

BOROUGH OF MILLERSVILLE

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF MILLERSVILLE, LANCASTER COUNTY, PENNSYLVANIA, ACCEPTING BUNKER HILL, CHAMBERLAIN LANE, AND LYNNE LANE AS PART OF THE PUBLIC ROAD SYSTEM OF MILLERSVILLE BOROUGH.

WHEREAS, a plan of Bunker Hill, Chamberlain Lane, and Lynne Lane has previously been submitted to and approved by the Council of the Borough of Millersville; and

WHEREAS, Bunker Hill, Chamberlain Lane, and Lynne Lane have been constructed in accordance with such approved plan which was recorded in Subdivision Plan Book J-223, Page 146, in the Recorder's Office in and for Lancaster County, Pennsylvania.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Millersville, Lancaster County, Pennsylvania, as follows:

Section 1. Bunker Hill, as described in Exhibit "A" which is attached hereto and incorporated herein by reference, shall be and hereby becomes a part of the public road system of Millersville Borough.

Section 2. A draft of Bunker Hill is attached as Exhibit "B", and made a part hereof, showing the following:

A. The street to be dedicated is Bunker Hill.

B. The centerline length of Bunker Hill is 347.13 feet, beginning at its intersection with Chamberlain Lane and ending in a cul-de-sac turnaround.

C. Bunker Hill, has a right-of-way width of 34 feet and a cartway width of 34 feet. The cul-de-sac turnaround has a right-of-way diameter of 80 feet and a cartway diameter of 80 feet.

Section 3. Chamberlain Lane, as described in Exhibit "C" which is attached hereto and incorporated herein by reference, shall be and hereby becomes a part of the public road system of Millersville Borough.

Section 4. A draft of Chamberlain Lane is attached as Exhibit "B", and made a part hereof, showing the following:

A. The street to be dedicated is Chamberlain Lane.

B. The centerline length of Chamberlain Lane is 1,151.42 feet, beginning at Lynne Lane and ending in a cul-de-sac turnaround.

C. Chamberlain Lane has a right-of-way width of 34 feet and a cartway width of 34 feet. The cul-de-sac turnaround has a right-of-way diameter of 80 feet and a cartway diameter of 80 feet.

Section 5. Lynne Lane, as described in Exhibits "D" and "E" which are attached hereto and incorporated herein by reference, shall be and hereby becomes a part of the public road system of Millersville Borough.

Section 6. A draft of Lynne Lane is attached as Exhibit "B", and made a part hereof, showing the following:

A. The street to be dedicated is Lynne Lane.

B. The centerline length of Lynne Lane is 475.95 feet, beginning at its intersection with Millersville Road (SR 0741) continuing past its intersection with Chamberlain Lane and terminating at the driveway to Lot 47 of Lafayette Place.

C. Lynne Lane has a right-of-way width of 34 feet and a cartway width of 34 feet.

Section 7. The proper officials of the Borough are hereby authorized to do and perform all acts necessary and required under the Borough Code and the Act of Assembly Allocating Fuel Taxes to Municipalities (72 P.S. §2615.1 et seq.) to accept such street as part of the public road system of Millersville Borough.

Section 8. All recording and filing costs relating to the acceptance of Bunker Hill, Chamberlain Lane and Lynne Lane as part of the public road system of Millersville Borough shall be paid by the owner-subdivider.

DULY ENACTED AND ORDAINED this _____ day of _____, 2026, by the Council of the Borough of Millersville, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MILLERSVILLE
Lancaster County, Pennsylvania

Attest: _____
Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

EXAMINED AND APPROVED this _____ day of _____, 2026.

