed zoning ordinance amendment is being requested?

Lorraine B. Powell, c/o Joseph A. Damico, Jr., Esquire – See Attached Deeds – Exhibit 2

(B) If you are not the owner, what is the owner's name, address and phone number?

6. DESCRIPTION OF PROPERTY

(A) Parcel size: **See attached Legal Description – Exhibit 1**

(B) Buildings/structures currently on property: **Single Family dwelling and out buildings**

(C) Present zoning classification: **Partially R 1 1/2 , Partially R-1 Residence, Partially B-Business. See attached “Rezoning Plan of Properties for Calvin Powell Estate – Exhibit 3**

(D) Present use: Partially Residential, Partially Business.

7. Describe and/or list the Proposed improvements to property and/or reason for zoning amendment request (Attach a separate sheet if necessary) **See Plan entitled “Valley View – An Open Space Community Sketch Plan” (Exhibit 4). The reason for the rezoning is to enable reasonable use of a portion of the Property and to preserve 48.9 acres of Common Open Space to be dedicated to Chester Heights Borough.**

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8. Describe in detail all proposed changes in use for the property. Please attach a copy of your proposed zoning amendment and/or zoning map change.
(Attach a separate sheet if necessary)

See Plan attached entitled "Valley View – An Open Space Community Sketch Plan" - Exhibit 4. Also attached is the proposed Zoning Amendment Ordinance and Zoning Text Amendment Ordinance. Exhibits 5 & 6.

9. Attach a plot plan or sketch plan which shows the (1) dimensions of the lot (2) location and site of existing improvements (3) proposed new improvements (4) proposed additions to existing improvements (5) names of adjacent streets/roads and property owners (6) total acreage of property. **As to (1) (2) (3) (4) and (6) – see attached Exhibit 4. The names of adjacent property owners is attached as Exhibit 7.**
-

10. Please state the reasons why you believe that the relief requested in this application . should be granted (Attach a separate sheet if necessary)

The proposed rezoning will enable 48.9 acres of Open Space to be preserved and afford the property owner reasonable development of the balance of 13.9 acres with 52 Carriage Homes. The proposed rezoning will also enable the Borough to achieve one of the primary objectives of the Borough's Comprehensive Plan, i.e., to preserve open space.

Submission of fees — see attached Resolution No. 03-04

Signature of applicant(s) or owner(s)


Joseph A. Scamio, attorney for
owner.

Date submitted

Contact the Chester Heights Borough Secretary at 610.459.3400 if you have any questions.

If payment is made by check, check must be made payable to "Borough of Chester Heights".

Date received _____

For Borough use only

March 25, 2022

Legal Description for the Calvin Powell Estate

All that Certain Parcel of ground, Situate in the Borough of Chester Heights, the County of Delaware and the Commonwealth of Pennsylvania described according to a Plan of Properties for Calvin Powell Estate prepared by G.D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated December 29, 2021, last revised March 23, 2022 as follows:

Beginning at a point on the Title Line in the Right-Of-Way of Smithbridge Road (SR - 3046); the said point being a corner of Folio #06-00-00064-00 & Folio #06-00-0065-00; thence leaving Smithbridge Road South 37° 42 minutes 28 seconds East 499.78 feet to a point; thence North 56° 23 minutes 40 seconds East 250.57 feet to a point; thence North 17° 54 minutes 27 seconds West 84.22 feet to a point; thence North 36 degrees 00 minutes 20 seconds West 20.01 feet to a point; thence North 56 degrees 03 minutes 40 seconds East 481.98 feet to a point on the Title Line in the right-of-way of Valleybrook Road (SR 3029); thence along said Title Line South 21 degrees 55 minutes 20 seconds East 20.45 feet to a point, a corner of Lands of Michael R. Marino (Tax Map #06-11-023.000); thence leaving said Title Line South 56 degrees 03 minutes 40 seconds West 300.00 feet to a point; thence South 34° 10 minutes 57 seconds East 330.50 feet to a point; thence North 55° 49 minutes 03 seconds East 228.42 feet to a point on the Title Line in the Right-Of-Way of ValleyBrook Road (SR - 3029); thence along the same the five following courses and distances; (1) South 20° 33 minutes 57 seconds East 72.0 feet to a point; (2) South 12° 25 minutes 57 seconds East 24.58 feet to a point; (3) North 66° 14 minutes 50 seconds East 9.25 feet to a point; (4) South 19° 48 minutes 10 seconds East 286.0 feet to a point; and (5) South 5° 23 minutes 40 seconds East 251.66 feet to a point; thence leaving ValleyBrook Road North 52° 32 minutes 10 seconds East 632.31 feet to a point; thence North 21° 54 minutes 50 seconds West 51.80 feet to a point; thence North 69° 54 minutes 0 seconds East 342.0 feet to a point; thence South 38° 14 minutes 0 seconds East 126.86 feet to a point; thence South 38° 19 minutes 40 seconds East 312.82 feet to a point; thence South 52° 04 minutes 10 seconds West 1733.57 feet to a point in the Right-Of-Way of ValleyBrook Road; thence passing through said right-of-way along a Tie Line North 25 degrees 47 minutes 50 seconds East 369 +/- feet to a



