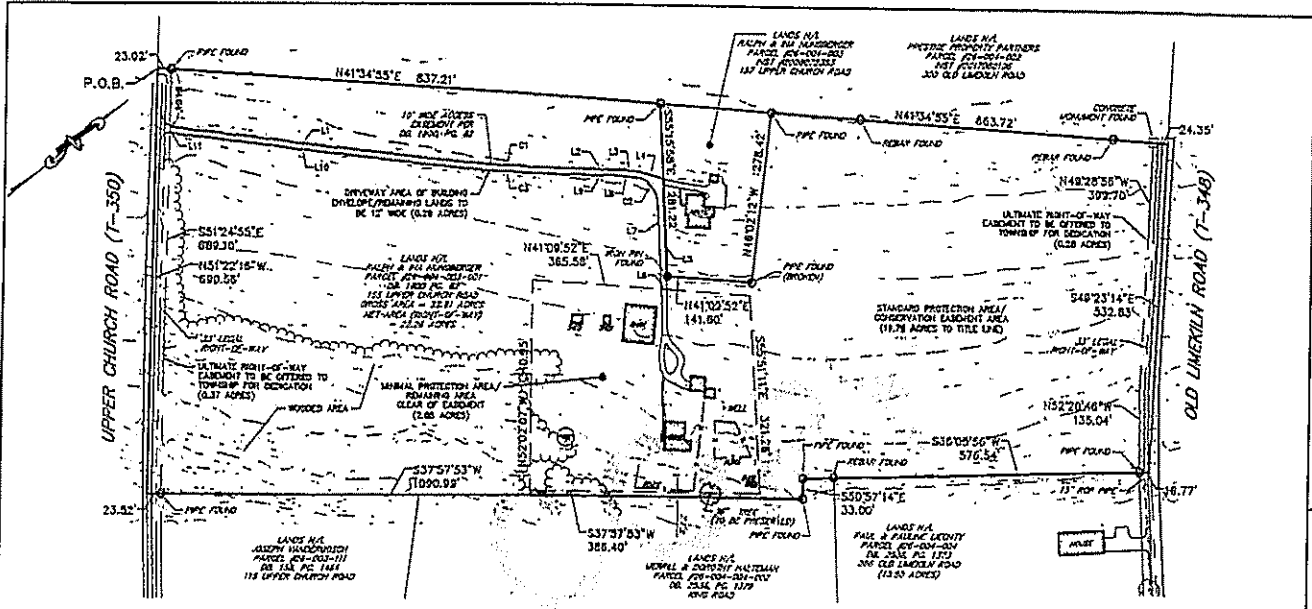


Grant of Conservation Easement Summary

This section is a summary of the major assumptions of change in use of the subject that are found in the attached easement (Addendum C). These changes in use are the “sticks” from the “bundle of rights” that are being taken by the partial interest taking created by the easement. There are other provisions included in the attached deed of easement, but these are not considered significant to a change in Market Value.

1. The easement will cover the entire property except for the indicated building envelope area. The size and location of the building envelope is indicated on the attached map (Addendum G). The following points apply to the *eased area* only.
2. Transfer; Subdivision
 - No subdivision of the eased area
 - No transfer of development rights
3. Standard Protection Area
 - Existing improvements may be maintained, repaired and replaced in their existing locations
 - Additional improvements allowed – Agricultural improvements
 - Impervious coverage to not exceed 3,000 ft. 500 square feet per roofed improvement.
 - Access drive to not exceed 800' in length and not to exceed 12' width.
 - Additional improvements that allowed include such things as fences, walls & gates, signs, habitat enhancement, walking trails
4. Minimal Protection Area
 - Residential improvements allowed – not more than one improvement may contain a dwelling unit.

1610028 Hunsberger Conservation Easement Plan - 11x17.6xg Layout Easement Plan (Sht. 1 of 2)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N44° 20' 57"E	441.32
L2	N38° 32' 53"E	67.81
L3	N42° 54' 16"E	29.03
L4	N52° 41' 34"E	44.73
L5	S55° 15' 58"E	101.64
L6	S41° 09' 52"W	12.08
L7	N58° 15' 58"W	138.57
L8	S42° 54' 16"W	22.18
L9	S38° 32' 53"W	67.35
L10	S44° 20' 57"W	440.11
L11	N51° 24' 55"W	12.06

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	242.39'	2394.00'	S'48°04'	N41°28'55"E	242.20'
C2	64.27'	43.00'	S'149°40'	S83°49'09"W	58.94'
C3	243.61'	2406.00'	S'48°04'	S41°28'55"W	243.50'



TAX MAP PARCEL NO.: 26-004-003-001
 TOTAL AREA: 22.91 AC.
 TOTAL LOTS: 1
 SHEET 1 of 2

OWNER:
 RALPH & INA HUNSBERGER
 155 UPPER CHURCH ROAD
 CHALFONT, PA 18814

JOB NO.: 201610028
 DATE: 1/25/19
 SCALE: 1"=45'
 CONSERVATION EASEMENT PLAN
 OVER LANDS NOW AND FORMERLY OF
 RALPH & INA HUNSBERGER
 EASEMENT PLAN
HUNSBERGER TRACT
 NEW BRITAIN TOWNSHIP, BRUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 1233 HANCOCK STREET SUITE 100 HANCOCK, PA 17033
 DRAWN BY: DOR
 SCALE: 1"=45'