Mayor

STREET DEDICATION
DESCRIPTION
BUNKER HILL

All that certain street (34' wide) known as Bunker Hill with the storm sewer and other facilities therein, situate in the Borough of Millersville, Lancaster County Pennsylvania as shown on the final plan of Lafayette Place, prepared by Rettew Associates Inc., recorded in plan J 223-146, Lancaster County Records and being more fully bounded and described as follows to wit:

Beginning at a point on the eastern curb line of Chamberlain Lane, said point being at the northern intersection of Chamberlain Lane and Bunker Hill;

Thence along the northern curb line of Bunker Hill the five following courses and distances, said lines being the southern side of a 2' wide utility easement;

1. by a curve to the left, having an initial radius bearing, North 76 degrees 13 minutes 06 seconds East, a radius of 18.00', a central angle of 90 degrees 53 minutes 16 seconds and an arc length of 28.55' and a chord bearing and distance of South 59 degrees 13 minutes 32 seconds East, 25.65' to a point of compound curvature;

2. by a curve to the left, having a radius of 558.00', a central angle of 21 degrees 30 minutes 22 seconds and arc length of 209.45' and a chord bearing and distance of North 64 degrees 34 minutes 39 seconds East, 208.22' to a point of tangency;

3. North 53 degrees 49 minutes 28 seconds East, 14.02' to a point of curvature;

4. By a curve to the left, having a radius of 20.00', a central angle of 78 degrees 27 minutes 57 seconds and an arc length of 27.39' and a chord bearing and distance of North 14 degrees 35 minutes 30 seconds East, 25.30' to a point of reverse curvature;

5. By a curve to the right, having a radius of 40.00', a central angle of 258 degrees 27 minutes 59 seconds and an arc length of 180.44' and a chord bearing and distance of South 75 degrees 24 minutes 34 seconds East, 61.97' to a point of non-tangency;

thence along the northern side of a 2' wide utility easement, the three following courses and distances:

1. South 52 degrees 14 minutes 54 seconds West, 72.82' to a point of curvature;

2. By a non-tangent curve to the right having an initial radius bearing North 36 degrees 10 minutes 40 seconds West, a radius of 592.00', a central angle of 21 degrees 58 minutes 27 seconds and an arc length of 227.05' and a chord bearing and distance of South 64 degrees 48 minutes 34 seconds West, 225.66' to a point of reverse curvature;

3. By a curve to the left, having a radius of 14.00', a central angle of 89 degrees 39 minutes 38 seconds and an arc length of 21.91' and a chord bearing and distance of South 30 degrees 57 minutes 58 seconds West, 19.74' to a point on the curb line of Chamberlain Lane;