point, a corner of Folio #06-00-00098-00 & Folio #06-00-00102-00; thence along the division line between said Folio Parcels the five (5) following courses and distances (1) North 23° 32 minutes 10 seconds East 136.29 feet to a point; (2) thence North 24° 05 minutes 0 seconds East 121.45 feet to a point; (3) thence leaving Valleybrook Road Right-of-way South 65° 42 minutes 07 seconds East 87.80 feet to a point; (4) thence South 15° 41 minutes 40 seconds West 232.40 feet to a point; and (5) thence North 78° 46 minutes 50 seconds West 123' +/- feet to the Tie Line, a corner of Folio No. 06-00-00098-00; thence along said Tie Line South 25 degrees 47 minutes 50 seconds West 369 +/- feet to a point in the Right-of-way of ValleyBrook Road;. thence leaving the Right-Of-Way of ValleyBrook Road South 50° 55 minutes 0 seconds West 83.60 feet to a point; thence South 88° 33 minutes 50 seconds West 498.0 feet to a point; thence North 25° 16 minutes 50 seconds West 27.13 feet to a point; thence North 88° 30 minutes 0 seconds West 184.0 feet to a point; thence South 0° 40 minutes 0 seconds West 69.0 feet to a point; thence North 74° 50 minutes 0 seconds West 84.0 feet to a point; thence North 78° 50 minutes 0 seconds West 65.0 feet to a point; thence South 80° 20 minutes 0 seconds West 125.0 feet to a point; thence South 89° 55 minutes 0 seconds West 88.0 feet to a point; thence North 71° 54 minutes 10 seconds West 92.26 feet to a point; thence North 23° 07 minutes 15 seconds West 897.43 feet to a point; thence North 56° 23 minutes 40 seconds East 588.38 feet to a point; thence South 40° 36 minutes 0 seconds East 358.62 feet to a point; thence North 56° 04 minutes 0 seconds East 170.20 feet to a point; thence North 33° 36 minutes 20 seconds West 254.98 feet to a point; thence North 56° 23 minutes 40 seconds East 150.0 feet to a point; thence North 37° 42 minutes 28 seconds West 190.0 feet to a point; thence North 22° 51 minutes 38 seconds West 145.05 feet to a point; thence North 37° 42 minutes 28 seconds West 150.0 feet to a point in the Right-Of-Way line of Smithbridge Road; thence along the same North 48° 39 minutes 32 seconds East 125.25 feet to the first mentioned point and place a beginning.

Containing 62.861 Acres

This Indenture, Made the 15

day of October in the year of our Lord one thousand nine hundred and sixty-four (1964)

Between JOHN HANCOCK and CATHERINE TAYLOR FRITCHMAN, Administrators of the Estate of Beulah T. Krebs, deceased,

(hereinafter called the Grantors), of the one part,

AND

CALVIN E. POWELL and LORRAINE B. POWELL, his wife,

(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantors

for and in consideration

of the sum of Sixty Six Thousand Five Hundred (\$66,500.00) Dollars

lawful money of the United States of America, unto them

well and truly paid by the said Grantees

at and before the sealing and delivery of

these presents, the receipt whereof is hereby acknowledged, have

granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do

grant, bargain, sell, alien, enfeoff, release and confirm unto the said

Grantees, their heirs

and Assigns, as tenants by entireties,

ALL THOSE FOUR CERTAIN tracts or piece of land with the buildings and improvements thereon erected, described as one tract.

SITUATE in the Borough of Chester Heights, County of Delaware, State of Pennsylvania and described according to a plan of property for Beulah T. Krebs, said plan made by Howard W. Doran, Registered Surveyor, dated April 3, 1957, and last revised April 5, 1957, the four acre tract not physically surveyed plotted on plan from Deed and from plan for Ward made by J. R. Pennell, dated September 2, 1954, as follows, to wit:

