

Marsh Creek State Park  
Federal Land and Water  
Conservation Fund (LWCF)

Section 6(f) Protected  
Area Conversion

PENNSYLVANIA  
TURNPIKE  
COMMISSION

Full-Depth Roadway  
Reconstruction  
MP-308 to MP-312

Upper Uwchlan and  
Wallace Townships,  
Chester County, PA

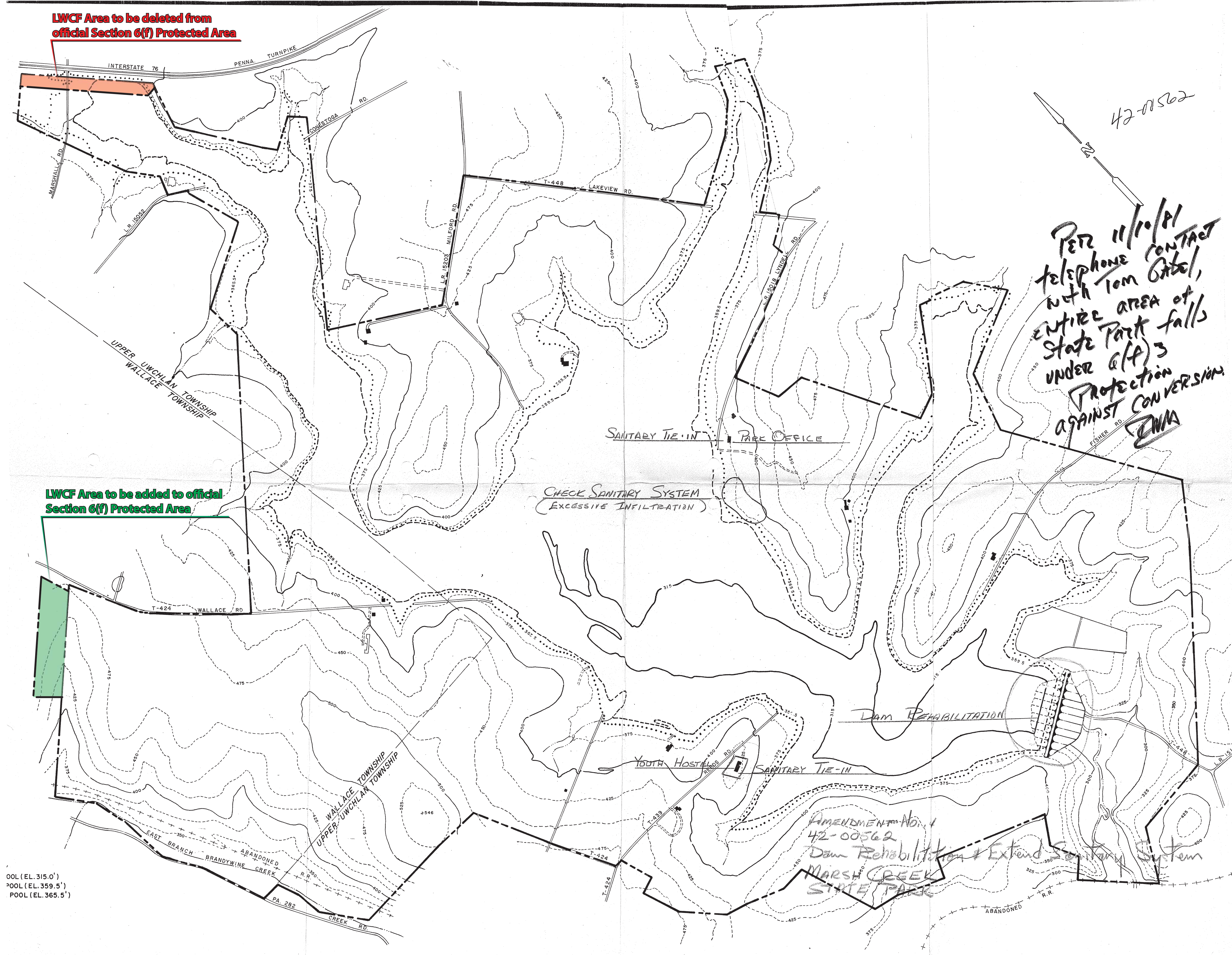
Legend

 LWCF Area to be deleted  
from official Section 6(f)  
Protected Area

 LWCF Area to be added  
to official Section 6(f)  
Protected Area

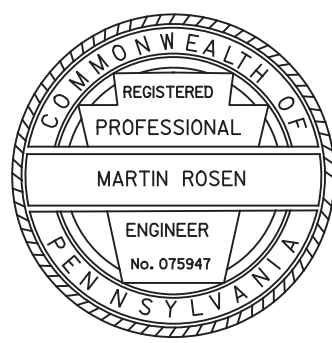
 Marsh Creek State Park  
Section 6(f) Boundary