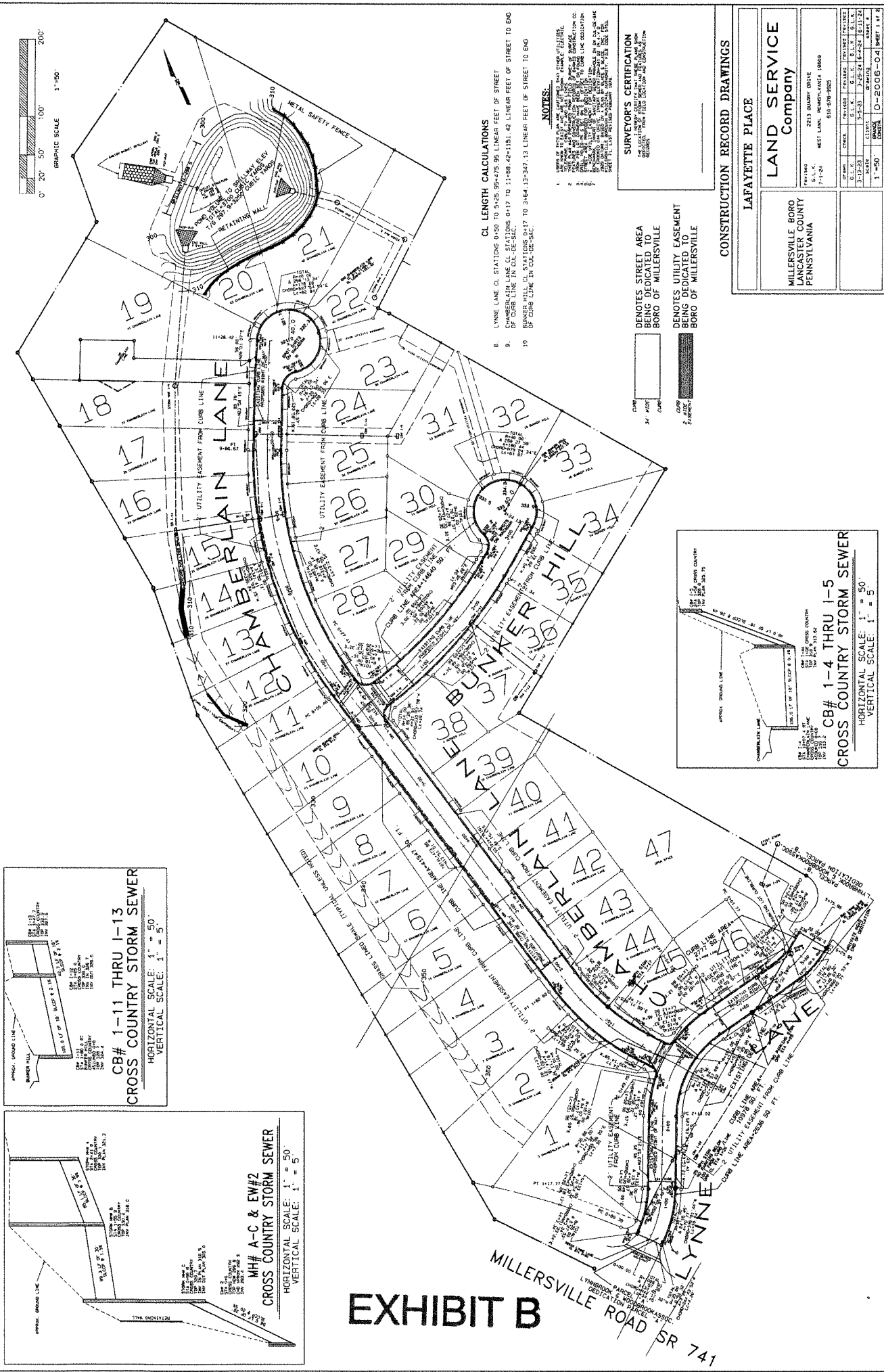
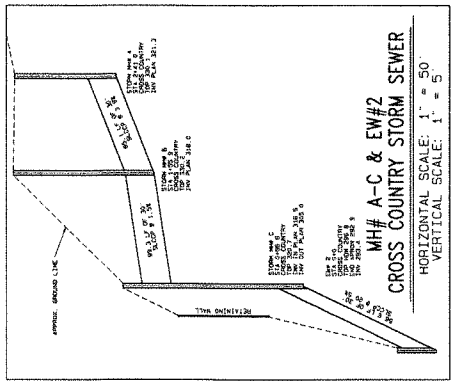
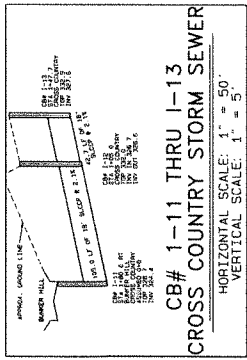
Thence along the extension of the curb line of Chamberlain Lane, North 13 degrees 51 minutes 49 seconds West, 66.07' to a point the place of BEGINNING.

CONTAINING: 14,640 SQ. FT.

EXHIBIT A

Being subject to an having the benefit of a 2' wide utility easement along the sides of the above described Bunker Hill also being dedicated to Millersville Borough for the maintenance of signs, lights, etc.

Being a portion of the same premises which BWR Development, LLC by deed dated August 3, 2005 and recorded August 5, 2005, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Instrument No. 5446480, granted and conveyed unto Grande Land, L.P.



