

WEST BRADFORD TOWNSHIP
ORDINANCE 87 - 11

AN ORDINANCE AMENDING THE ZONING MAP OF
WEST BRADFORD TOWNSHIP BY RECLASSIFYING
A CERTAIN AREA

BE IT AND IT HEREBY IS, by the Board of Supervisors of West Bradford Township, Ordained:

Section 1. That certain land previously designated on the official zoning map as adopted January 25, 1977, as certain R-1 area shall now be designated as R-1-C as per the attached plan.

Said land more fully described as follows:

PREMISES "A"

All THAT CERTAIN message and two adjoining tracts of land situate in the Township of West Bradford, Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1. BEGINNING at a point in the middle of a public road leading from State Road at Wilson Young's saw mill in the direction of the Chester County Almshouse and running by lands formerly of John T. Pollock North 33.1 perches to a post; thence by land of the same South 86 degrees East 15.7 perches to a post; thence continuing by lands of the same South 64 degrees East 29 perches to a stump; thence South 57 1/4 degrees East, 25 perches to a post; thence by land formerly of John Cook North 66 1/4 degrees West, 49 perches to a chestnut oak stump; thence continuing by same land South 28 1/4 degrees West, 29.2 perches to the middle of said public road; thence up the middle thereof and by land of the said Wilson Young North 87 degrees West 4 1/2 perches to the place of beginning.

CONTAINING 3 acres and 101 perches of land, more or less.

TRACT NO. 2. BEGINNING at a stake in the public road leading from Wilson Young's or Hawley's saw mill to Evan Woodward's cross-roads in line of land late of William Dowlin, and near a corner of land of Joseph Young; thence along said road South 80 degrees East, 13.2 perches and South 57 1/4 degrees East, 22 perches and South 35 degrees East, 18.9 perches; thence leaving said road North 33 3/4 degrees East, 31.3 perches to the line of land formerly of John T. Pollock; thence by the same North 14 1/2 degrees West, 10 1/2 perches to a stone and North 66 1/2

degrees West, 48.3 perches to a chestnut oak, a corner of land late of said William Dowlin; thence by the same South 28 degrees West, 29 perches to the place of beginning.

CONTAINING 10 acres of land, more or less.

PREMISES "B"

ALL THOSE SEVERAL CONTIGUOUS tracts of land with the buildings and improvements thereon erected Situate in the Township of West Bradford in the County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

B-1 ONE THEREOF, BEGINNING at a post on the North bank of Brandywine Creek a corner of land of John T. Pollock and in line of Henry Hoop's land; thence by the said John T. Pollock's land, South $31 \frac{3}{4}$ degrees East 49 perches to a post in the East side of the State Road; thence South $44 \frac{3}{4}$ degrees West 38 perches to a post also a corner of John T. Pollock's land; thence by the said Pollock's land South 22 degrees East 178 perches to a chestnut oak stump, a corner of the said Pollock's and John Cook's lands; thence by the said Cook's land South $28 \frac{1}{4}$ degrees West 29.2 perches to a lime stone corner in the middle of a public road; thence along the middle of said road the following courses and distances by land of Wilson Young, viz; South 87 degrees West 17.9 perches South $79 \frac{1}{2}$ degrees West 21.7 perches South 74 degrees West 18.5 perches, South $85 \frac{1}{2}$ degrees West 22.7 perches and South 80 degrees West, 19 perches to a lime stone in the middle of said public road and corner of William W. and Norris Dowlin's land; thence by the same North $12 \frac{1}{4}$ degrees West 259 perches to a slate stone a corner of the said William W. and Norris Dowlin's lands, and in line of other lands of the said William Dowlin, deceased; thence along the same North 78 degrees East 5.25 perches to a post; thence by the same North $28 \frac{1}{4}$ degrees East 39.1 perches to a post on the Northside of Brandywine Creek and in line of Henry Hoop's land; thence by the said Hoop's land; South $75 \frac{1}{4}$ degrees East 46.2 perches to a post in the middle of the State Road and North end of Hoop's Brandywine Bridge; thence South $87 \frac{1}{4}$ degrees East, 32.1 perches to the place of beginning.

CONTAINING 175 acres 95 perches be the same more or less.