BOOK 2190 PAGE 913



BEGINNING at a point on the title line in the bed of Valley Brook Road (formerly Chester Heights Road) (L. R. No. 23026) (Forty feet wide) at the distance of Five Hundred Thirty-three and Seventy One-hundredths feet Southeastwardly along the title line in the bed of Valley Brook Road from its point of intersection with the extension of the title line in the bed of Llewelyn Road; thence extending from said point of beginning along the title line through the bed of Valley Brook Road the five following courses and distances (1) South Twenty degrees Thirty-three minutes Fifty-seven seconds East Seventy-two feet to a point (2) South Twelve degrees Twenty-five minutes Fifty-seven seconds East Twenty-four and Fifty-eight One-hundredths feet to a point (3) North Sixty-six degrees Fourteen minutes Fifty seconds East Nine and Twenty-five One-hundredths feet to a spike (4) South Nineteen degrees Forty-eight minutes Ten seconds East Two Hundred Eighty-six feet to a spike and (5) South Five degrees Twenty-three minutes Forty seconds East Two Hundred Fifty-four and Ten One-hundredths feet to a spike a corner of land now or late of James; thence extending along the last mentioned land North Fifty-two degrees Forty-six minutes East crossing the Northeasterly side of Valley Brook Road Six Hundred Thirty-three and Thirty-seven One-hundredths feet (Deed bearing and distance) to a point; thence extending North Twenty-one degrees Fifty-nine minutes West Fifty-one and Eighty One-hundredths feet (Deed bearing and distance) to a point a corner of land now or late of Bradley; thence extending along last mentioned land the three following courses and distances (1) North Seventy degrees Eighteen minutes East Three Hundred Forty-two feet (Deed bearing and distance) to a point (2) South Thirty-seven degrees Fifty-one Minutes East One Hundred Twenty-seven feet (Deed bearing and distance) to a point and (3) South Thirty-eight degrees Nineteen minutes Forty seconds East Three Hundred Twelve and Eighty-two One-hundredths feet (Deed bearing and distance being South Thirty-eight degrees Two minutes East Three Hundred Thirteen feet) to an iron pin in line of land now or late of Stamm; thence extending along the last mentioned land South Fifty-two degrees Four minutes Ten seconds West crossing an iron pin on line and crossing the bed of Valley Brook Road One Thousand Eight Hundred Seventeen and Seventy-seven One-hundredths feet (Deed bearing and distance South Fifty-two degrees Twenty-six minutes West One Thousand Eight Hundred Twenty-one feet) to an iron pin in line of land now or late of Kelley; thence extending along the last mentioned land the nine following courses and distances (1) South Eighty-eight degrees Thirty-three minutes Fifty seconds West crossing a creek and crossing an iron pin at the distance of Three Hundred Seventy-six and Ninety-seven One-hundredths feet a total distance of Four Hundred Ninety-eight feet (Deed bearing and distance being South Eighty-nine degrees West Four Hundred Seventy-five feet) to a point in the bed of Chester Creek (2) North Twenty-five degrees Sixteen minutes Fifty seconds West through the bed of the creek Twenty-seven and Thirteen One-hundredths feet (Deed bearing and distance being North Fifty degrees Thirty minutes West Twenty-nine feet) to a point (3) North Eighty-eight degrees Thirty minutes West along the center line of Chester Creek One Hundred Eighty-four feet (Deed bearing and distance North Eighty-seven degrees Fifty-seven minutes West One Hundred Eighty-seven feet) to a point in the bed of the same (4) South no degrees Forty minutes West Sixty-nine feet (Deed bearing and distance being South no degrees Forty-four minutes East Sixty-nine feet) to a point on the center line of Peters Mill Race (5) North Seventy-four degrees Fifty minutes West along the center line of Peters Mill Race Eighty-four feet (Deed bearing and distance being North Seventy degrees Six minutes West Seventy-seven and Fifty-one One-hundredths feet) to a point in the same (6) North Seventy-eight degrees Fifty minutes West still along the center line of Peters Mill Race Sixty-five feet (Deed bearing and distance being North Eighty-three degrees Fifty-six minutes West Ninety-three feet) to a point in the same (7) South Eighty degrees Twenty minutes West still along the center line of Peters Mill Race crossing Chester Municipal Authority Right of Way (Twenty feet wide) One Hundred Twenty-five feet (Deed bearing and distance being South Seventy-eight degrees Thirty-four minutes West Ninety-two feet) to a point on the center line of Peters Mill Race (the distance between the last mentioned point and the title line in the bed of the Chester Municipal Authority Right of Way being Twenty-six and Eighty One-hundredths feet) (8) South Eighty-nine degrees Fifty-five minutes West still along the center line of Peters Mill Race Eighty-eight feet (Deed bearing and distance being North Eighty-eight degrees Forty-three minutes West Ninety feet) to a point in the same and (9) North Seventy-one degrees Fifty-four minutes Ten seconds West Ninety-two and Twenty-six One-hundredths feet (Deed bearing and distance being North Seventy-seven degrees Eleven minutes West Eighty-six and Seventy-seven One-hundredths feet) to a point on the Township Borough Line dividing the Township of Concord and the Borough of Chester Heights; thence extending along the Township Borough Line North Twenty-three degrees Seven minutes Fifteen seconds West crossing an iron pin at the distance of Thirty-one and Seven One-hundredths feet recrossing the bed of Chester Creek and crossing another iron pin on the title line in the bed of Chester Municipal Authority Right of Way at the distance of Two Hundred Eighty-one and Ninety-three One-hundredths feet from the last mentioned iron pin a total distance of Eight Hundred Ninety-seven and Forty-three One-hundredths feet (Deed bearing and distance being North Twenty-three degrees Forty-three minutes West Nine Hundred Sixteen feet) to a stone in line of land now

or late of Furey; thence extending along the last mentioned land North Fifty-six degrees Twenty-three minutes Forty seconds East Five Hundred Eighty-eight and Thirty-eight One-hundredths feet (Deed bearing and distance being North Fifty-six degrees Thirty-nine minutes East Five Hundred Eighty-nine and Forty-nine One-hundredths feet) to an iron pin in line of land now or late of Anderson; thence extending along the last mentioned land the five following courses and distances (1) South Forty degrees Thirty-six minutes East Three Hundred Fifty-eight and Sixty-two One-hundredths feet (Deed bearing and distance being South Forty degrees Forty-five minutes East Three Hundred Fifty-eight and Sixty-two One-hundredths feet) to an iron pin (2) North Fifty-six degrees Four minutes East Three Hundred Seventy-five and Seventy-five One-hundredths feet (Deed bearing and distance being North Fifty-six degrees East Three Hundred Seventy-five and Fifty-five One-hundredths feet) to a pipe (3) South Twenty-five degrees Twenty-three minutes Twelve seconds East Twenty-five and Fifty-two One-hundredths feet (Deed bearing and distance being South Twenty-four degrees Thirty-seven minutes East to a pipe (4) North Fifty-five degrees Forty-nine minutes Three seconds East Two Hundred Eighty-three and Sixty-five One-hundredths feet (Deed bearing and distance being North Fifty-five degrees Forty-nine minutes Three seconds East Two Hundred Eighty-two and Eighty-two One-hundredths feet) to a pipe and (5) North Seventeen degrees Fifty-four minutes Twenty-seven seconds West Three Hundred Seventy-one and Twelve One-hundredths feet (Deed bearing and distance being the same) to a pipe on the Southeasterly side of a Twenty feet wide lane; thence extending along the said side of the lane North Fifty-six degrees Three minutes Forty seconds East One Hundred Seventy-seven feet (Deed bearing and distance being the same) to a pipe; thence extending South Thirty-four degrees Ten minutes Fifty-seven seconds East Three Hundred Thirty and Fifty One-hundredths feet (Deed bearing and distance being the same) to a pipe; thence extending North Fifty-five degrees Forty-nine minutes Three seconds East crossing a pipe on the Southwesterly side of Valley Brook Road Two Hundred Twenty-eight and Forty-two One-hundredths feet (Deed bearing and distance being the same) to the first mentioned point and place of beginning.