CL LENGTH CALCULATIONS

6. LYNNE LANE CL STATIONS 0+50 TO 0+245.89=75.89 LINEAR FEET OF STREET

7. CHAMBERLAIN LANE CL STATIONS 0+17 TO 0+198.42=181.42 LINEAR FEET UP STREET TO END OF CURB LINE IN CUL-DE-SAC

8. BUNKER HILL CL STATIONS 0+17 TO 0+184.13=167.13 LINEAR FEET OF STREET TO END OF CURB LINE IN CUL-DE-SAC

NOTES:

1. SEE ALL NOTES ON SHEETS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CONSTRUCTION RECORD DRAWINGS

LAFAYETTE PLACE

LAND SERVICE Company

MILLERSVILLE BORO
MILLERSVILLE COUNTY
PENNSYLVANIA

2013 MURPHY DRIVE
MILLERSVILLE, PA 17350
610-576-9825

CONSTRUCTION RECORD DRAWINGS

LAFAYETTE PLACE

LAND SERVICE Company

MILLERSVILLE BORO
MILLERSVILLE COUNTY
PENNSYLVANIA

2013 MURPHY DRIVE
MILLERSVILLE, PA 17350
610-576-9825

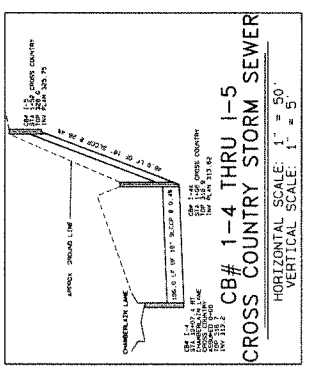


EXHIBIT B

MILLERSVILLE ROAD SR 741

STREET DEDICATION
DESCRIPTION
CHAMBERLAIN LANE

All that certain street (34' wide) known as Chamberlain Lane with the storm sewer and other facilities therein, situate in the Borough of Millersville, Lancaster County Pennsylvania as shown on the final plan of Lafayette Place, prepared by Rettew Associates Inc., recorded in plan J 223-146, Lancaster County Records and being more fully bounded and described as follows to wit:

Beginning at a point on the northwestern curb line of Lynne Lane, said point being at the southwest intersection of Lynne Lane and Chamberlain Lane;

Thence along the western curb line of Chamberlain Lane the 7 following courses and distances, said lines to be the eastern side of 2' wide utility easement;

1. by a curve to the left, having an initial radius bearing of North 48 degrees 01 minutes 27 seconds West, a radius of 10.00', a central angle of 81 degrees 13 minutes 32 seconds and an arc length of 14.18' and a chord bearing and distance of North 01 degrees 21 minutes 47 seconds East, 13.02' to a point of tangency;
2. North 39 degrees 14 minutes 59 seconds West, 24.77' to a point of curvature;
3. By a curve to the right, having a radius of 317.00', a central angle of 25 degrees 23 minutes 08 seconds and an arc length of 140.45' and a chord bearing and distance of North 26 degrees 33 minutes 25 seconds West, 139.30' to a point of tangency;
4. North 13 degrees 51 minutes 51 seconds West, 473.86' to a point of curvature
5. By a curve to the right, having a radius of 517.00', a central angle of 37 degrees 50 minutes 11 seconds and an arc length of 341.41' and a chord bearing and distance of North 05 degrees 03 minutes 15 seconds East, 335.24' to a point of tangency;
6. North 23 degrees 58 minutes 19 seconds East, 85.79' to a point of deflection;
7. North 26 degrees 01 minutes 07 seconds East, 56.00' to a point of non-tangent curvature;

Thence along the northern and eastern curb line of Chamberlain Lane, by a curve to the right having an initial radius bearing, South 66 degrees 01 minutes 41 seconds East, and being the southern and western side of a 2' wide utility easement, having a radius of 40.00', a central angle of 256 degrees 13 minutes 34 seconds and an arc length of 178.88' and a chord bearing and distance of South 27 degrees 54 minutes 54 seconds East, 62.94' to a point of reverse curvature;

