

RECEIVED
JAN 31 2020

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:
APPEAL NO. : 20-04 DATE FILED: January 31, 2020

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: January 31, 2020

2. Classification of Appeal (Check one or more, if applicable):
- a. Appeal from the Zoning Officer's Determination
 - b. Request for Variance
 - c. Request for Special Exception
 - d. Challenges to the Validity of Zoning Ordinance or Map
 - e. Request for Conditional Use Hearing
 - f. Request for Amendment to Zoning Map
 - g. Request for Zoning Ordinance Amendment
 - h. Request for a Curative Amendment
 - i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Meadowood Corporation
- b. Mailing address: 3205 Skippack Pike, P.O. 670
Worcester, PA 19490
- c. Telephone number: 610-584-3607 (Paul Nordeman, President)
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Legal (REQUIRED) Title

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: Catherine M. "Kate" Harper, Esquire
- b. Address: Timoney Knox, LLP
400 Maryland Drive, P.O. Box 7544, Ft. Washington, PA
- c. Telephone number: 215-646-6000 19034
215-540-2622 (direct)

5. Property Details:

- a. Present Zoning Classification: LPD
- b. Present Land Use: Residential Life Care Community
- c. Location (Street Address):
3205 Skippack Pike
- d. Parcel #: 67-00-03185-00-6
- e. Lot Dimensions:
 - (1) Area: 131+ acres
 - (2) Frontage: 2756 feet (approximately)
 - (3) Depth: 2200 feet (approximately)
- f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment) See Plans.**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)** New Memory Care facility. (See Plans).

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See attached.

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

MEADOWOOD CORPORATION

X Paul Nordeman
Signature

By: Paul Nordeman, President/CEO
Printed Name

Signature

Printed Name

Website: www.worcestertwp.com

Last Revised: January 30th, 2014

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

Applicant

Paul Narden

Applicant

Sworn to and subscribed before me this 31 day of January, 20 20

Susan B. Hughes

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan B. Hughes, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires May 30, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 1-31-20

Andrew R. Long

Zoning Officer

MEADOWOOD CORPORATION'S APPLICATION TO THE
WORCESTER ZONING HEARING BOARD FOR VARIANCES IN CONNECTION
WITH THE CONSTRUCTION OF THE NEW MEMORY CARE BUILDING

January 31, 2020

Meadowood, a residential life care facility under the Worcester Zoning Ordinance is permitted in the LPD Zoning District by conditional use, and currently operates on a 131± acre campus located at 3205 Skippack Pike in the heart of the township. Meadowood offers senior living arrangements from independent living through skilled nursing and recently added independent senior living units to the campus at The Grove.

Presently, in order to meet the needs of its residents, Meadowood finds it necessary to construct a Memory Care building in order to offer appropriate Memory Care residential services to seniors living at Meadowood as they age and encounter memory problems. The site for the new Memory Care building is within the Meadowood loop road, near existing buildings, but would require relief from the Worcester Zoning Ordinance.

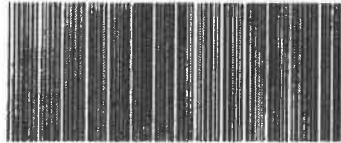
A portion of the site of the Memory Care building falls within the Riparian Corridor Conservation District, although, since it is within the loop road of Meadowood, this area has already been disturbed. Meadowood seeks a variance from Section 150-146.8 which excludes buildings from the Riparian Corridor Conservation District, and also prohibits roads or driveways, parking lots, cutting of trees and/or clearing of vegetation, and the removal or disturbance of vegetation in a manner that is inconsistent with erosion control and corridor protection. In the course of constructing the Memory Care building, Meadowood would need a variance from these sections contained within Section 150-146.8 of the Zoning Ordinance pertaining to the Riparian Corridor Conservation District. The proposed building encroaches on the required 50 foot wide Zone Two restricted area, which occupies a minimum width of 50 feet beyond the Zone One Riparian Corridor.