B-2 ONE OTHER THEREOF BEGINNING at a lime stone in the middle of Pine Run Road, thence by land now or late of John T. Pollock North $12 \frac{1}{4}$ degrees West 259 perches to a stone in the line of land of Marshall B. Hickman, thence by said land and land of

Webster F. Hilton, South 78 degrees West 99.2 perches to a stone; thence by land of William Moore, South 12 1/2 degrees East 262.5 perches to the middle of Pine Run Road, aforesaid; thence along the middle of the same North 80 degrees East 11.6 perches North 68 degrees East 8 perches North 53 1/2 degrees East 26.5 perches, North 64 1/2 degrees East 5.6 perches North 80 degrees East 6.4 perches South 80 degrees East 9.3 perches, South 89 1/2 degrees East 18 perches and North 80 1/2 degrees East 17.3 perches to the place of beginning.

CONTAINING 160 acres be the same more or less.

B-3 AND ONE OTHER THEREOF BEGINNING at a chestnut oak a corner of Dowlin's land, thence by the same North 35 degrees West 20.4 perches and South 78 3/4 degrees West 14.4 perches and North 15 1/2 degrees West 29 perches to a stone, and North 69 degrees West 48 perches to a chestnut oak tree, and North 25 1/4 degrees West passing through a white oak tree, 178 perches to a post and North 42 degrees East 37.7 perches to a post and North 34 1/2 degrees West 43 perches to the middle of the Brandywine Creek, thence down the same the several courses thereof about 235 perches to the line of John Gray's land (now George Kerrs); thence by said George Kerr's land South 72 degrees West 24.5 perches to a stone and South 20 degrees East, 108.3 perches to a stone in the road a corner of land of George R. Johnson's; thence by the same South 31 degrees West 11 perches to the place of beginning.

CONTAINING 123 acres of land more or less.

EXCEPTING AND RESERVING OUT OF TRACT B-3 ABOVE DESCRIBED a smaller tract containing 2 acres 36 perches bounded and described as follows:

BEGINNING at a stone a corner of other land of John T. Pollock, thence by South 66 3/4 degrees West 10.9 perches to a stone in the State Road, thence along the middle of same South 33 1/4 degrees East 60.4 perches to a stone and along the middle of same and land of said John T. Pollock South 25 3/4 degrees East 48 perches to a stone, thence by land of George Kerr North 24 1/4 degrees West 108 perches to the place of beginning, which said tract the said John T. Pollock and wife by Indenture dated 6/3/1867 and recorded at West Chester in Deed Book J-7 page 141 granted and conveyed unto George Kerr in fee. (The premises above described being the same which John T. Pollock and wife by Indenture dated 4/2/1888 recorded at West Chester in Deed Book J-10 vol. 231 page 422 granted and conveyed unto the said Edmund

P. Dwight, in fee).

PREMISES "C"

ALSO ALL THAT CERTAIN tract of land Situate in West Bradford Township described according to a survey as follows:

BEGINNING at a lime stone, a corner of land of Webster F. Hilton, thence by same North $46 \frac{1}{4}$ degrees West 71.5 perches to a post, thence North $43 \frac{3}{4}$ degrees East 28.6 perches to a point in the middle of Laurel Road, thence down the middle of said Road and by land now or late of Joel Townsend South 50 degrees East 1.9 perches, thence by same North 40 degrees East 5 perches to a post and thence North $51 \frac{3}{4}$ degrees West 1.8 perches to a post near the West Bank of Brandywine Creek, thence by land now or late of James Harbinson and crossing said Creek North $43 \frac{3}{4}$ degrees East 6 perches to the West Bank thereof, thence down the said Creek on the East Bank and by lands now or late of Henry Hoopes the four next courses and distances viz; South $55 \frac{3}{4}$ degrees East 16 perches South 64 degrees East 34 perches South $66 \frac{1}{2}$ degrees East 24 perches and South $75 \frac{1}{2}$ degrees East 13.3 perches to a post, thence recrossing said Creek by land now or late of John T. Pollock, South $28 \frac{1}{4}$ degrees, West 39.1 perches to a stone heap, thence by lands now or late of Pollock and Wilson, South 78 degrees West 35 perches to the place of beginning.

CONTAINING 27 acres 28 perches more or less.