Thence along the eastern curb line of Chamberlain Lane being the western side of a 2' wide utility easement, the seven following courses and distances:

1. By a curve to the left, having a radius of 23.00', a central angle of 76 degrees 13 minutes 34 seconds and an arc length of 30.60', and a chord bearing and distance of South 62 degrees 05 minutes 06 seconds West, 28.39' to a point of tangency;
2. South 23 degrees 58 minutes 19 seconds West, 80.57' to a point of curvature;
3. By a curve to the left, having a radius of 483.00', a central angle of 37 degrees 45 minutes 14 seconds and an arc length of 318.26' and a chord bearing and distance of South 05 degrees 05 minutes 43 seconds West, 312.54' to a point of tangency;

EXHIBIT C

4. Crossing the terminus of Bunker Hill, South 13 degrees 51 minutes 51 seconds East, 474.55' to a point of curvature;

5. By a curve to the left, having a radius of 283.00', a central angle of 25 degrees 23 minutes 08 seconds and an arc length of 125.39' and a chord bearing and distance of South 26 degrees 33 minutes 25 seconds East, 124.36' to a point of tangency;

6. South 39 degrees 14 minutes 59 seconds East, 24.77' to a point of curvature;

7. By a curve to the left, entering the northern curb line of Lynne Lane, having a radius of 10.00', a central angle of 81 degrees 13 minutes 33 seconds and an arc length of 14.18' and a chord bearing and distance of South 79 degrees 51 minutes 46 seconds East, 13.02' to a point on the northwestern curb line of Lynne Lane;

thence along the extended curb line of Lynne Lane, by a curve to the left, in a southwesterly direction having a radius of 167.00', a central angle of 17 degrees 32 minutes 55 seconds and an arc length of 51.15' and a chord bearing and distances of South 50 degrees 45 minutes 00 seconds West, 50.95' to a point the place of BEGINNING.

CONTAINING: 41,947 SQ. FT.

Being subject to an having the benefit of a 2' wide utility easement along the sides of the above described Chamberlain Lane also being dedicated to Millersville Borough for the maintenance of signs, lights, etc.

Being a portion of the same premises which BWR Development, LLC by deed dated August 3, 2005 and recorded August 5, 2005, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Instrument No. 5446480, granted and conveyed unto Grande Land, L.P.

Chk

STREET DEDICATION
DEED DESCRIPTION
LYNNE LANE
Lynnebrook and Woodbrook Associates Portion

All that street known as a portion of Lynne Lane, situate in the Borough of Millersville, Lancaster County Pennsylvania as shown on the final plan of Lafayette Place, prepared by Rettew Associates Inc., recorded in J 223-146, Lancaster County Records and being more fully bounded and described as follows to wit:

Dedication Parcel A;

Beginning at a point on the northwestern curb line of Lynne Lane, said point being 29' more or less from the right of way line of Millersville Road, SR 0741 and 201' more or less southwest of the centerline of Chamberlain Lane and being on the division line of lands of Grande Land L.P. and Lynnebrook and Woodbrook Assoc.

Thence along lands of Grande Land L.P., crossing Lynne Lane, the two following courses and distances:

1. North 50 degrees 05 minutes 40 seconds East, 76.99' to a point of curvature;
2. by a curve to the right, having a radius of 35.86', a central angle of 11 degrees 41 minutes 20 seconds, an arc length of 7.32' and a chord bearing and distance of North 55 degrees 56 minutes 20 seconds East, 7.30' to a point on the southeastern curb line of Lynne Lane;

Thence along the southeastern curb line of Lynne Lane the three following courses and distances;