In addition, the site of the new Memory Care building requires a variance under Section 150-13(B)(2) which requires a minimum side yard of 125 feet for all uses except single family detached, religious and agricultural uses, in order to enable a variance to allow a 105 foot side yard for the new Memory Care building.

Since the site of the proposed Memory Care building is in an area which has already been disturbed and is within the Meadowood perimeter road, Meadowood believes there would be no damage to the Riparian Corridor Conservation District by allowing the construction of the building by variance. In addition, Meadowood has previously undertaken environmental mitigation efforts, including the planting of numerous new trees on the campus. Finally, Meadowood believes the setback relief for the side yard is warranted because of the unusual shape and topography of Meadowood's campus, making it difficult if not impossible to meet the side yard setback, while not changing the character of the neighborhood or disturbing the neighboring property which is a public school. Accordingly, Meadowood respectfully requests the grant of variances as noted above.



DEED BK 5752 PG 00111 to 00121
 INSTRUMENT # : 2009124822
 RECORDED DATE: 12/01/2009 02:32:37 PM



1135220-0007E

RECORDER OF DEEDS
 MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3889

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

Document Type: Deed	Transaction #: 1033256 - 13 Doc(s)
Document Date: 11/24/2009	Document Page Count: 10
Reference Info: mcindust dev/yohe	Operator Id: kleonard
RETURN TO: (Mail) DOUGLAS C YOHE 1700 bent creek blvd ste 140 mechanicsburg, PA 17050	SUBMITTED BY: DOUGLAS C YOHE 1700 bent creek blvd ste 140 mechanicsburg, PA 17050
* PROPERTY DATA:	
Parcel ID #: 67-00-03185-00-6	67-00-03184-00-7
Address: 3205 SKIPPACK PIKE	SKIPPACK PIKE
Municipality: PA Worcester Township (100%)	PA Worcester Township (0%)
School District: Methacton	Methacton
67-00-03193-00-7	SKIPPACK PIKE
	PA Worcester Township (0%)
	Methacton

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$1,225,000.00

DEED BK 5752 PG 00111 to 00121
 Recorded Date: 12/01/2009 02:32:37 PM

FEES / TAXES:

Recording Fee: Deed	\$51.50
Additional Pages Fee	\$12.00
Additional Parcels Fee	\$57.00
Affordable Housing Pages	\$12.00
Affordable Housing Parcels	\$3.00
State RTT	\$12,250.00
Worcester Township RTT	\$6,125.00
Methacton School District RTT	\$6,125.00
Total:	\$24,635.50

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Digitally signed 01/30/2020 by montgomery.county.rod@kofile.us

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2009124822 (page 1 of 11)
 Montgomery County Recorder of Deeds



12/01/2009 02:32:37 PM JUNY COMMISSIONERS REGIST DEED BK 5752
67-00-03185-00-6 WORCESTER
3205 SKIPPACK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 028 L 5145 DATE: 12/01/2009 JC

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
PG 00112 0-7 WORCESTER
SKIPPACK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 045 L 2900 DATE: 12/01/2009 JO

Return to: Douglas C. Yohe, Esq.
Latsha Davis Yohe & McKenna, P.C.
1400 Bent Creek Blvd., Suite 140
Mechanicsburg, PA 17050

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03193-00-7 WORCESTER
SKIPPACK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 021 L 2900 DATE: 12/01/2009 JO

Tax Parcel Numbers: 67-00-03185-006
67-00-03184-007
Montgomery County 67-00-03193-007
67-00-03194-006
DEC 01 2009 67-00-01096-502
Recorder of Deeds 67-00-01101-002
67-00-03194-105

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03194-00-6 WORCESTER
SKIPPACK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 064 L 2900 DATE: 12/01/2009 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01096-50-2 WORCESTER
VALLEY FORGE RD
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 023 L 2900 DATE: 12/01/2009 JO

DEED

THIS INDENTURE, made this 24th day of November 2009, by and between MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a public instrumentality and body corporate and politic of the Commonwealth of Pennsylvania organized and existing under the Pennsylvania Economic Development Financing Law, (hereinafter called the "Grantor");

10/2
10

AND

THE MEADOWWOOD CORPORATION, (hereinafter called the "Grantee").