NOT TO SCALE





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4/20/2018 12:02:45 PM \$SCALE\$



PREPARED BY:  
TRAFFIC PLANNING AND DESIGN, INC.  
2500 E HIGH STREET  
POTTSTOWN, PA 19464

PREPARED FOR:  
THE PENNSYLVANIA  
TURNPIKE COMMISSION



WBS ELEMENT NUMBER T-308.00T001-4-10
NETWORK NUMBER: 7006520
FILE NAME: RWpl08-01.dgn
DRAWING TYPE: 3R
STRUCTURE NUMBER: N/A
SCALE: AS NOTED

DEED BOOK: ▲	DEED AREA:	REQ'D R/W FOR LIMITED ACCESS: * 4.225 AC
PAGE: ▲	CALCULATED AREA: 45.145 AC	REQ'D R/W FOR TWP. ROAD/S.R.:
DATE OF DEED: ▲	EXCEPTION/ADVERSE AREA:	REQ'D TEMP. CONST. EASEMENT: ** 0.002 AC
DATE OF RECORD: ▲	LEGAL R/W AREA: 0.282 AC	REQ'D DRAINAGE EASEMENT: *** 0.075 AC
CONSIDERATION: ▲	EFFECTIVE AREA: 44.863 AC	REQ'D SLOPE EASEMENT:
I.R.S. STAMPS: ▲	TOTAL REQ'D R/W AREA: 4.225 AC	REQ'D SUB R/W FOR XXXXX:
TAX MAP PARCEL: 32-3	TOTAL RESIDUE AREA: 40.638 AC	PRE-FINAL DATE: 04/20/18
PARCEL NO.: ▲	RESIDUE LT AREA: 0.000 AC	FINAL: 04/20/18
VERIFICATION DATE: 03/29/18	RESIDUE RT AREA: 40.638 AC	

▲ SUMMARY OF PROPERTY PLOT DATA								
TRACT NO	GRANTORS	DEED BOOK	PAGE	DATE OF DEED	DATE OF RECORD	CONSIDERATION	I.R.S. STAMPS	TAX MAP PARCEL NO
1	CHESTER COUNTY WATER RESOURCES AUTHORITY, WEST CHESTER, PENNSYLVANIA	C39	290	11-07-69	11-07-69	\$1.00	-	28 & 31
2	CHESTER COUNTY WATER RESOURCES AUTHORITY, WEST CHESTER, PENNSYLVANIA	C39	290	11-07-69	11-07-69	\$1.00	-	5.1
3	CHESTER COUNTY WATER RESOURCES AUTHORITY, WEST CHESTER, PENNSYLVANIA	M52	300	02-20-78	02-27-78	\$1.00	-	32.1 & 37.1
								TOTAL
								45.145 AC

\* INCLUDES 0.645 AC OF R/W RESERVED BY LAUREL/BUCKEYE & SUNOCO PIPELINE AND 0.368 AC OF R/W RESERVED BY TEXAS EASTERN TRANSMISSION CORP AND 0.025 AC OF R/W RESERVED BY AQUA WATER EASEMENT AND 0.042 AC OF LEGAL CHANNEL EASEMENT