EXCEPTING THEREFROM AND THEREOUT all of the following described premises as in Deed Book 2092, page 421.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the Borough of Chester Heights, formerly Township of Aston, County of Delaware, State of Pennsylvania, on the Easterly side of the Public Road running between Chelsea and Chester Heights (as laid out prior to its recent relocation and widening).

BEGINNING at a stake in the East gutter of said Public Road at the distance of Four Hundred Forty-six and Four-tenths feet and bearing North Thirty degrees Thirty minutes East from a stake in the corner of lands formerly of William J. Tranor at an angle in the Southwest side of said Public Road; thence along the said road as formerly laid out North Twenty-four degrees Fifteen minutes East Two Hundred Fifty-eight and Six-tenths feet to an iron pipe; thence South Sixty-five degrees Forty-five minutes East Eighty-seven and Seven-tenths feet to a stake; thence South Fifteen degrees Thirty-three minutes West Two Hundred Thirty-two and Four-tenths feet to a stake; thence North Seventy-nine degrees Fifty minutes West One Hundred Twenty-three and Five-tenths feet to the first mentioned point and place of beginning.

CONTAINING .589 acres more or less.

BEING as to part hereof the same premises which William B. Sheidy and Gertrude F. Sheidy, his wife, by Indenture bearing date the Seventeenth day of October A.D. 1929 and recorded in Delaware County, in the Office for the Recording of Deeds in Deed Book 757, page 603, granted and conveyed unto E. Clay Krebs and Beulah T. Krebs, his wife, in fee.

AND the said E. Clay Krebs, departed this life on or about July 10, 1954 wherein title vested in said Beulah T. Krebs, by right of survivorship.

AND Being as to another part hereof the same premises which Russell F. Burkett and Ruth E. Burkett, his wife, by Deed dated May 21, 1957 and recorded in Delaware County, in Deed Book 1869, page 92, granted and conveyed unto Beulah T. Krebs, in fee.

AND BEING as to the remaining part hereof the same premises which Samuel B. Ward and M. Madeleine Ward, his wife, by Deed dated February 28, 1958, and recorded in Delaware County, in Deed Book 1893, page 292, granted and conveyed unto Beulah T. Krebs, in fee.

AND the said Beulah T. Krebs departed this life on or about October 31, 1963, Intestate, and Letters of Administration were granted by the Register of Wills of Delaware County, on November 20, 1963 unto John Hancock and Catherine Taylor Fritchman, the present Grantors.

AND by Decree of the Orphans Court of Delaware County No. of 19 , in the Estate of Beulah T. Krebs, deceased, dated October 9, 1964, the said Administrators were excused from filing additional security before receiving the proceeds of the sale of said real estate.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid Twenty feet wide lane as and for a passageway and watercourse at all times hereafter, forever.

Together with all and singular the buildings, improvements, *Streets, Alleys, Passages, Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever,* of them, the said Grantors, _____

_____ in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof, _____

To have and to hold the said tracts or piece of land with the buildings and improvements thereon erected, _____
_____ *Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances,* _____
unto the said Grantees, their heirs _____
_____ and Assigns, to and for the only proper use and behoof of the said Grantees, their heirs _____
_____ and Assigns forever, as tenants by entireties, - _____

And the said John Hancock and Catherine Taylor Fritchman, Administrators of the Estate of Beulah T. Krebs, deceased, for themselves, their successors, do _____

covenant, promise and agree, to and with the said Grantees, their heirs _____

_____ **and Assigns, by these presents, that** they **the said** John Hancock and Catherine Taylor Fritchman, Administrators of the Estate of Beulah T. Krebs, deceased, have _____ **not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises** _____ **hereby granted,** _____ **or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.** _____

In Witness Whereof, the said Grantors have caused these presents to be duly executed dated the day and year first above written.

The state above defined represents tax on full consideration including liens and encumbrances.