WITNESSETH, the Grantor, for and in consideration of the sum of One Million Two Hundred Twenty-Five Thousand Dollars (\$1,225,000), lawful money of the United States of America, unto the Grantor well and truly paid and delivered by the Grantee at and before the sealing and delivery of these presents, the receipt whereof the Grantor does hereby acknowledge, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee, the successors and assigns of the Grantee ALL THAT CERTAIN parcels or tracts of land and real estate located at Skippack Pike, Worcester Township as more fully described on Exhibit "A" attached hereto, which is hereby incorporated by reference as if herein fully set forth verbatim, and hereby made and to be deemed an integral part hereof.

BEING the same premises conveyed by a certain Deed of Consolidation dated October 11, 2002 from Montgomery County Industrial Development Authority and Meadowood Corporation, as Grantors, to Montgomery County Industrial Development Authority and Meadowood Corporation (a/k/a The Meadowood Corporation), as Grantees, and recorded in the Montgomery County Recorder Deed Book 5430, Page

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03194-10-5 WORCESTER
SKIPPACK PIKE
PECO
134351 B 028 U 066 L 8100 DATE: 12/01/2009

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01101-00-2 WORCESTER
VALLEY FORGE RD
\$10.00
B 028 U 067 L 2900 DATE: 12/01/2009
Certified Copy of Recorder's Office #2009124622 (page 2 of 11)
Montgomery County Recorder of Deeds



1048; the purpose of this Deed is for Montgomery County Industrial Development Authority to convey all of its right, title and interest in the premises to The Meadowood Corporation.

AND BEING the same premises subject to a certain Installment Sales Agreement dated as of December 1, 1985 ("Original Installment Sales Agreement"), as amended and restated by an Amended and Restated Installment Sales Agreement dated as of April 1, 1986 ("Second Installment Sales Agreement") and a Memorandum of thereof recorded in Montgomery County Deed Book 4799, Page 270, as further amended and restated Installment Sales Agreement dated as of November 1, 1990 ("Third Installment Sales Agreement") and a Memorandum of thereof recorded in Montgomery County Deed Book 4964, Page 171, as supplemented by a First Supplemental Installment Sales Agreement dated as of September 15, 1995 ("First Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5131, Page 989, as further supplemented by a Second Supplemental Installment Sales Agreement dated as of October 1, 1997 ("Second Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5203, Page 1256, as further supplemented by a Third Supplemental Installment Sales Agreement dated as of February 1, 2005 ("Third Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5543, Page 1414 whereby the Grantor agreed to sell the land to Grantee and this Deed terminates and cancels the Original Installment Sales Agreement, the Second Installment Sales Agreement, the Third Installment Sales Agreement, the First Supplement, the Second Supplement and the Third Supplement.

TOGETHER with, all and singular, the buildings and structures thereon, and the improvements, ways, street, alleys, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, at law and in equity, of, in and to the same.

TO HAVE AND TO HOLD the said land and real estate, with the buildings and improvements erected thereon, and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, the successors and assigns of the Grantee, to and for the only proper use and behoof of the Grantee, the successors and assigns of the Grantee, forever, nevertheless, as aforesaid, subject to all conditions and restrictions of record.

AND the Grantor, for the Grantor and the successors of the Grantor, by these presents, does covenant, promise and agree to and with the Grantee, the successors and assigns of the Grantee, that the Grantor and the successors of the Grantor, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee and the successors and assigns of the



Grantee, against the Grantor and the successors of the Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them, or any of them, shall and will, under and subject as aforesaid, specially warrant and forever defend.

IN WITNESS WHEREOF, the Grantor, intending to be legally bound hereby, has caused this Indenture to be duly executed on this day, month and year first above written.