\*\* INCLUDES 0.002 AC OF R/W RESERVED BY LAUREL/BUCKEYE & SUNOCO PIPELINE

\*\*\* INCLUDES 0.050 AC OF R/W RESERVED BY LAUREL/BUCKEYE & SUNOCO PIPELINE

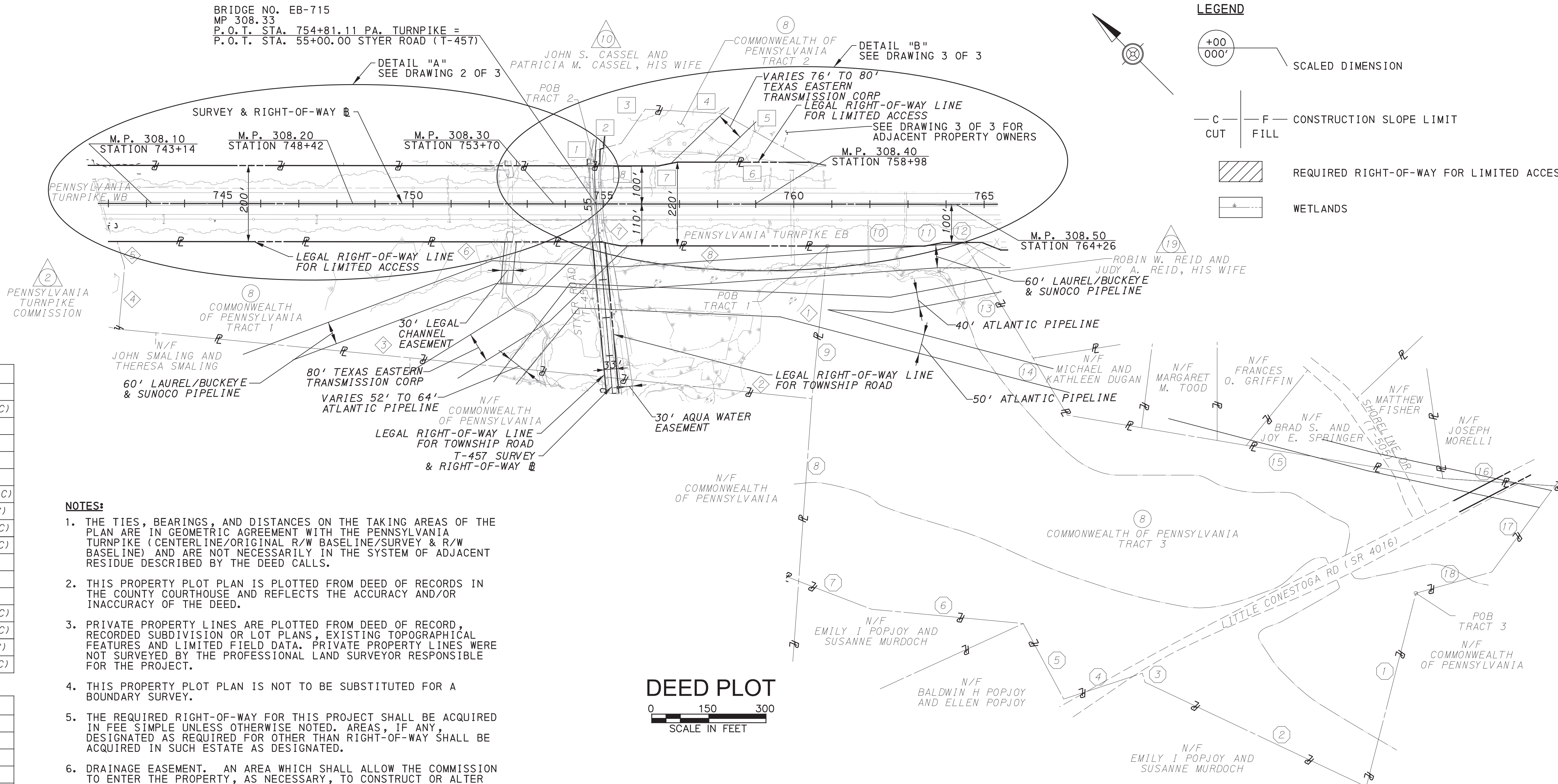
## LEGEND

+00  
000' SCALED DIMENSION

C F  
CUT FILL  
CONSTRUCTION SLOPE LIMIT

REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS

WETLANDS



## NOTES:

- THE TIES, BEARINGS, AND DISTANCES ON THE TAKING AREAS OF THE PLAN ARE IN GEOMETRIC AGREEMENT WITH THE PENNSYLVANIA TURNPIKE (CENTERLINE/ORIGINAL R/W BASELINE/SURVEY & R/W BASELINE) AND ARE NOT NECESSARILY IN THE SYSTEM OF ADJACENT RESIDUE DESCRIBED BY THE DEED CALLS.
- THIS PROPERTY PLOT PLAN IS PLOTTED FROM DEED OF RECORDS IN THE COUNTY COURTHOUSE AND REFLECTS THE ACCURACY AND/OR INACCURACY OF THE DEED.
- PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.
- THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.
- THE REQUIRED RIGHT-OF-WAY FOR THIS PROJECT SHALL BE ACQUIRED IN FEE SIMPLE UNLESS OTHERWISE NOTED. AREAS, IF ANY, DESIGNATED AS REQUIRED FOR OTHER THAN RIGHT-OF-WAY SHALL BE ACQUIRED IN SUCH ESTATE AS DESIGNATED.
- DRAINAGE EASEMENT. AN AREA WHICH SHALL ALLOW THE COMMISSION TO ENTER THE PROPERTY, AS NECESSARY, TO CONSTRUCT OR ALTER THE COURSE OF THE DRAINAGE AND TO MAKE SUCH FUTURE, REASONABLE ENTRIES AS NECESSARY TO MAINTAIN OR RECONSTRUCT THE DRAINAGE FACILITY FOR THE PROTECTION OF THE HIGHWAY. IT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY USE OF THE AREA WHICH IS NOT DETRIMENTAL TO THE NECESSARY FLOW OF WATER. HOWEVER, NO STRUCTURE OF ANY KIND MAY BE ERRECTED IN THE DESIGNATED AREA, NOR MAY ANY PIPE OR DITCH BE CONNECTED TO THE COMMISSION'S PIPE OR DITCH WITHOUT ADVANCED WRITTEN APPROVAL BY THE COMMISSION.
- TEMPORARY CONSTRUCTION EASEMENT. AN AREA(S) REQUIRED UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER REVERTED IN WRITING BY THE COMMISSION.
