

11-4-14.2
parcel NEXT TO 1st lake

2nd lake

map filed

12/5/1974

CONDEMNATION OF PROPERTY OF : IN THE COURT OF COMMON PLEAS
WINDSOR CROSSING, INC. BY THE : CHESTER COUNTY, PENNSYLVANIA
BOROUGH OF DOWNINGTOWN, : NO. 603 Dec TERM, 1974
PENNSYLVANIA FOR PARK AND : IN EMINENT DOMAIN
RECREATION PURPOSES

NOTICE OF FILING OF
DECLARATION OF TAKING

RECORDED OF 35815
CHESTER CO. PA.
DEC 5 3 59 PM '74

A Declaration of Taking was filed this date, the 5th day of December, 1974, as of the above court, term and number, wherein the following properties were condemned in fee simple or absolute title:

All those two certain parcels of land designated parcel #1 and parcel #2 on map of Proposed Land Acquisition bounded and described as follows:

C-564-384-b C
MEMORIAL
PARCEL

Parcel #1: Beginning at a point in the center line of Pennsylvania Avenue (60 feet wide) said point being measured the two following courses and distances from a point marking the intersection of said center line with the easterly right of way line of the New Holland Branch of the Pennsylvania Railroad. (1) North 60 degrees 32 minutes East 49.53 feet; (2) North 43 degrees 41 minutes East 194.57 feet; thence from said point of beginning, leaving said center line North 14 degrees 10 minutes West 898.50 feet to a point in line of lands now or late of the East Caln Realty Co.; thence along line of lands now or late of the East Caln Realty Co. North 69 degrees 39 minutes East 556.96 feet to a point in a Mill Race; thence leaving line of land of the East Caln Realty Co. and along the middle of said Mill Race the five (5) following courses and distances, to wit: (1) South 35 degrees 55 minutes East 97.25 feet; (2) South 14 degrees 03 minutes West 390.62 feet; (3) South 25 degrees 12 minutes West 310.30 feet; (4) South 14 degrees 18 minutes East 107.26 feet; (5) South 49 degrees 37 minutes East 38.96 feet to a point in the center line of Pennsylvania Avenue (60 feet wide); thence along said center line South 43 degrees 41 minutes West 273.0 feet to the point and place of beginning.

CONTAINING 7.48 acres of land, be the same more or less.

Parcel #2: Beginning at a point in the center line of Pennsylvania Avenue (60 feet wide) in the center of a Mill Race, a corner of land of parcel #1 as previously described; thence from said point of beginning at or near the center line of said Mill Race, the eight (8) following courses and distances, to wit: (1) South 49 degrees 37 minutes East 62.57 feet; (2) South 63 degrees 22 minutes East 238.40 feet; (3) South 45 degrees 20 minutes East 73.50 feet; (4) South 18 degrees 59 minutes East 161.00 feet; (5) South 2 degrees 58 minutes West 192.33 feet; (6) South 39 degrees 54 minutes West 78.50 feet; (7) South 68 degrees 35 minutes West 167.00 feet; (8) South 61 degrees 13 minutes West 127.45 feet to a point a corner of lands now or late of Blems Corporation (shown


FIRST
LAKE

as parcel #4); thence leaving said Mill Race and along line of lands of parcel #4 the two (2) following courses and distances: (1) North 20 degrees 50 minutes 20 seconds East 145.62 feet; (2) North 28 degrees 59 minutes West 500.00 feet to a point in the center line of Pennsylvania Avenue (60 feet wide) in line of lands of parcel #1; thence along the center line of Pennsylvania Avenue (60 feet wide) and contiguous with parcel #1, North 43 degrees 41 minutes East 215.72 feet to the point and place of beginning.

CONTAINING 4.8? acres of land, be the same more or less.

Both parcels being owned in fee simple by Windsor Crossing, Inc. at the time of the filing of the Declaration of Taking. Both of said tracts are situate in the Borough of Downingtown, Chester County, Pennsylvania.

A copy of said Declaration of Taking is attached hereto and made a part hereof as Exhibit "A".


William H. Mitman, Esquire,
Attorney for the
Borough of Downingtown