WITNESS:

MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

[Handwritten Signature]
Asst. Secretary

By: *Sherry L Horowitz*
Name: *Sherry L Horowitz*
Title: *Chairperson*



COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 24th day of November, 2009, before me, the undersigned officer, a Notary Public in and for said Commonwealth and County, personally appeared SHERRY L. HOROWITZ, who acknowledged himself to be the CHAIRPERSON of MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body politic and corporate, and that he (she) as such CHAIRPERSON, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by himself (herself) as CHAIRPERSON.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dorine A. Mellor
Notary Public

My Commission Expires:
NOTARIAL SEAL
DORINE A. MELLOR, NOTARY PUBLIC
NORRISTOWN BOROUGH, COUNTY OF MONTGOMERY
MY COMMISSION EXPIRES MAY 17, 2011

I hereby certify that the precise residence or address of the Grantee in the written Indenture is 3205 Skippack Pike, Worcester, PA 19490.

David C. Yeh
Attorney for the Grantee



EXHIBIT "A"LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan made for the Meadowood Life Care Community, prepared by Woodrow + Associates, Inc., dated July 13, 2001, as follows, to wit:

BEGINNING at a point on the Northerly Legal/Required Right of Way line of Skippack Pike (being 100 feet in width at this point), said point being a point, a corner of lands now or late of Diefenbeck (Block 28 Unit 33), as shown on the above referenced plan; commencing from the point of beginning; thence extending along aforesaid lands, North 46 degrees 7 minutes 20 seconds East, a distance of 801.20 feet to a point, a corner of lands now or late of Allan (Block 28E Unit 2); thence extending along aforesaid lands, South 39 degrees 39 minutes 20 seconds East, a distance of 607.75 feet to a point, a corner of lands now or late of Singmaster (Block 28E Unit 3); thence extending along aforesaid lands, North 52 degrees 19 minutes 7 seconds East, a distance of 478.03 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 5); thence extending along aforesaid lands, South 30 degrees 7 minutes 22 seconds East, a distance of 857.25 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 6); thence extending along aforesaid lands the 2 following courses and distances: (1) North 46 degrees 33 minutes 16 seconds East, a distance of 608.33 feet to an angle point; (2) North 46 degrees 18 minutes 52 seconds East, a distance of 837.81 feet to a point, a corner of lands of PECO Energy Company Right of Way; thence extending along aforesaid lands the 2 following courses and distances: (1) South 00 degrees 16 minutes 17 seconds West, a distance of 395.24 feet to an angle point; (2) South 29 degrees 28 minutes 55 seconds East, a distance of 1759.33 feet to a point; thence leaving lands of PECO Energy, South 59 degrees 16 minutes 15 seconds West, a distance of 463.46 feet to a point on the Northerly side of a secondary access way to the Meadowood Life Care Facility, said point also being a corner of lands now or late of Foulke (Block 28 Unit 22); thence extending along the same, South 33 degrees 31 minutes 21 seconds East a distance of 387.27 feet to a point on a curve on the Western Legal/Required Right of Way line of Valley Forge Road (100 feet in width at this point); thence extending along the same on the arc of a circle curving to the left having a chord bearing of South 48 degrees 34 minutes 29 seconds West and a chord length of 50.51 feet to a point on the said Right of Way line; thence extending back along said access way, North 33 degrees 31 minutes 21 seconds West, a distance of 447.99 feet to a point, a corner of lands now or late of Pascoe (Block 28 Unit 39); thence extending along the same, South 47 degrees 3 minutes 21 seconds West, a distance of 497.78 feet to a point, a corner of lands now or lat of Methacton School District (Block 29 Unit 19); thence extending along the same, North 48 degrees 33 minutes 55 seconds West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands; thence South 46 degrees 55 minutes 30 seconds



West, a distance of 40.25 feet to a point, a corner of lands now or late of Rieger (Block 29 Unit 2); thence extending along the aforesaid lands the 2 following courses and distances: (1) North 43 degrees 34 minutes 30 seconds West, a distance of 155.73 feet to an angle point; (2) South 49 degrees 27 minutes 40 seconds West, a distance of 810.79 feet to a point on the Northerly Legal/Required Right of Way line of the first mentioned Skippack Pike; thence continuing along said right of way line, North 36 degrees 57 minutes 14 seconds West, a distance of 448.71 feet to a point at the beginning of a curve tangent to said line; thence extending along the same on the arc of a circle curving to the left having a chord bearing of North 42 degrees 34 minutes 21 seconds West and a chord length of 2,293.29 feet, a radius of 11,712.21 feet and an arc distance of 2,296.97 feet to the point of beginning.