Sealed and Delivered }
IN THE PRESENCE OF US: }

g/j

John Hancock (SEAL)
John Hancock, and
Catherine Taylor Fritchman (SEAL)
Catherine Taylor Fritchman, Administrators
of the Estate of Beulah T. Krebs, deceased



PROPERTY AS DEFINED BY
SECTION 101 AND TAX
PAID ON THE VALUE
BY: *A. Green*

On the 15 day of October Anno Domini 1964, before me,
the subscriber, a Notary Public for Pennsylvania
residing in Philadelphia
personally appeared the above-named JOHN HANCOCK, Administrator of the Estate of Beulah T. Krebs, deceased _____

and in due form of law acknowledged the above indenture to be _____ his _____ act and deed, and desired the same might be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Owen J. Green

Notary Public

My commission expires: 3-9-65



On the 15 day of October Anno Domini 1964, before me,
the subscriber, a Notary Public for Pennsylvania
residing in Philadelphia
personally appeared the above-named CATHERINE TAYLOR FRITCHMAN, Administratrix of the Estate of Beulah T. Krebs, deceased _____

and in due form of law acknowledged the above indenture to be _____ her _____ act and deed, and desired the same might be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Owen J. Green

Notary Public

My commission expires: 3-9-65



grantees
100 Bosley Rd.
Chesler, Pa.

Owen J. Green

OWEN J. GREEN, Notary Public
PHILA., PHILA. COUNTY, PA.
My Commission Expires March 9, 1965

Recorded in the Office for Recording of Deeds in and for
Delaware County, Pennsylvania, in Deed

Book No#2190 Page #913

Witness my hand and seal of office this Nineteenth
day of October Anno Domini, 1964.

Joseph L. Eyre

Recorder of Deeds

By

Joseph D'Antonio
Deputy Recorder

Handwritten mark

371498

COMMONWEALTH LAND
THE INSURETY COMPANY
Approved as to Form
by the Insurance Department
of the Commonwealth
of Pennsylvania

Green

C 193 915 M

JOHN HANCOCK and CATHERINE TAYLOR
FRITCHMAN, Administrators, etc.

COUNTY OF DELAWARE
PENNSYLVANIA
TO: 001 20 1964
DEED REGISTRATION DEPT.

CALVIN E. POWELL, Et Ux

Premises: Borough of Chester Heights
Delaware County, Pennsylvania

John C. Clark Co., 1430 S. Penn Square, Phila.

Handwritten signature

Oct 19 12 23 PM '64

Prepared by and Return to:

Joseph A. Damico, Jr., Esquire
The William Penn Building
109 Chesley Drive
Media, PA 19063

RD BK05696-0280
2015047039 09/01/2015 10:27:42 AM:3
RCD FEE \$100.50

DT-DEED



DELAWARE
COUNTY

06-CHESTER HGTS \$0.00

THOMAS J. JUDGE SR. ROD

Folio No. 06-00-00064-00

This Indenture, made the 28th day of August 2015,

Between Calvin E. Powell

(-hereinafter the Grantor), of the one part, and Calvin E. Powell and Lorraine B. Powell, his wife, as Tenants by the Entireties (hereinafter the Grantees), of the other part,

Witnesseth, that the said Grantor, for and in consideration of the sum of

One Dollar (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

SEE ATTACHED DESCRIPTION AND RECITAL

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, theirs heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns.

And the said Grantor, for himself, his heirs and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, and against him, the said Grantor, and his heirs and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered:
In the presence of us:

Calvin E. Powell (SEAL)
Calvin E. Powell

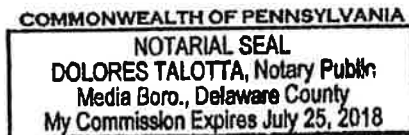
Joseph A. Ramirez
Joseph A. Ramirez

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Delaware :

On this, the 28th day of August 2015, before me, the undersigned Officer, personally appeared Calvin E. Powell, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained and desired the same be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.


Notary Public



PREMISES: 14-18 SMITHBRIDGE ROAD

The address of the above-named Grantees is

P.O. Box 624
Chester Heights, PA 19017


On behalf of the Grantee(s)

Description and Recital

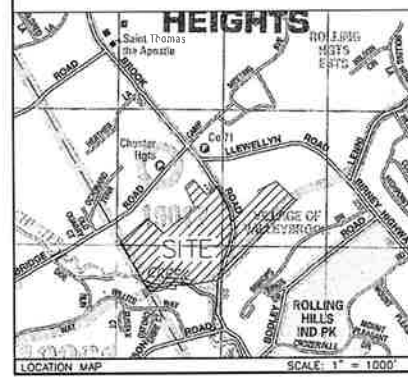
ALL THAT CERTAIN lot or piece of ground, SITUATE in the Borough of Chester Heights, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of Property of Samuel B. Ward, by G.D. Houtman & Son Civil Engineers, Media, Pennsylvania, on August 28, 1955, as follows, to wit:

BEGINNING at a point in the Middle line of Smiths Bridge Road (30 feet wide) (formerly Elam Road) at the distance of 512 feet measured Southwesterly from the middle line of Valley Brook Road (33 feet wide) (formerly Chelsea Road); thence extending along Smiths Bridge Road, South 48 degrees 39 minutes 40 seconds West 290.91 feet to a tack; thence leaving Smiths Bridge Road, South 37 degrees 42 minutes 20 seconds East 401.91 feet to a stake, thence extending South 17 degrees 54 minutes East 368.91 feet to a pipe; thence South 25 degrees 27 minutes 32 seconds East 35.29 feet to a pipe; thence extending North 55 degrees 49 minutes 3 seconds East 282.82 feet to a pipe; thence extending North 17 degrees 54 minutes 27 seconds West 371.12 feet to a pipe; thence extending along the Southeasterly side of Right of Way, North 56 degrees 3 minutes 40 seconds East 177 feet to a pipe; thence crossing said right of way, North 34 degrees 10 minutes 57 seconds West 20 feet to a pipe; thence along the Northwesterly side of said Right of Way South 56 degrees 3 minutes 40 seconds West 177.64 feet to a pipe thence extending North 36 degrees no minutes 20 seconds West 436.85 feet to the first mentioned point and place of beginning.