- TRACT 1 METES AND BOUNDS AS DESCRIBED IN DB Z37 PG 843, DATED JANUARY 30, 1968 AND RECORDED ON JANUARY 30, 1968 AND DB R24 PG 409 DATED OCTOBER 1, 1954.  
TRACT 2 METES AND BOUNDS AS DESCRIBED IN DB R38 PG 285, DATED FEBRUARY 26, 1969 AND RECORDED ON FEBRUARY 26, 1969 AND DB Q24 PG 24 DATED JULY 18, 1952.  
TRACT 3 METES AND BOUNDS AS DESCRIBED IN DB M52 PG 300, DATED FEBRUARY 20, 1978 AND RECORDED ON FEBRUARY 27, 1978 AND DB R24 PG 409 DATED OCTOBER 1, 1954.
- SEE DRAWING 2 AND 3 OF 3 FOR AREA ENLARGEMENT.

## DEED PLOT

0 150 300  
SCALE IN FEET

8

MP 308.12 TO MP 308.52

DRAWING 1 OF 3

## PTC PROPERTY PLOT PLAN

PLAN NO.: RW 6018-C	GRANTOR(S): ▲
PROPERTY OWNER(S):	COMMONWEALTH OF PENNSYLVANIA
TOWNSHIP / BOROUGH: UPPER UWCHLAN TOWNSHIP	
COUNTY: CHESTER	DRAWING: 1 OF 3
DISTRICT: 4	SHEET: OF



- NOTES:
1. SEE DRAWING 1 OF 3 FOR NOTES.
  2. SEE DRAWING 1 OF 3 FOR PLOT AREA.

Area 1: Required Right-of-Way for Limited Access

LEGEND

SCALED DIMENSION

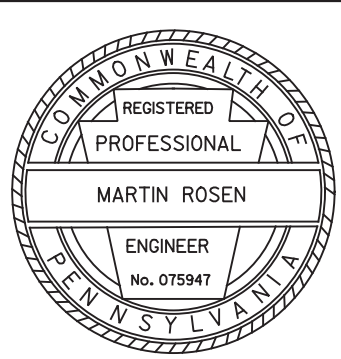
— C — F — CONSTRUCTION SLOPE LIMIT  
CUT FILL

REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS

WETLANDS

REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS (AREA 1) STA. 742+23± TO STA. 754+77± RT.		
SIDE	BEARING	LENGTH, FT.
(A)	S 39°45'56"W	60.26'
(B)	N 44°56'27"W	599.92'
(C)	N 46°49'41"W	607.33'
(D)	N 44°56'27"W	28.61'
(E)	N 50°21'47"E	14.32'
(F)	N 28°26'03"E	68.60'
(G)	S 44°56'27"E	1248.27'
AREA = 1.863 ACRE		

INCLUDES 0.031 AC OF R/W RESERVED BY LAUREL/BUCKEYE & SUNOCO PIPELINE AND 0.056 AC OF R/W RESERVED BY TEXAS EASTERN TRANSMISSION CORP AND 0.042 AC OF LEGAL CHANNEL EASEMENT



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WBS NO. T-308.00T001-4-10
PROJECT NUMBER: 7006520
FILE NAME: RWp08-02A.dgn
DRAWING TYPE: 3R
STRUCTURE NUMBER: N/A
SCALE: AS NOTED

ROADWAY AND BRIDGE RECONSTRUCTION FROM MP 308 TO 312	
DISTRICT: 4	COUNTY: CHESTER
TOWNSHIP / BOROUGH: UPPER UWCHLAN TOWNSHIP	