CONTAINING 112.2492 acres, more or less.

TOGETHER with all development and other rights as granted by Philadelphia Electric Company to Susquehanna Property Management by Agreement dated March 5, 1984 and recorded in Montgomery County Deed Book 4731 Page 1840, as described to wit:

ALL THAT CERTAIN lot or piece of ground, SITUATE in Worcester Township, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Meadowood Life Care Community prepared for General Health Management, Inc., made by Urwiler + Walter, Inc., Sumneytown, Pennsylvania, dated March 1, 1984 and last revised February 13, 1986 as follows, to wit:

BEGINNING at an interior point, said interior point, being a point, a corner of lands marked "restrict area", (10.374 acres, more or less); thence extending from said point of beginning, North 46 degrees 18 minutes 52 seconds East 209.63 feet to a point; thence extending from said point South 00 degrees 16 minutes 17 seconds West 425.42 feet to a point; thence extending South 29 degrees 28 minutes 14 seconds East 1,226.69 feet to a point; thence extending North 57 degrees 31 minutes 16 seconds East 62.58 feet to a point; thence extending North 57 degrees 43 minutes 46 seconds East 125.16 feet to a point, a corner of lands now or late of Ellis D. Anders; thence extending along the aforesaid lands, South 29 degrees 28 minutes 14 seconds East 702.06 feet to a point of common corner of the aforesaid Anders land and a point, a corner of lands now or late of Philadelphia Electric Company; thence extending along the aforesaid lands South 51 degrees 33 minutes 16 seconds West 379.64 feet to a point, a corner of lands now or late of Peter Maas; thence extending along the aforesaid lands and along lands now or late of Meadowood Life Care Community and also along the aforementioned restricted area in Meadowood Life Care Community, North 29 degrees 28 minutes 14 seconds West 1,952.84 feet to a point; thence extending along the aforesaid lands, North 00 degrees 16 minutes 17 seconds East 395.79 feet to the first mentioned point and place of beginning.

CONTAINING in area 12.908 acres of land, more or less.



TOGETHER with easements as set forth in Montgomery County Deed Book 4819 Page 2319 as modified in Montgomery County Deed Book 4853 Page 1523 and together with the easement as set forth in Montgomery County Deed Book 4819 Page 2328 and together with the easements as set forth in Montgomery County Deed Book 4819 Page 2339 as modified in Montgomery County Deed Book 4853 Page 1527.

Being Parcel Numbers 67-00-03185-006 (Nos. 67-00-03184-007, 67-00-03193-007, 67-00-03194-006, 67-00-01906-502, 67-00-01101-002, and 67-00-03190-001 are assessed with 67-00-03185-006) (as to Fee Area) and 67-00-03194-10-5 (as to Easement Area).

SAID PREMISES BEING THE SAME PREMISES AS ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Survey Plan, "Meadowood Life Care Community", prepared for Meadowood Corporation by Urwiler & Walter, Inc. dated February 2, 2005, last revised November 23, 2009, bounded and described as follows to wit:

BEGINNING at a point for corner in the Northeasterly required legal right-of-way line of Skippack Pike (SR 0073) (100 feet wide), said point being approximately 622.85 feet in a Southeasterly direction from the intersection of the extension of said required legal right-of-way of Skippack Pike and the centerline of Wentz Church Road;

THENCE North 41 degrees 24 minutes 41 seconds East along the Southeasterly boundary line of other lands of Meadowood Corporation and thence lands of Richard and Mitzi Singmaster for a distance of 802.32 feet to a concrete monument found for corner;