CONTAINING 5.323 acres.

BEING Folio #06-00-00064-00

BEING THE SAME PREMISES which Samuel B. Ward, Jr., Widower, by Indenture bearing date the 16th day of July A.D. 2004 and recorded at Media in the Office for the Recording of Deeds in and for the County of Delaware on the 4th day of August A.D. 2004, in Deed Book No. 3255, Page 0429 et seq, granted and conveyed unto Calvin E. Powell, in fee.



Frank J. & Glor M. Mariani
P.O. Box 426
Chester Heights, PA 19014
Tax Map 13-24 --009,000
Zoned R-2

Glen M. Mariani
P.O. Box 426
Chester Heights, PA 19017
Tax Map 13-24 --010,000

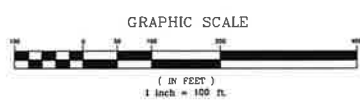
PROPOSED DEVELOPMENT AREA

Tax Folio #	Zoning District	Area
06-00-00102-00	R-1-1/2	43,378 Ac.
(West side Valleybrook Rd)		
06-00-00102-00	R-1	14,398 Ac.
(East side Valleybrook Rd)		
Portion of 06-00-00065-00	R-1-1/2	1,740 Ac.
B		
Portion of 06-00-00065-00	B	1,260 Ac.
Portion of 06-00-00064-00	R-1-1/2	2,085 Ac.
		62,861 Ac.

NOTE: This is not a Survey Plan. Property boundaries have been drawn from deeds and other information.

EXHIBIT

3



Note: All locations of existing utilities shown on the plan have been obtained from existing utility records and field observations. The location of all utilities shown on the plan is not intended to be a warranty of accuracy. The user of this plan is responsible for verifying the location of all utilities shown on the plan. The user of this plan is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.

G.D. Houtman & Son, Inc. reserves the right to amend, modify, alter, or delete any portion of this plan without notice. This plan is not to be used for any purpose other than that for which it was prepared. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is also responsible for verifying the location of all utilities shown on the plan. The user of this plan is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Date	Revision
2/17/2022	General Revisions
3/23/2022	General Revisions

REZONING PLAN OF PROPERTIES FOR
CALVIN POWELL ESTATE
BOROUGH OF CHESTER HEIGHTS
DELAWARE COUNTY, PA

G.D. HOUTMAN & SON, INC.
CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNERS

Sheet 1 of 1
PROJECT: POWELL SUB
DATE: 3/23/22
JOB NO: 33242

PROPOSED DEVELOPMENT AREA

Tax Folio #	Zoning District	Area
06-00-00102-00 (West side Valleybrook Rd)	R-1-1/2	43.378 Ac.
06-00-00102-00 (East side Valleybrook Rd)	R-1	14.398 Ac.
Portion of 06-00-00065-00	R-1-1/2	1.740 Ac.
Portion of 06-00-00065-00	B	1.260 Ac.
Portion of 06-00-00064-00	R-1-1/2	<u>2.085 Ac.</u>
		62.861 Ac.

NOTE: This is not a Survey Plan. Property boundaries have been drawn from deeds and other information.



Sketch Plan & PRD Requirements		
Regulation	Required	Provided
1. Density (185-61.B.(1))	4.0 du's per gross ac. max.	0.83 du's per gross ac.
2. Open Space (185-61.B.(3))	70% of the total site area	83% of the total site area ¹
3. Common Open Space (185-61.B.(1))	50% of the total site area	77% of the total site area

Notes:

- The 83% Open Space includes 48.554 Acres of Common Open Space, and 3.83 Acres of Community Open Space.
- This Sketch Plan complies with the PRD regulations of Chester Heights Borough in terms of:
 - + Minimum Tract Area;
 - + Open Space;
 - + Density;
 - + Setbacks;
 - + Street Widths; and
 - + Rights-of-Way Width.
- The Tenant House, Barn, Spring House, Corn Crib, and driveway in the south central portion of the site, west of Valleybrook Road, at 0.37 Acres, have been netted out of the total Open Space acreage.

Sketch Plan Metrics	
East of Valleybrook Road	
Total Gross Acreage:	14.988 Ac.
Outparcel to be sold:	- 0.600 Ac.
Total New Acreage:	14.388 Ac.
West of Valleybrook Road	
Total Gross Acreage:	43.376 Ac.
Driveway Access & Land from Adjoining Parcels:	+ 4.89 Ac.
Total New Acreage:	48.266 Ac.
Total Tract Gross Acreage:	62.654 Ac.
Developed Land (including 3.83 Ac. of Community Open Space)	- 13.73 Ac.
Common Open Space: Dwellings/Accessways in Open Space:	48.924 Ac. - 0.37 Ac.
Total Common Open Space:	48.554 Ac. (77%)
Total Dwelling Units:	52 Du's

LEGEND

- Walking Trail
- Community Open Space
- Common Open Space to be offered for Dedication to Chester Heights Borough
- Very Steep Slopes
- Evergreen Trees
- Deciduous/Street Trees

Dwelling Unit Types

- Duplex (8)
- Triplex (12)

EXHIBIT
4

Valley View: An Open Space Community
Sketch Plan
Chester Heights Borough - Delaware County, PA