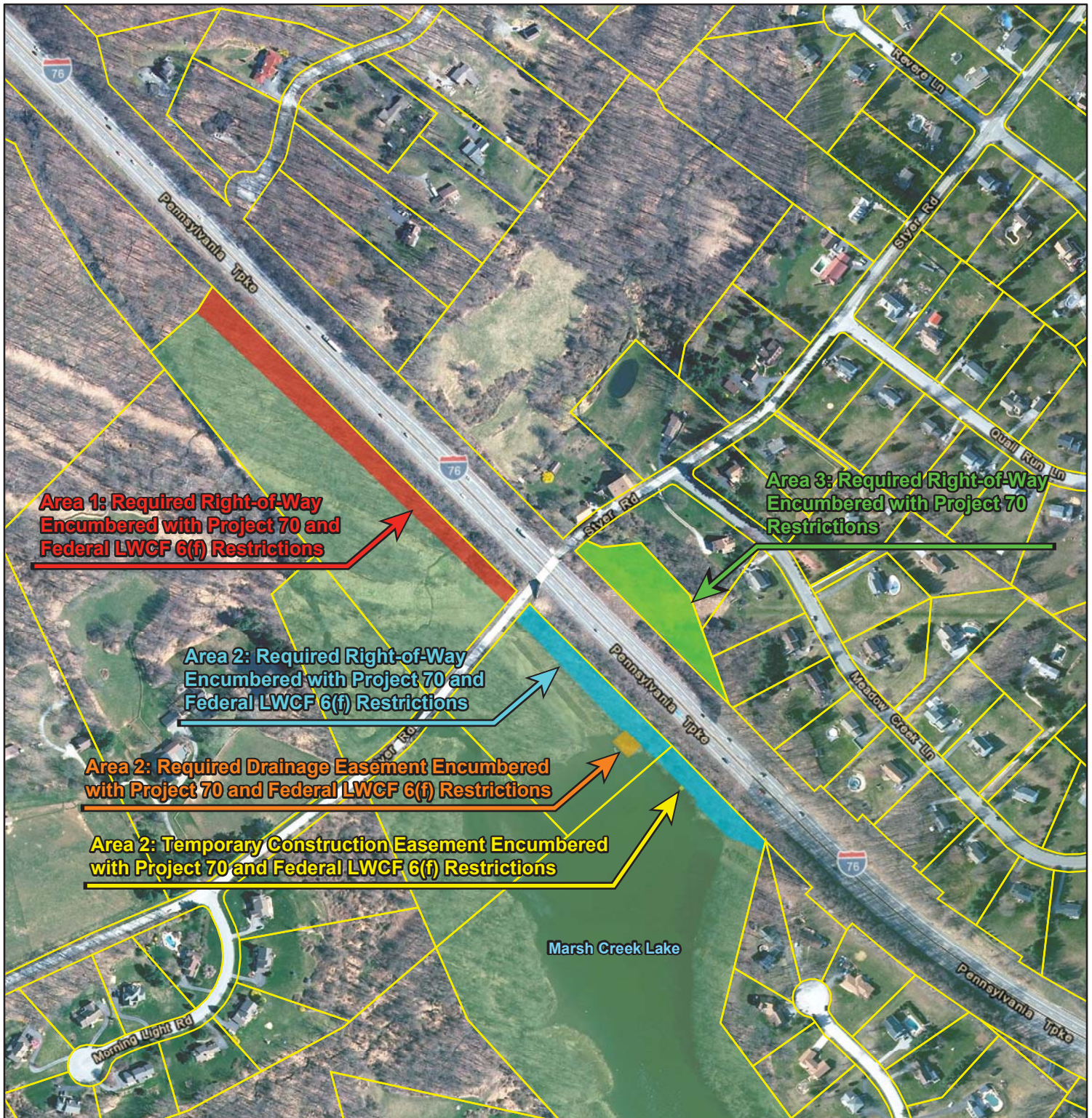
PTC PROPERTY PLOT PLAN PLAN NO. RW 6018-C	
DRAWING: 2 OF 3	SHEET: OF

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4/12/2018 7:03:47 AM \$USER\$ \$SCALE\$









## Marsh Creek State Park Required Right-of-Way Takes

### PENNSYLVANIA TURNPIKE COMMISSION

### Full-Depth Roadway Reconstruction MP-308 to MP-312

Upper Uwchlan Township, Chester County, PA

Chester County Tax Parcels

Marsh Creek State Park

Area 1: Required Right-of-Way Encumbered with Project 70 and Federal LWCF 6(f) Restrictions

Area 2: Required Right-of-Way Encumbered with Project 70 and Federal LWCF 6(f) Restrictions

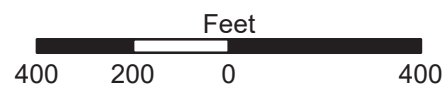
Area 2: Required Drainage Easement Encumbered with Project 70 and Federal LWCF 6(f) Restrictions