EXCEPTING THEREOUT AND THEREFROM TRACTS B-1 and C all that certain lot or parcel of land conveyed unto the Pennsylvania Railroad Co. by Young Men's Christian Association of Philadelphia by Deed dated 5/16/1906 and recorded in Chester County in Deed Book E 13 page 206, as follows, to wit:

ALL THAT CERTAIN strip or piece of land Situate in the Township of West Bradford in the County of Chester and State of Pennsylvania bounded and described as follows, vizs:

BEGINNING at a stake in the like established for the centre line of the railroad of the Pennsylvania Railroad Company known as the Low Grade in the Southeasterly line of land conveyed by Matthew Bowman and wife to The Pennsylvania Railroad Company by deed dated 12/11/1903 and extending thence by said land and by land of Donato Colletta North 48 degrees 21 minutes East 322.5 feet to a stake in the middle of the Laurel Road; thence along the middle of said Road South 45 degrees 24 minutes East 31.4

feet to a stake; thence still by land of the said Donato Colletta as follows, viz: First North 44 degrees 34 minutes 82.5 feet to a stake and second North 47 degrees 09 minutes West 29.7 feet to a stake in the Southeasterly line of land conveyed by Rosanna Harbison, et al to the Pennsylvania Railroad Company by Deed dated 5/18/1904, thence by said land North 43 degrees 45 minutes East 99 feet to a stake in the Southeasterly line of land of George Kerr; thence by said land as follows, viz: First, South 51 degrees 48 minutes East 364.3 feet to a stake: Second, South 63 degrees 48 minutes East 637.6 feet to a stake and Third, South 74 degrees 03 minutes East 1146.8 feet to a stake, thence by land of The Pennsylvania Railroad Company formerly land of the said George Kerr and wife as follows, viz: First, South 84 degrees 46 minutes East 452.3 Feet to a stake in the aforesaid centre line, Second, still by the same course the further distance of 90.2 feet to a stake and Third, South 76 degrees 01 minutes East 294.7 feet to a stake in a general Northeasterly direction by other land of the said Young Men's Christian Association of Philadelphia, as follows, viz: First on a line parallel with the aforesaid centre line and 220 feet distant Southwardly therefrom South 66 degrees 59 minutes West 407.8 feet to a stake; Second, on a line curving toward the North with a radius of 2512 feet crossing the Brandywine Road, still parallel with the aforesaid centre line and 220 feet distant Southwardly therefrom a distance of 400.7 feet to a stake, Third North 13 degrees 53 minutes West 70 feet to a stake South on a line curving toward the North with a radius of 2442 feet parallel with the aforesaid centre line and 150 feet distant Southwestwardly therefrom a distance of 2067.2 feet to a stake and Fifth, still parallel with the aforesaid centre line and 150 feet distant Southwestwardly therefrom North 54 degrees 29 minutes West 614.6 feet to a stake in the Southeasterly line of land of The Pennsylvania Railroad Company formerly land of Matthew Bowman aforesaid and thence by said land North 48 degrees 21 minutes East 149.4 feet to the place of beginning.

CONTAINING 36.603 acres more or less.

PREMISES "D"

ALL THAT CERTAIN message and tract of land situate in West Bradford Township, Chester County, Pennsylvania, bounded and described according to a net survey made by J. W. Harry. C. E., 11/15/1951, as follows:

BEGINNING at a point in a line of land of the YMCA of Philadelphia a corner of the remaining land of the grantors

herein about to be conveyed to Robert L. Reber and Gladys G. Reber, said point of beginning located from a corner stone in a line of land of the Downingtown Gas and Water Company by the following two courses and distances: (1) North 89 degrees 25 minutes East 205.37 feet to a stake (2) North 77 degrees 1, minutes 30 seconds East 237.38 feet to said place of beginning, said distances being measured along the Northerly line of land of Edward Gaines and the YMCA of Philadelphia respectively; thence along said remaining land of the grantors herein about to be conveyed to the said Robert L. Reber and Gladys C. Reber the following two courses and distances: (1) North 14 degrees 12 minutes West 136.55 feet to a point (2) South 77 degrees 13 minutes 30 seconds West 235.15 feet to a nail in or near the middle of a private driveway; thence still along the same and other remaining lands of the grantors herein about to be conveyed to George C. Whiteman and Elizabeth L. Whiteman, his wife, North 19 degrees 16 minutes West 170.13 feet to a spike in said driveway; thence still along the said remaining land of the grantors herein about to be conveyed to the said Whitemans the following two courses and distances: (1) North 81 degrees 39 minutes East 48 feet to a point (2) North 04 degrees West 109.74 feet to a point of land of Ollie Carter; thence along the same and land of the Bowman Estate North 86 degrees East 1166.99 feet to a point a corner of land of the said YMCA of Philadelphia; thence along the same for the following three (3) courses and distances: (1) South 51 degrees East, 239.70 feet to a point; (2) South 73 degrees West 596.48 feet to a point; (3) South 77 degrees 13 minutes 30 seconds West, 513.63 feet to the place of beginning.