THENCE South 45 degrees 01 minutes 41 seconds East along the Southwesterly boundary line of lands of said Richard and Mitzi Singmaster for a distance of 607.65 feet to a concrete monument found for corner;

THENCE North 46 degrees 56 minutes 58 seconds East along the Southeasterly boundary line of lands of Richard and Mitzi Singmaster for a distance of 477.94 feet to a concrete monument found for corner;

THENCE South 35 degrees 30 minutes 18 seconds East along the Southwesterly boundary line of lands of Kurt and Janet Dietrich for a distance of 857.27 feet to a 1 inch pipe found for corner;

THENCE North 41 degrees 10 minutes 39 seconds East along the Southeasterly boundary line of lands of Ludovico Cognata/Kurt Dietrich for a distance of 608.35 feet to a field stone found for an angle point;



THENCE North 40 degrees 58 minutes 29 seconds East continuing along the said Southeasterly boundary line of lands of Ludovico Cognata/Kurt Dietrich and then lands of Ludovico and Elizabeth Cognata for a distance of 837.17 feet to a point for corner;

THENCE South 05 degrees 06 minutes 00 seconds East along the Westerly boundary line of lands of Philadelphia Electric Company for a distance of 395.90 feet to an angle point;

THENCE South 34 degrees 50 minutes 31 seconds East along the Southwesterly boundary line of said lands of Philadelphia Electric Company for a distance of 1,758.51 feet to a point for corner;

THENCE South 54 degrees 40 minutes 18 seconds West along the Northwesterly boundary line of other lands of Philadelphia Electric Company for a distance of 76.15 feet to a 1/2 inch iron pin found for angle point;

THENCE South 54 degrees 09 minutes 19 seconds West along the Northwesterly boundary line of lands of Bruce and Melissa Foulke for a distance of 387.34 feet to a 2 inch pipe found for corner;

THENCE South 39 degrees 27 minutes 41 seconds East along the Southwesterly boundary line of said lands of Bruce and Melissa Foulke for a distance of 390.72 feet to a point for corner;

THENCE in a Southwesterly direction along a curve being the Northwesterly required legal right-of-way of Valley Forge Road (SR 0363) (100 feet wide) and said curve having a radius of 1,630.87 feet and an arc length of 50.20 feet and also having a chord bearing and distance of South 42 degrees 40 minutes 52 seconds West 50.19 feet to a point for corner;

THENCE North 39 degrees 27 minutes 41 seconds West along the Northeasterly boundary line of lands of John and Doris Pascoe for a distance of 397.67 feet to a 1-1/2 inches pipe found for angle point;

THENCE North 39 degrees 23 minutes 53 seconds West continuing along the Northeasterly boundary line of lands of John and Doris Pascoe for a distance of 51.04 feet to a point for corner;

THENCE South 41 degrees 43 minutes 07 seconds West along the Northwesterly boundary lines of lands of said John and Doris Pascoe and then lands of Edward and Ella Williams for a distance of 496.82 feet to a 1 inch pin found for corner;



THENCE North 53 degrees 57 minutes 19 seconds West along the Northeasterly boundary line of lands of Charles and Irena Bordonaro for a distance of 84.96 feet to a 1 inch pipe found for angle point;

THENCE North 53 degrees 25 minutes 56 seconds West along the Northeasterly boundary line of lands of Methacton School District for a distance of 284.43 feet to a point for corner;

THENCE South 41 degrees 34 minutes 04 seconds West along the Northwesterly boundary line of said lands of Methacton School District for distance of 42.65 feet to a 1 inch pipe found for corner;

THENCE North 48 degrees 55 minutes 56 seconds West along the Northeasterly boundary line of lands of R. Bruce and Health Glendinning for a distance of 156.09 feet to a concrete monument found for corner;

THENCE South 43 degrees 59 minutes 44 seconds West along the Northwesterly boundary lines of lands of said R. Bruce and Heather Glendinning and then lands of Michael and Mary Lou Crush for a distance of 810.76 feet to a point for corner;

THENCE North 42 degrees 17 minutes 36 seconds West along said Northeasterly required legal right-of-way line of Skippack Pike for a distance of 441.47 feet to a point at the beginning of a curve to the left;

THENCE in a Northwesterly direction continuing along said Northeasterly required legal right-of-way line of Skippack Pike and along said curve to the left having a radius of 11,701.16 feet and an arc length of 2,314.55 feet and also having a chord bearing and distance of North 47 degrees 57 minutes 36 second West 2,310.78 feet to the point and place of beginning.