1. South 23 degrees 53 minutes 21 seconds West, 43.40' to a point of curvature;
2. by a curve to the right, having a radius of 167.00', a central angle of 24 degrees 16 minutes 46 seconds, an arc length of 70.77' and a chord bearing and distance of South 36 degrees 01 minutes 44 seconds West, 70.24' to a point of reverse curvature;
3. by a curve to the left, having a radius of 35.00', a central angle of 06 degrees 52 minutes 32 seconds, an arc length of 4.20' and a chord bearing and distance of South 44 degrees 43 minutes 52 seconds West, 4.20' to a point on the northeastern right of way line of Millersville Road, SR 0741;

Thence along the northeastern right of way line of Millersville Road, SR 0741 by a curve to the left, having an initial radius bearing South 48 degrees 41 minutes 17 seconds West, a radius of 1006.90', a central angle of 01 degrees 57 minutes 36 seconds, an arc length of 34.45' and a chord bearing and distance of North 42 degrees 17 minutes 32 seconds West, 34.45; to a point on the northwestern curb line of Lynne Lane;

thence along the northwest curb line of Lynne Lane, being the eastern side of a 2' wide utility easement, the two following courses and distances:

1. by a curve to the left, having an initial radius bearing, North 35 degrees 52 minutes 39 seconds West, a radius of 35.00', a central angle of 05 degrees 27 minutes 53 seconds, an arc length of 3.34' and a chord bearing and distance of North 51 degrees 23 minutes 24 seconds East, 3.34' to a point of compound curvature;
2. by a curve to the left, having a radius of 133.00', a central angle of 10 degrees

EXHIBIT D

54 minutes 31 seconds, an arc length of 25.32' and a chord bearing and distance of North 43 degrees 12 minutes 12 seconds East, 25.28' to a point the place of BEGINNING.

CONTAINING: 2,636 SQ. FT.

Chk0.00

Dedication Parcel B;

Beginning at a point on the northern curb line of Lynne Lane, said point being 216' northeast of the centerline of Chamberlain Lane and being on the division line of lands of Grande Land L.P. and lands of Lynnebrook and Woodbrook Assoc.;

Thence along the northern curb line of Lynn Lane, and being the southern side of a 2' wide utility easement, the two following courses and distance;

1. by a curve to the right, having an initial radius bearing, South 36 degrees 57 minutes 46 seconds East, a radius of 5046.51', a central angle of 00 degrees 17 minutes 00 seconds, an arc length of 24.95' and a chord bearing and distance of North 53 degrees 10 minutes 44 seconds East, 24.95' to a point;

Thence crossing Lynne Lane and along lands of Lynnebrook and Woodbrook Assoc., South 36 degrees 40 minutes 46 seconds East, 39.50' to a point on the southern curb line of Lynne Lane;

Thence along the southern curb line of Lynne Lane, being the northern side of a 2' wide utility easement, the two following courses and distances:

1. by a curve to the right, having an initial radius bearing, North 36 degrees 32 minutes 22 seconds West, a radius of 170.00', a central angle of 13 degrees 46 minutes 32 seconds, an arc length of 40.87' and a chord bearing and distance of South 60 degrees 20 minutes 53 seconds West, 40.77' to a point;

2. South 78 degrees 00 minutes 57 seconds West, 79.59' to a point in line of lands of Grande Land L.P.

Thence along lands of Grande Land L.P. crossing Lynne Lane, North 52 degrees 32 minutes 19 seconds East, 87.84' to a point the place of BEGINNING.

CONTAINING: 2,777 Sq. Ft.

Chk0.01

Being subject to an having the benefit of a 2' wide utility easement along the sides of the above described Chamberlain Lane also being dedicated to Millersville Borough for the maintenance of signs, lights, etc.

BEING a portion of the same premises which Lynne-Wood Limited Partnership, LP, by deed dated December 14, 1985 and recorded in Deed Book Volume U93 Page 65 Lancaster County Records, granted and conveyed unto Lynnebrook and Woodbrook Associates.