CONTAINING 8.307 acres of land be the same more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM: ALL THAT CERTAIN interior tract or piece of land together with the improvements thereon erected Situate in the Township of West Bradford, County of Chester, State of Pennsylvania and described according to a tract of land to be conveyed to Robert McIlvain From Norman L. Bird said Plan made by DeArmit and Hayes, C.E. dated 4/24/1964, as follows, to wit:

BEGINNING at an iron pin set at an interior point a corner common lands now or late of Norman L. Bird, Olive Carter and Robert McIlvain said interior point also being at the distance of 316.60 feet measured on a bearing of North 86 degrees 00 minutes East from a 40 inch oak tree; thence extending from said point of beginning along land now or late of Robert McIlvain North 86 degrees 00 minutes East, 1043.33 feet to an angle iron

found in line of land now or late of the YMCA of Philadelphia; thence extending along the last mentioned land the three (3) following courses and distances: (1) South 51 degrees 00 minutes East 239.71 feet to an iron pin; (2) South 73 degrees 36 minutes 10 seconds West 624.97 feet to an iron pin and (3) South 77 degrees 13 minutes 30 seconds West 513.63 feet to an iron pin a corner of land now or late of Edith D. Smith; thence extending along the last mentioned land North 14 degrees 12 minutes West 136.55 feet to an iron pin at the terminus of the Southeasterly side of a 50 feet wide right of way a corner of land now or late of Norman L. Bird, said 50 feet wide right of way extending Southwestwardly through the land now or late of Norman L. Bird to a certain driveway which extends Northwestwardly and Southeastwardly; thence extending along the land now or late of Norman L. Bird and crossing the terminus of the 50 feet wide right of way North 21 degrees 33 minutes 20 seconds West 253.45 feet to the first mentioned iron pin the interior point and place of beginning.

CONTAINING in area 7.211 acres of land be the same more or less.

PREMISES "E"

ALL THAT CERTAIN lot or piece of land Situate in West Bradford Township, Chester County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a tree, a corner of land of Daniel Sullivan and in line of land of the Borough of Downingtown; thence by last mentioned land, North 07 degrees 20 minutes West 255.25 feet to the middle of Bradford Road; thence along middle of same and by land of Patrick Cortell, North 20 degrees 12 minutes East 115 feet, by land of the Borough of Downingtown, next three (3) courses and distances, South 77 degrees 16 minutes last 150 feet; thence North 12 degrees 44 minutes East 50 feet; North 77 degrees 16 minutes West 150 feet to the middle of the said road; thence along the middle of same and by land of P. Cortell, North 07 degrees 11 minutes East 115 feet; thence leaving said road and by land of Joseph Petrillo, North 78 degrees 15 minutes East 148.5 feet to a chestnut tree; thence by said course and by land of Thomas Pedrick, 264 feet; thence still by Pedrick's land the next three (3) courses and distances, North 16 degrees East 136.62 feet; thence along West side of a 10 feet wide alley, North 08 degrees 45 minutes West 78.54 feet; thence still by said alley North 09 degrees 15 minutes West 136.12 feet; thence by land of George States, North 16 degrees 34 minutes West 33.57 feet; thence along land of the

Pennsylvania Railroad Company South 48 degrees 46 minutes East 452 feet to a stone; thence still by Pennsylvania Railroad and land of YMCA South 41 degrees 50 minutes East 886 feet; thence by land of Daniel Sullivan, South 88 degrees 55 minutes West 1360 feet to the place of beginning.