CONTAINING: 4,891,144 square feet of land more or less, 112.2852 acres of land more or less.

TOGETHER WITH ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Survey Plan, "Meadowood Life Care Community", prepared for Meadowood Corporation by Urwiler & Walter, Inc. dated February 3, 2005 bounded and described as follows to wit:

BEGINNING at a point for corner in the common boundary line between lands of Philadelphia Electric company and Central Schwenkfelder Church, Inc., said point being North 34 degrees 50 minutes 31 second West approximately 189.12 feet from the



intersection of the Northeasterly boundary line of said lands of Philadelphia Electric Company and the title line within Steelman Road;

THENCE South 46 degrees 10 minutes 59 seconds West crossing said lands of Philadelphia Electric Company (375 feet wide) for a distance of 379.64 feet to a point for corner;

THENCE North 34 degrees 50 minutes 31 seconds West through lands of said Philadelphia Electric Company 194.28 feet then continuing along the common boundary line between lands of said Philadelphia Electric Company and lands of Meadowood Corporation for a total distance of 1,952.80 feet to an angle point;

THENCE North 05 degrees 06 minutes 00 seconds West continuing along said common boundary line between lands of Philadelphia Electric Company and Meadowood Corporation for a distance of 395.90 feet to a point for corner;

THENCE the following five (5) courses and distances through said lands of Philadelphia Electric Company;

(1) North 40 degrees 58 minutes 29 seconds East for a distance of 208.26 feet to a point for corner;

(2) South 05 degrees 06 minutes 00 seconds East for a distance of 424.98 feet to an angle point;

(3) South 34 degrees 50 minutes 31 seconds East for a distance of 1,226.69 feet to a point for corner;

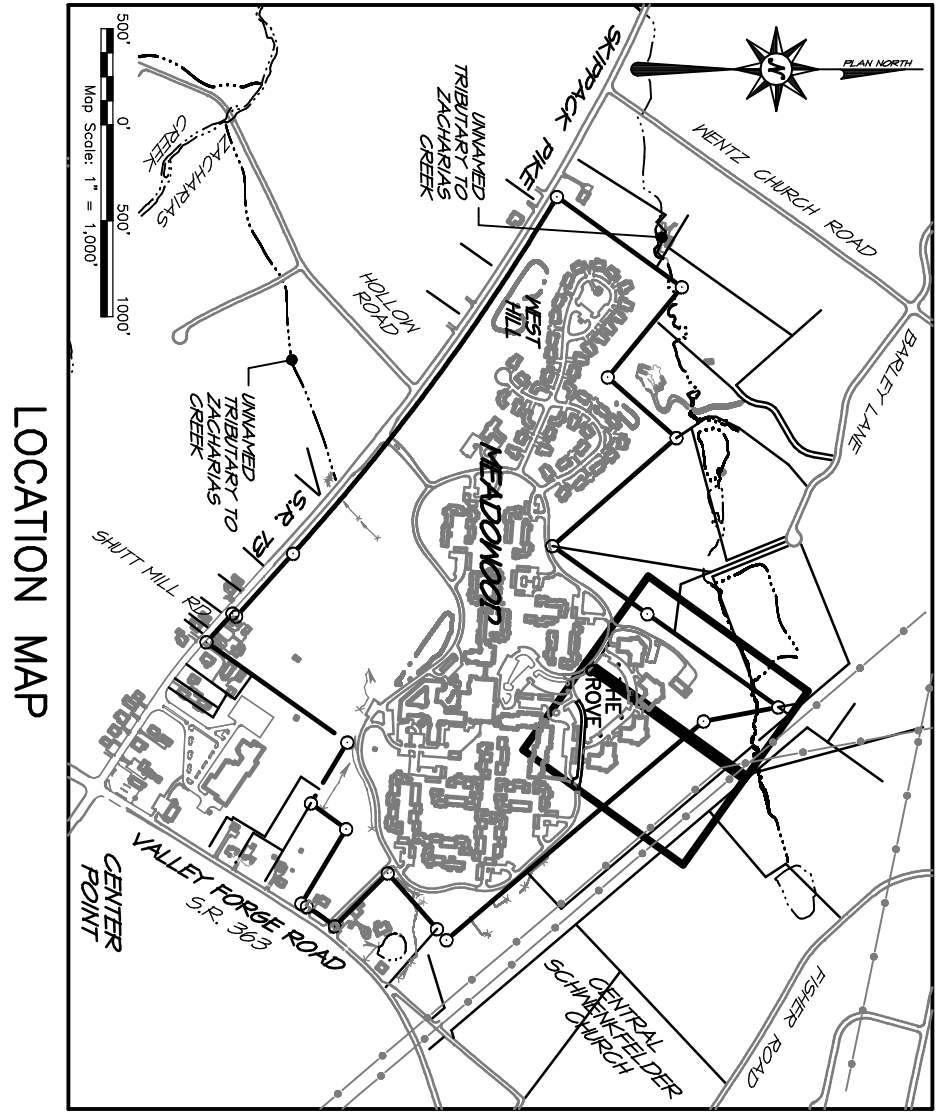
(4) North 52 degrees 08 minutes 59 seconds East for a distance of 62.58 feet to an angle point;