Area 2: Temporary Construction Easement Encumbered with Project 70 and Federal LWCF 6(f) Restrictions

Area 3: Required Right-of-Way Encumbered with Project 70 Restrictions

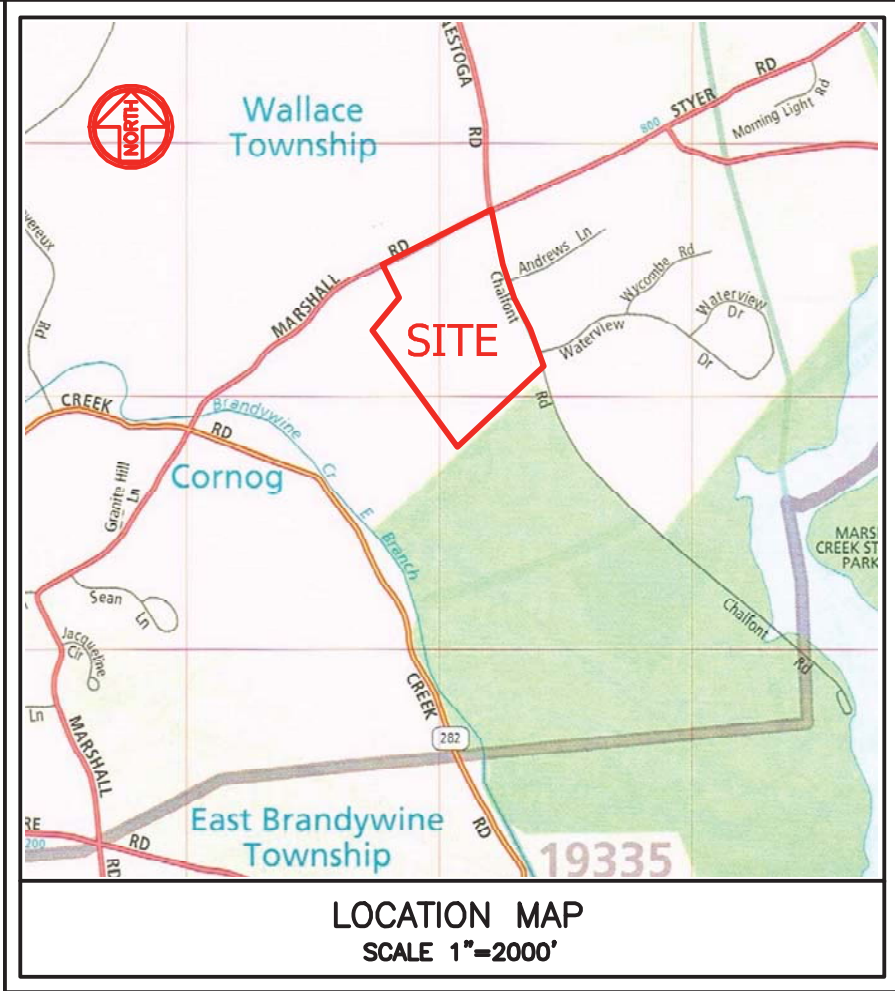


**Gannett Fleming**





Funding by the Pennsylvania Turnpike Commission for lands to be acquired by the Commonwealth of Pennsylvania, acting by and through the Department of Conservation and Natural Resources, to be encumbered with Project 70 and Federal Land and Water Conservation Fund 6(f) restrictions.