CONTAINING 16 acres and 25.77 perches of land, more or less.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or tract of land which Harry F. Bowman, divorced by Deed dated 3/31/1932 recorded in Deed Book V 18 Vol. 443 page 80, conveyed unto Elmer J. Mercer, as follows, to wit:

ALL THAT CERTAIN lot or tract of land, bounded and described as follows, Situate in West Bradford Township, Chester County, Pennsylvania.

BEGINNING at an iron pin in line of land of William A. Tait, said iron pin being 119 feet East of an oak tree in line of land of the Borough of Downingtown and a corner of land of William A. Tait and the remaining land of Harry W. Bowman; thence along the said Tait's land, North 88 degrees 55 minutes East 197.1 feet to an iron pin; thence leaving the Tait land along the remaining land of the said Harry W. Bowman the next four (4) courses and distances, North 12 degrees 17 minutes East 51.39 feet to an iron pin; South 88 degrees 55 minutes West 184 feet to an iron pin in the edge of a private lane or driveway leading to Glenside Avenue, to be left open for the use of this and the adjoining property owners; thence along the edge thereof South 50 degrees 23 minutes West 32.2 feet to an iron pin; thence South 01 degree 05 minutes East 30 feet to the place of beginning.

CONTAINING 9.910 square feet, more or less.

ALSO EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN tract or lot which Agnes Bowman Floyd, divorcee by Deed dated 9/14/1953, recorded in Deed Book T 25 Vol. 616 page 99, conveyed unto George B. States, in fee:

All THAT CERTAIN tract or lot of land with buildings and improvements thereon Situate in West Bradford Township, Chester County, Pennsylvania, as follows:

BEGINNING at an iron pin on the North side of a drive leading from the State Road to remaining land of Grantor; thence along the South side of a run North 60 degrees West 110 feet to a

point in the middle of the State Road leading to Downingtown; thence along in said road North 07 degrees 20 minutes West 154.24 feet and by same, North 20 degrees 12 minutes East 115 feet to a corner of land of the Borough of Downingtown; thence by same the next three (3) courses and distances South 77 degrees 16 minutes East 150 feet North 12 degrees 44 minutes East 50 feet; thence North 77 degrees 16 minutes West 150 feet to a corner in the first mentioned State Road; thence by same, North 07 degrees 11 minutes East 115.5 feet to corner of land of James Mullen; thence by same, North 78 degrees 15 minutes East 412.5 feet to a corner; thence by same North 16 degrees East 136.62; thence North 08 degrees 45 minutes West 78.54 feet to a corner at the State Road; thence along in same North 09 degrees 15 minutes West 136.62 feet, North 16 degrees 34 minutes West 57 feet to a corner; thence having said road by land of the Pennsylvania Railroad Company, South 48 degrees 46 minutes East 162 feet more or less to a stake a corner of remaining land of Grantor; thence by same of which this is part, South 06 degrees 30 minutes West 560 feet to a stake and by same along the West side of a drive, South 15 degrees 05 minutes West 134.5 feet to a stake South 34 degrees 06 minutes West 183.6 feet to a stake; thence South 51 degrees 36 minutes West 187.4 feet to a pin and along the North side of the first mentioned drive, South 88 degrees 55 minutes West 71.5 feet to the place of beginning.

CONTAINING 3 acres and 89 perches of land, more or less by a survey of 4/21/1953 by Jerre P. Trout (R.E.).

PREMISES "F"

ALSO ALL THAT CERTAIN interior tract or piece of land together with the improvements thereon erected, Situate in the Township of West Bradford, County of Chester, State of Pennsylvania and described according to a tract of land to be conveyed to Robert McIlvain from Norman L. Bird, said plan made by DeArmit and Hayes, C.E., dated 4/24/1964, as follows, to wit:

BEGINNING at an iron pin set at an interior point, a corner common to lands now or late of Norman L. Bird, Olive Carter and Robert McIlvain, said interior point also being at the distance of 316.30 feet measured on a bearing of North 86 degrees 00 minutes East from a 40 inch oak tree; thence extending from said point of beginning along land now or late of Robert McIlvain North 86 degrees 00 minutes East 1043.33 feet to an angle iron found in line of land now or late of YMCA of Philadelphia; thence extending along the last mentioned land and the three (3) following courses and distances; (1) South 51