(5) North 52 degrees 21 minutes 29 seconds East for a distance of 125.16 feet to a point for corner;

THENCE South 34 degrees 50 minutes 31 second East along said common boundary line between lands of Philadelphia Electric Company and Central Schwenkfelder Church, Inc. for a distance of 702.06 feet to the point and place of beginning.

CONTAINING: 560,881 square feet of land more or less, 12.8761 acres of land more or less.





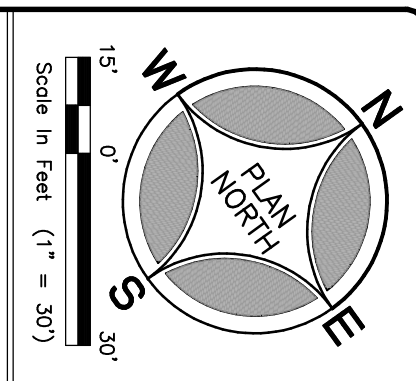
PLAN LEGEND

--- (dashed line)	Proposed Boundary Line	--- (dashed line)	Existing Storm Sewer Piping
--- (dashed line)	Legal Right-of-Way Line	--- (dashed line)	Existing Storm Sewer Piping
--- (dashed line)	Existing Building Footprint	--- (dashed line)	Existing Sanitary Sewer Piping
--- (dashed line)	Existing Building Foundation	--- (dashed line)	Existing Gas Main
--- (dashed line)	Proposed Foundation	--- (dashed line)	Existing Water Main / Service
--- (dashed line)	Proposed Foundation	--- (dashed line)	Existing Sewer Utility Mains
--- (dashed line)	Existing Site Service Lines	--- (dashed line)	Existing Overground High Voltage
--- (dashed line)	Existing Site Service Lines	--- (dashed line)	Existing Overground Telephone
--- (dashed line)	Existing Site Service Lines	--- (dashed line)	



REVISIONS

No.	DATE	DESCRIPTION



THIS PLAN WAS PREPARED BY THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED.

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RLPS CONCEPT BASE (01-10-2020)
MEMORY CARE - CONCEPT PLAN
MEADOWOOD SENIOR LIVING
WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Layer List: EXH. MC-Layout-E
Job No: 00-0606 D18
Plan Date: OCT. 13, 2019

Sheet No: **1** of **1**