0' 125' 250' 500' N

Scale: 1" = 250'

Sheet 2 of 3

December 20, 2019
June 24, 2021
October 14, 2021
April 6, 2022

TCA

**BOROUGH OF CHESTER HEIGHTS
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOROUGH OF CHESTER HEIGHTS,
DELAWARE COUNTY, PENNSYLVANIA AMENDING THE CHESTER
HEIGHTS ZONING ORDINANCE OF 1983, BY AMENDING THE ZONING
MAP OF CHESTER HEIGHTS BOROUGH AND CHANGING THE
ZONING CLASSIFICATION OF 62.8 ACRES OF LAND FROM THE
EXISTING CLASSIFICATION OF B – BUSINESS IN PART, R-1 ½
RESIDENCE IN PART AND R-1 – RESIDENCE IN PART TO A
CLASSIFICATION OF PLANNED RESIDENTIAL DEVELOPMENT. A
LEGAL DESCRIPTION OF THE PROPERTY HEREBY RE-ZONED IS
SET FORTH IN THIS ORDINANCE.**

**The Borough Council of Chester Heights Borough, Delaware County,
Pennsylvania does hereby ENACT and ORDAIN THAT:**

Section 1. The Chester Heights Zoning Ordinance of 1983 and the Zoning Map of Chester Heights Borough are hereby amended by changing the zoning classification of the following described lands from B – Business in part, R-1 ½ - Residence in part, and R-1 – Residence in part to Planned Residential Development:

All that Certain Parcel of ground, Situate in the Borough of Chester Heights, the County of Delaware and the Commonwealth of Pennsylvania described according to a Plan of Properties for Calvin Powell Estate prepared by G.D. Houtman and Son, Inc. Civil Engineers and Land Surveyors dated December 29, 2021, last revised March 23, 2022 as follows:

Beginning at a point on the Title Line in the Right-Of-Way of Smithbridge Road (SR - 3046); the said point being a corner of Folio #06-00-00064-00 & Folio #06-00-00065-00; thence leaving Smithbridge Road South 37° 42 minutes 28 seconds East 499.78 feet to a point; thence North 56° 23 minutes 40 seconds East 250.57 feet to a point; thence North 17° 54 minutes 27 seconds West 84.22 feet to a point; thence North 36 degrees 00 minutes 20 seconds West 20.01 feet to a point; thence North 56 degrees 03 minutes 40 seconds East 481.98 feet to a point on the Title Line in the right-of-way of Valleybrook Road (SR 3029); thence along said Title Line South 21 degrees 55 minutes 20 seconds East 20.45 feet to a point, a corner of Lands of Michael R.



Marino (Tax Map #06-11-023.000); thence leaving said Title Line South 56 degrees 03 minutes 40 seconds West 300.00 feet to a point; thence South 34° 10 minutes 57 seconds East 330.50 feet to a point; thence North 55° 49 minutes 03 seconds East 228.42 feet to a point on the Title Line in the Right-Of-Way of ValleyBrook Road (SR - 3029); thence along the same the five following courses and distances; (1) South 20° 33 minutes 57 seconds East 72.0 feet to a point; (2) South 12° 25 minutes 57 seconds East 24.58 feet to a point; (3) North 66° 14 minutes 50 seconds East 9.25 feet to a point; (4) South 19° 48 minutes 10 seconds East 286.0 feet to a point; and (5) South 5° 23 minutes 40 seconds East 251.66 feet to a point; thence leaving ValleyBrook Road North 52° 32 minutes 10 seconds East 632.31 feet to a point; thence North 21° 54 minutes 50 seconds West 51.80 feet to a point; thence North 69° 54 minutes 0 seconds East 342.0 feet to a point; thence South 38° 14 minutes 0 seconds East 126.86 feet to a point; thence South 38° 19 minutes 40 seconds East 312.82 feet to a point; thence South 52° 04 minutes 10 seconds West 1733.57 feet to a point in the Right-Of-Way of ValleyBrook Road; thence passing through said right-of-way along a Tie Line North 25 degrees 47 minutes 50 seconds East 369 +/- feet to a point, a corner of Folio #06-00-00098-00 & Folio #06-00-00102-00; thence along the division line between said Folio Parcels the five (5) following courses and distances (1) North 23° 32 minutes 10 seconds East 136.29 feet to a point; (2) thence North 24° 05 minutes 0 seconds East 121.45 feet to a point; (3) thence leaving Valleybrook Road Right-of-way South 65° 42 minutes 07 seconds East 87.80 feet to a point; (4) thence South 15° 41 minutes 40 seconds West 232.40 feet to a point; and (5) thence North 78° 46 minutes 50 seconds West 123' +/- feet to the Tie Line, a corner of Folio No. 06-00-00098-00; thence along said Tie Line South 25 degrees 47 minutes 50 seconds West 369 +/- feet to a point in the Right-of-way of ValleyBrook Road; thence leaving the Right-Of-Way of ValleyBrook Road South 50° 55 minutes 0 seconds West 83.60 feet to a point; thence South 88° 33 minutes 50 seconds West 498.0 feet to a point; thence North 25° 16 minutes 50 seconds West 27.13 feet to a point; thence North 88° 30 minutes 0 seconds West 184.0 feet to a point; thence South 0° 40 minutes 0 seconds West 69.0 feet to a point; thence North 74° 50 minutes 0 seconds West 84.0 feet to a point; thence North 78° 50 minutes 0 seconds West 65.0 feet to a point; thence South 80° 20 minutes 0 seconds West 125.0 feet to a point; thence South 89° 55 minutes 0 seconds West 88.0 feet to a point; thence North 71° 54 minutes 10 seconds West 92.26 feet to a point; thence North 23° 07 minutes 15 seconds West 897.43 feet to a point; thence North 56° 23 minutes 40 seconds East 588.38 feet to a point;