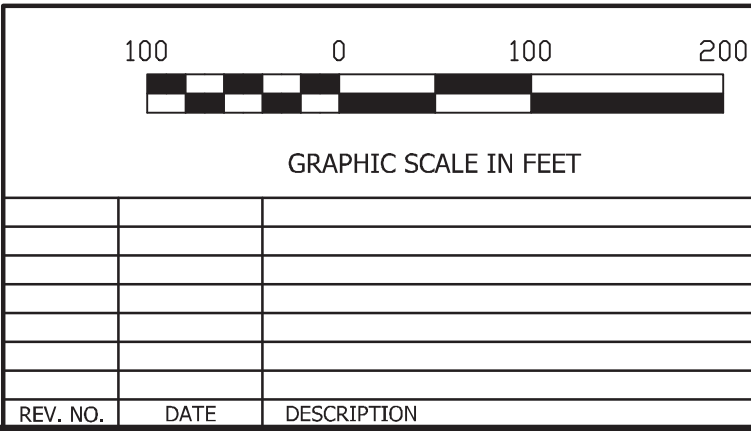


PLAN REFERENCES

1. THE OFFICIAL TAX MAPS OF CHESTER COUNTY, WALLACE TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, MAP NO. 31-4.
2. MAP ENTITLED "PENNSYLVANIA SYSTEM, PHILADELPHIA DIV., RIGHT OF WAY AND TRACK MAP, PENNSYLVANIA RAILROAD, NEW HOLLAND BRANCH", PREPARED BY OFFICE OF VALUATION ENGINEER, PHILADELPHIA, PA, DATED: 8/20/1918, LAST REVISED: 12/31/1955.
3. MAP ENTITLED "FINAL PLAN FOR A SUBDIVISION IN WALLACE TOWNSHIP, CHESTER COUNTY, PA, OF CHARLES L. ANDREWS", PREPARED BY COMSTOCK & STAPLETON, GLEN MOORE, PA, DATED: 11/20/1973, LAST REVISED 3/18/1974, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK 56, PAGE 13.
4. MAP ENTITLED "PLAN OF SUBDIVISION FOR RESET, INC., WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY HENRY S. CONREY INC. DIVISION OF CHESTER VALLEY ENGINEERS, PAOLI, PA, DATED: 12/13/1976, LAST REVISED 3/12/1977, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #982.
5. MAP ENTITLED "SUBDIVISION PLAN FOR JAMES E. WILSON, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN & COMSTOCK, EXTON, PA, DATED: 3/31/1986, LAST REVISED 7/01/1986, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #6454.
6. MAP ENTITLED "SUBDIVISION PLAN FOR GEORGE E. LEY, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 8/05/1987, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #7559.
7. MAP ENTITLED "CHALFONT-ST. GILES, 32 LOT SUBDIVISION, RECORD PLAN, UPPER UNCHLAN & WALLACE TOWNSHIPS, CHESTER COUNTY, PA", PREPARED BY READS, WAYNE, PA, DATED: 1/07/1994, LAST REVISED 1/24/1996, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #13270.
8. MAP ENTITLED "PLAN OF SUBDIVISION FOR VALHALLA BRANDYWINE FARMS, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, INC., UNCHLAND, PA, DATED: 8/06/1997, LAST REVISED 8/15/1997, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #14012.
9. MAP ENTITLED "PLAN OF SUBDIVISION FOR VALHALLA BRANDYWINE FARMS, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, INC., UNCHLAND, PA, DATED: 8/06/1997, LAST REVISED 3/15/1999, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #14931.
10. MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 4033 SECTION 68S R/W IN CHESTER COUNTY, FROM STA. 69+98.34 TO STA. 79+50.00", PREPARED BY KCI TECHNOLOGIES, MECHANISBURG, PA, DATED: 6/02/1997.
11. MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF FORESTS AND WATERS, PROJECT 70, PROJECT NO. P15-2, BOUNDARY AND EASEMENT SURVEY OF MARSH CREEK STATE PARK", PREPARED BY HENRY S. CONREY, INC., DIVISION OF CHESTER VALLEY ENGINEERS, PAOLI, PA, DATED: 8/31, 1966.
12. MAP ENTITLED "SUBDIVISION PLAN FOR THREE LOTS IN WALLACE TOWNSHIP, CHESTER COUNTY, PA, PROPERTY OF DONALD F. MCDOWELL, ET. UX.", PREPARED BY K. R. COMSTOCK, GLEN MOORE, PA, DATED: 8/20/1975, LAST REVISED 9/18/1975, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #529.
13. MAP ENTITLED "PENNSYLVANIA RAILROAD, PHILADELPHIA REGION, NEW HOLLAND BRANCH, PROPERTY TO BE CONVEYED BY THE PENNSYLVANIA RAILROAD COMPANY TO ALBERT M. GREENFIELD, JR., GLEN MOORE, PA", PREPARED BY OFFICE OF AREA ENGINEER, PHILADELPHIA, PA, DATED: 10/28/1963, LAST REVISED 12/13/1963.
14. MAP ENTITLED "PLAN OF PROPERTY FOR ALBERT M. GREENFIELD, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED 8/16/1989.
15. MAP ENTITLED "ALTA ACSM LAND TITLE SURVEY FOR VALHALLA BRANDYWINE PARTNERS, L.P.", PREPARED BY RETTEW, LANCASTER, PA, DATED APRIL 26, 2007, DRAWING NO. 07-07489-001.