degrees 00 minutes East 239.71 feet to an iron pin; (2) South 73 degrees 36 minutes 10 seconds West 624.97 feet to an iron pin and (3) South 77 degrees 13 minutes 30 seconds West 513.63 feet to an iron pin a corner of land now or late of Edith D. Smith; thence extending along the last mentioned land North 14 degrees 12 minutes West 136.55 feet to an iron pin at the terminus of the Southeasterly side of a 50 feet wide right of way, a corner of land now or late of Norman L. Bird, said 50 feet right of way extending Southwestwardly through the land now or late of Norman L. Bird to a certain driveway which extends Northwestwardly and Southeastwardly; thence extending along the and now or late of Norman L. Bird and crossing the terminus of the 50 feet wide right of way North 21 degrees 33 minutes 20 seconds West 253.45 feet to the first mentioned iron pin the interior point and place of beginning.

CONTAINING in area 7.211 acres of land, be the same more or less. Chester County Tax Parcel 50-2-62.

PREMISES "A" BEING the same premises which Mark B. Shaw and Mabel L. Shaw, his wife by Indenture bearing date the 27th day of February, A.D., 1928 and duly recorded the 14th day of March, A.D., 1928 at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book R-17 page 136, granted and conveyed unto The Young Men's Christian Association of Philadelphia, in fee.

PREMISES "B" INTER ALIA, BEING the same premises which Edmund P. Dwight by Indenture bearing date the 4th day of May, A.D., 1895 and duly recorded at West Chester, as aforesaid in Deed Book P-11 page 1, granted and conveyed unto The Trustees of the Young Men's Christian Association of Philadelphia, in fee. AND BEING the same premises which William M. Hall and Catherine Hall, his wife by Indenture bearing date the 18th day of April, A.D., 1928 and duly recorded the 2nd day of May, A.D., 1928 at West Chester, as aforesaid, in Deed Book R-17 page 452, granted and conveyed unto The Young Men's Christian Association of Philadelphia, in fee. (Deed Book R-17 page 452 lies within description of Tract B-1).

EXCEPTING AND RESERVING THEREFROM AND THEREOUT of Premises "B-3" the 2 acres 36 perches, tract conveyed by John C. Pollock et ux to George Kerr by Deed dated June 3, 1867 and recorded in Deed Book 1-7 page 141.

PREMISES "C" INTERALIA, BEING the same premises which Edmund P. Dwight by Indenture bearing date the 4th day of May, A.D., 1895

and duly recorded at West Chester, as aforesaid in Deed Book P-11 page 1, granted and conveyed unto the Trustees of the Young Men's Christian Association of Philadelphia, in fee.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT of Premises B-1 and C, the 36.603 acres tract conveyed by Young Men's Christian Association of Philadelphia to the Pennsylvania Railroad Company by Deed dated May 16, 1906 and recorded in Deed Book E-13 page 206.

PREMISES "D": (8.307 acres less 7.211 acres) BEING the same premises which Robert M. McIlvain and Emilie B. McIlvain, his wife by Indenture bearing date the 29th day of December, A.D., 1969 and duly recorded the 31st day of December, A.D., 1969 at West Chester, as aforesaid, in Deed Book E-39 page 127, granted and conveyed unto The Young Men's Christian Association of Philadelphia and Vicinity, in fee.

PREMISES "E": (16 acres 25.77 Perches, less 9,910 square feet and 3 acres 89 Perches) BEING the same premises which Robert M. McIlvain and Emilie B. McIlvain, his wife by Indenture bearing date the 29th day of December, A.D., 1969 and duly recorded at West Chester, as aforesaid, in Deed Book E-39 page 129, granted and conveyed unto The Young Men's Christian Association of Philadelphia and Vicinity, in fee.

PREMISES "F": BEING the same premises which Robert M. McIlvain and Emilie B. McIlvain, his wife by Indenture bearing date the 29th day of December, A.D., 1969. and duly recorded at West Chester, as aforesaid, in Deed Book E-39 page 129, granted and conveyed unto The Young Men's Christian Association of Philadelphia and Vicinity, in fee.

Section 2. That the uses and regulations of the area R-1-C shall continue to be described and limited as set forth in the West Bradford Township Zoning Ordinance adopted January 25, 1977, as amended.

Section 3. This Ordinance shall be effective immediately upon enactment.

ATTEST:

Jack O. Amis

WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS:

Samuel Wagner

President
George R. Gahm, Jr.