**BOROUGH OF CHESTER HEIGHTS,
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF CHESTER HEIGHTS, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ARTICLE XI, CHAPTER 185, SUBSECTION 185-60C OF THE CHESTER HEIGHTS ZONING ORDINANCE OF 1983, ELIGIBILITY REQUIREMENTS FOR A PLANNED RESIDENTIAL DEVELOPMENT BY REPEALING SECTION 185-60C AND PROVIDING A NEW SUBSECTION 185-60C THAT THE PLANNED RESIDENTIAL DEVELOPMENT WILL BE CONSISTENT WITH THE GOAL OF THE BOROUGH COMPREHENSIVE PLAN TO PRESERVE OPEN SPACE.

The Borough Council of Chester Heights Borough, Delaware County, Pennsylvania, does hereby ENACT and ORDAIN that:

SECTION 1. Article XI, Chapter 185, Subsection 185-60C of the Chester Heights Borough Zoning Ordinance is hereby amended by repealing Section 185-60C and providing a new Section 185-60C so that Article XI Chapter 185, Subsection 185-60C shall be as follows:

§ 185-60. Eligibility requirements.

“C. The Planned Residential Development will be consistent with the goal of the Borough Comprehensive Plan to preserve open space.”

SECTION 2. If any part of this Ordinance is for any reason found to be illegal or invalid, such illegality or invalidity shall not affect any of the remaining parts of this Ordinance, which will continue to be fully operative as if the illegal or invalid part had not been enacted.



ENACTED AND ORDAINED this _____ day of _____, 2022.

BOROUGH OF CHESTER HEIGHTS

By: _____
Drew Baum
President, Borough Council

ATTEST: _____
Secretary

APPROVED this _____ day of _____, 2022

Ginamarie Ellis, Mayor
Borough of Chester Heights

thence South 40° 36 minutes 0 seconds East 358.62 feet to a point; thence North 56° 04 minutes 0 seconds East 170.20 feet to a point; thence North 33° 36 minutes 20 seconds West 254.98 feet to a point; thence North 56° 23 minutes 40 seconds East 150.0 feet to a point; thence North 37° 42 minutes 28 seconds West 190.0 feet to a point; thence North 22° 51 minutes 38 seconds West 145.05 feet to a point; thence North 37° 42 minutes 28 seconds West 150.0 feet to a point in the Right-Of-Way line of Smithbridge Road; thence along the same North 48° 39 minutes 32 seconds East 125.25 feet to the first mentioned point and place a beginning.

Containing 62.861 Acres

Section 2. The Borough Engineer is directed to revise the Zoning Map of Chester Heights Borough, Delaware County, Pennsylvania, to incorporate the changes of the above-described property from B – Business in part, R-1 ½ Residential in part and R-1 Residential in part to Planned Residential Development.

Section 3. All Ordinances or parts of Ordinances inconsistent herewith by and the same are hereby repealed.

ENACTED AND ORDAINED THIS DAY OF , 2022.

BOROUGH OF CHESTER HEIGHTS

By: _____
Drew Baum
President, Borough Council

ATTEST: _____
Secretary

APPROVED this _____ day of _____, 2022

Ginamarie Ellis, Mayor
Borough of Chester Heights

NAMES AND ADDRESSES OF ADJACENT HOMEOWNERS

Smithbridge Road (No. Street No.)

Frank J. Mariani, et ux.
P.O. Box 426
Chester Heights, PA 19017

17 Smithbridge Road

Stephen B. & Donna J. Conrad
17 Smithbridge Road
Chester Heights, PA 19017

Smithbridge Road (No Street #)

Russel H. Richardson
P.O. Box 546
Chester Heights, PA 19017

44 Smithbridge Road

Robert L. & Rosemary Civitella
44 Smithbridge Road
Glen Mills, PA 19342

40 Smithbridge Road

Judith A. Ginieczy
P.O. Box 24
Chester Heights, PA 19017

34 Smithbridge Road

Gary J. & Barbara Pappa
34 Smithbridge Road
Chester Heights, PA 19017

8 Smithbridge Road

John C. & Barbara Keosayan
P.O. Box 686
Chester Heights, PA 19017



305 Valleybrook Road

1260 Housing Development Corp
2042-48 Arch Street 2nd Floor
Philadelphia, PA 19103

0 Valleybrook Road

William Burke, III
299 Valleybrook Boulevard
Glen Mills, PA 19342

87 Valleybrook Road

Thomas & Rose Canuso
P.O. Box 427
Chester Heights, PA 19017

278 Valleybrook Road

Roger & Helen Bower
P.O. Box 136
Chester Heights, PA 19017

245 Llewellyn Road

W. John & Kimberly A. Boehmler
P.O. Box 504
Chester Heights, PA 19017

Village of Valleybrook HOA

Justin Buccilli
80 Bishop Drive
Aston, PA 19014

Rochford Estates HOA

Greg Chesnut
317 Willits Way
Garnet Valley, PA 19060