STREET DEDICATION
DEED DESCRIPTION
LYNNE LANE
Grande Land LP portion

All that street known as a portion of Lynne Lane, situate in the Borough of Millersville, Lancaster County Pennsylvania as shown on the final plan of Lafayette Place, prepared by Rettew Associates Inc., recorded in plan J 223-146, Lancaster County Records and being more fully bounded and described as follows to wit:

Beginning at a point on the northwestern curb line of Lynne Lane, said point being 29' more or less from the right of way line of Millersville Road, SR 0741 and 201' more or less southwest of the centerline of Chamberlain Lane and being on the division line of lands of Grande Land L.P. and Lynnebrook and Woodbrook Associates;

Thence along the northwestern curb line of Lynne Lane, being the southeastern side of a 2' wide utility easement the three following courses and distances:

1. By a curve to the left, having an initial radius bearing, North 52 degrees 15 minutes 03 seconds West, a radius of 133.00', a central angle of 13 degrees 51 minutes 36 seconds, an arc length of 32.17' and a chord bearing and distance of North 30 degrees 49 minutes 09 seconds East, 32.09' to a point of tangency;

2. North 23 degrees 53 minutes 21 seconds East, 95.25' to a point of curvature;

3. by a curve to the right, crossing the terminus of Chamberlain Lane having a radius of 167.00', a central angle of 54 degrees 07 minutes 36 seconds an arc length of 157.76' and a chord bearing and distance of North 50 degrees 57 minutes 09 seconds East, 151.96' to a point of tangency;

Thence continuing along the northern curb line of Lynne Lane and being the southern side of a 2' wide utility easement, the two following courses and distances;

1. North 78 degrees 00 minutes 57 seconds East, 107.05' to a point of curvature;

2. by a curve to the left, having a radius of 133.00', a central angle of 13 degrees 42 minutes 09 seconds, an arc length of 31.81' and a chord bearing and distance of North 71 degrees 09 minutes 53 seconds East, 31.73' to a point on the division line of lands of Grande Land L.P. and Lynnebrook and Woodbrook Associates

Thence along Lynnebrook and Woodbrook Associates, through Lynne Lane, South 52 degrees 32 minutes 19 seconds West, 87.84' to a point on the southern curb line of Lynne Lane;

Thence along the southern curb line of Lynne Lane, and being the northern side of a 2' wide utility easement, the two following courses and distances:

1. South 78 degrees 00 minutes 57 seconds West, 59.26' to a point of curvature;

2. By a curve to the left, having a radius of 133.00', a central angle of 54 degrees 07 minutes 36 seconds and an arc length of 125.64' and a chord bearing and distance of South 50 degrees 57 minutes 09 seconds West, 121.02' to a point of tangency;

Thence along southeastern curb line of Lynne Lane and being the northwest side of a 2' wide utility easement, South 23 degrees 53 minutes 21 seconds West, 51.85' to a point; said point being on the division line of lands of Grande Land L.P. and lands of

EXHIBIT E

Lynnebrook and Woodbrook Associates;

Thence crossing Lynne Lane and along lands of Lynnebrook and Woodbrook Associates, the two following courses and distances:

1. by a curve to the left, having an initial radius bearing, South 28 degrees 13 minutes 00 seconds East, a radius of 35.86', a central angle of 11 degrees 41 minutes 20 seconds, an arc length of 7.32' and a chord bearing and distance of South 55 degrees 56 minutes 20 seconds West, 7.30' to a point of tangency;
2. South 50 degrees 05 minutes 40 seconds West, 76.99' to a point the place of BEGINNING.

CONTAINING: 10,978 SQ. FT.

Being subject to an having the benefit of a 2' wide utility easement along the sides of the above described Chamberlain Lane also being dedicated to Millersville Borough for the maintenance of signs, lights, etc.

Being a portion of the same property which BWR Development, LLC, by deed dated August 3, 2005 granted and recorded in instrument no. 5446480, Lancaster County Records granted and conveyed unto Grande Land L.P.

Chk0.00