GENERAL NOTES

- 1) OWNER:  
NATURAL LANDS TRUST  
1051 PALMERS MILL ROAD  
MEDIA, PA. 19063
- 2) UPI NUMBER: 31-4-145  
SOURCE OF TITLE: RECORD BOOK 9675 PAGE 243  
GROSS PROPERTY AREA: 57.409 ACRES
- 3) BEIDEMAN ASSOCIATES PERFORMED A BOUNDARY FIELD SURVEY OF THE PROPERTY IN JANUARY AND FEBRUARY 2018. HORIZONTAL ORIENTATION IS PENNSYLVANIA STATE PLANE (SOUTH ZONE) COORDINATE SYSTEM ACCORDING TO NAD-83/82 AS ESTABLISHED PER G.P.S. OBSERVATIONS BY RETTEW ASSOCIATES, INC., LANCASTER, PA, IN FEBRUARY 2007.  
PROPERTY IMPROVEMENTS, UTILITIES, SIGNS, STORM DRAINAGE, AND ELEVATION DETAILS ARE FROM SURVEY BY RETTEW PER PLAN REFERENCE NO. 15 AND FROM TOPOGRAPHY PHOTOGRAMMETRICALLY COMPILED BY PHOTO SCIENCE, BOWLE, MD. FROM AERIAL PHOTOGRAPHY DATED 2/10/2007. ELEVATIONS ARE NAVD-88 AS ESTABLISHED PER G.P.S. OBSERVATIONS BY RETTEW ASSOCIATES, INC., LANCASTER, PA, IN FEBRUARY 2007.  
SITE BENCH MARK: CHISELED "X" IN CONCRETE SOUTHWEST BRIDGE WALL.  
BRIDGE OVER BRANDYWINE CREEK ON MARSHALL ROAD  
ELEVATION: 365.03'  
DATUM: NAVD-88
- 4) ROAD RIGHT-OF-WAY NOTES:  
A) MARSHALL ROAD, S.R. 4033, WAS PREVIOUSLY KNOWN AS L.R. 15052.  
LITTLE CONESTOGA ROAD, S.R. 4016, WAS PREVIOUSLY KNOWN AS L.R. 15052.  
CHALFONT ROAD IS KNOWN AS TOWNSHIP ROAD T-423 AND WAS A SOUTHERLY EXTENSION OF THE ORIGINATING RIGHT OF WAY OF LITTLE CONESTOGA ROAD.  
B) THE LEGAL RIGHT-OF-WAY ON S.R. 4033 FROM STATION 68+98.34 TO STATION 79+75 IS 40 FEET IN WIDTH, BASED ON ROAD DOCKET "B", PAGE 68, AUGUST 27, 1971, RECORDED IN CHESTER COUNTY COURTHOUSE.  
C) THE LEGAL RIGHT-OF-WAY ON S.R. 4016, NORTH OF S.R. 4033, IS 33 FEET IN WIDTH, BASED ON ROAD DOCKET "G", PAGE 43, OCTOBER 1827, RECORDED IN CHESTER COUNTY COURTHOUSE. THE LEGAL RIGHT-OF-WAY ON S.R. 4016 EAST OF CHALFONT ROAD IS 40 FEET IN WIDTH, BASED ON ROAD DOCKET "B", PAGE 68, AUGUST 27, 1971, RECORDED IN CHESTER COUNTY COURTHOUSE.  
D) THE LEGAL RIGHT-OF-WAY OF T-423, CHALFONT ROAD, IS 33 FEET IN WIDTH, BASED ON ROAD DOCKET "G", PAGE 43, OCTOBER 1827, RECORDED IN CHESTER COUNTY COURTHOUSE.
- 5) THE ROAD RIGHT-OF-WAYS SHOWN ARE ONLY GRAPHICAL REPRESENTATIONS.
- 6) The Brandywine Creek (also known as the East Branch of the Brandywine Creek), as reference in Deed Book R-10 Page 466, is not located on the property which is the subject of this survey (UPI 31-4-145, Record Book 9765 Page 243). The water rights set forth in Deed Book R-10 Page 466 do not affect the property which is the subject of this survey and which is a portion of the beneficiary properties which are described in said Deed Book R-10 Page 466. The property which is the subject of this survey is not a contributing component to, nor a beneficiary of, the water rights which are a material benefit to those certain portions of the beneficiary properties which have proximity to the Brandywine Creek.



SURVEY PLAN - UPI NO. 31-4-145			
PLAN OF PROPERTY BOUNDARY SURVEY			
NATURAL LANDS			
WALLACE TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA	CLIENT
BEIDEMAN ASSOCIATES		10 ROSEMARY LANE	1
GLEN MOORE, PA 19343		NATURAL LANDS	
610-310-4111		1031 PALMERS MILL ROAD	OF 1
DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF: BA DC-4217	
DWG FILE: 4217DWG4217.NCT	SCALE: 1 INCH = 100 FEET	DATE: FEB 22, 2018	

UPI NUMBER 31-4-145