

**HATFIELD TOWNSHIP
RESOLUTION #12-22**

**PRELIMINARY/FINAL CONDITIONAL MINOR SUBDIVISION APPROVAL
FOR LIDESTRI KEYSTONE PROPERTIES, LLC, FOR THE PROPERTY
LOCATED AT 100 MEDICAL CAMPUS DRIVE,
HATFIELD TOWNSHIP, PA**

WHEREAS, LIDESTRI KEYSTONE PROPERTIES, LLC, (the “Applicant”), is the equitable owner of a portion of property located at 100 Medical Campus Drive, consisting of approximately 4 acres, which is being subdivided from Hatfield Township Tax Block 29, Unit 1, Montgomery County Tax Parcel No. 35-00-04622-005 which is currently owned by Lansdale Hospital Corporation (the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the minor subdivision plan for the Property shown on the set of plans entitled Minor Subdivision Plans for Lidestri Keystone Properties, LLC, prepared by Bohler Engineering, dated May 7, 2012, consisting of 2 pages (the “Plan”); and

WHEREAS, no Improvements are proposed. The Applicant proposes to subdivide the 4 acre portion from the properties owned by Lansdale Hospital Corporation and merge them into adjacent lands known as Block 29, Units 4 and 7 owned by the Applicant; and

WHEREAS, the Plan and application have been reviewed by the Township Engineer, Township Traffic Engineer, Hatfield Township (the “Township”) and Montgomery County review agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners grants preliminary/final approval of the Plan subject to the following conditions and requirements:

1. The Applicant shall further comply with all provisions and conditions set forth in the May 24, 2012 CKS Engineers, Inc. letter to Hatfield Township (attached hereto and incorporated herein by reference), except as expressly waived or expressly modified herein.
2. The Applicant shall revise the existing ingress/egress easement granted to Hatfield Township Hospital Authority and North Penn Hospital recorded at Deed Book 5022, Page 1861 so that it extends to and includes Block 29, Unit 1. The amendment to this Easement Agreement shall be to the satisfaction of the Township Solicitor.

3. This approval is conditioned upon acceptance of the conditions contained herein by the Applicant and his signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
4. In the event that said execution of this Resolution is not delivered to the Township office by Wednesday, September 26, 2012, it shall be deemed that the Applicant does not accept these conditions.
5. Prior to issuance of any permits or execution of Plans, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
6. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no Plan shall be executed by the Township, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 26th day of September 2012.

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Thomas C. Zipfel, President

ATTEST:

**Andrew S. Haines
Township Manager**

ACCEPTED: Lidestri Keystone Properties, LLC

By: _____

(Print Name and Title)

Date: _____