

VO1224 KB#12 2014

**EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS**

**CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014-14**

**Walnut Springs Farm Subdivision and Land Development**

**Acceptance of Linwood Circle (newly constructed road)  
and Ebelhare Road Ultimate Right-of-Way**

RECEIVED  
2014 SEP 12 AM 11:09  
CLERK OF COURTS  
CHESTER CO. PA.

**WHEREAS, TELVIL CORP.**, a Pennsylvania corporation with an address of 527 Main Street, Harleysville, Pennsylvania 19438 (“Grantor”) has developed a certain tract of land situate in East Coventry Township, Chester County, Pennsylvania known as the Walnut Springs Farm Subdivision and Land Development (the “Premises”) which land is located along Ebelhare Road and new lots are accessed by the newly-constructed Linwood Circle; and

**WHEREAS**, the Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to East Coventry Township (“Grantee”) for public use and enjoyment the ultimate rights-of-way along Ebelhare Road and the newly-constructed Linwood Circle; and

**WHEREAS**, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described Exhibits “A” and “B” attached hereto and made a part hereof, as and for public roads or highways.

**NOW, THEREFORE, BE IT RESOLVED**, that the East Coventry Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of

Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

**APPROVED** this 8<sup>th</sup> day of September, 2014, by the Board of Supervisors of East Coventry Township for acceptance and recording.

**EAST COVENTRY TOWNSHIP**

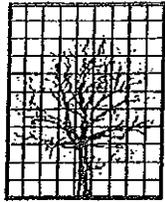
By: Ray Koll  
Ray Koll, Chairman

Attest: Bernard A. Rodgers  
Bernard A. Rodgers, Secretary

**Legal Description**

**Linwood Circle**

**EXHIBIT "A"**



**LUDGATE  
ENGINEERING  
CORPORATION**

**Engineers, Surveyors, Land Planners  
And Environmental Design**

**Robert B. Ludgate Sr., PE, PLS President  
Thomas B. Ludgate, PE, PLS, LEED AP VP Surveying  
Edwin H. Nordahl, II PE, VP Engineering  
Matthew J. Mack PE, LEED AP**

August 27, 2014

Right of Way Description  
Ebelhare Road  
Telvil:Walnut Springs Farms  
Subdivision

**ALL THAT CERTAIN 60'**  
wide ultimate right of way of Ebelhare Road situate in East Coventry Township, Chester County, Pennsylvania, being shown on a Subdivision plan of "Telvil: Walnut Springs Farm" plan prepared by Ludgate Engineering Corporation Plan Number D-7703101 dated 04-25-2002 and being more fully bounded and described as follows to wit

**BEGINNING** at a point on the ultimate right of way line of Ebelhare Road and a corner of Lot #14 and lands of Leroy, Sara, Roland & Nancy Kolb;  
Thence along the ultimate right of way of Ebelhare Road and Lots #14, 15, 24 & 1 South 42 degrees 00 minutes 32 seconds West 1610.14 feet to a point a corner of Lot #1 and lands of Roger & Debra Kolb;  
Thence along lands of Roger & Debra Kolb North 48 degrees 08 minutes 31 seconds West 30.00 feet to a point in the centerline of Ebelhare Road;  
Thence along the centerline of Ebelhare Road North 42 degrees 00 minutes 32 seconds East 1614.31 feet to a point in the centerline of Ebelhare Road and lands of Leroy, Sara, Roland & Nancy Kolb;  
Thence along lands of Leroy, Sara, Roland & Nancy Kolb South 40 degrees 14 minutes 28 seconds East 30.28 feet to a point the PLACE OF BEGINNING.

Containing 1.11 Acres

BEING SUBJECT TO the  
restrictive notes as shown on the above referenced plan.



**CIVIL ENGINEERS & LAND SURVEYORS**  
10 VANGUARD DRIVE, SUITE 90 | READING, PENNSYLVANIA 19606  
P: 610.404.7330 | F: 610.404.7371 | WWW.LUDGATE-ENG.COM

8.28.14

August 22, 2014

Right of Way Description  
Linwood Circle  
Telvil: Walnut Springs Farms  
Subdivision

ALL THAT CERTAIN 50'

wide right of way of Linwood Circle situate in East Coventry Township, Chester County, Pennsylvania, being shown on a Subdivision plan of "Telvil: Walnut Springs Farm" plan prepared by Ludgate Engineering Corporation Plan Number D-7703101 dated 04-25-2002 and being more fully bounded and described as follows to wit

BEGINNING at a point on the eastern right of way line of Ebelhare Road and a corner of Lot #15;  
Thence along the right of way of Ebelhare Road North 42 degrees 00 minutes 32 seconds East 110.00 feet to a point of cusp and a corner of Lot #14;  
Thence entering the northeastern right of way line of Linwood Road by a curve concave to the left having a radius of 30.00 feet a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 47.12 feet, a chord bearing of South 02 degrees 59 minutes 28 seconds East and a chord distance of 42.43 feet to a point of tangency;  
Thence along the northeastern right of way line of Linwood Circle the four following courses and distances:

1. South 47degrees 59 minutes 28 seconds East 585.44 feet to a point of curvature.
2. By a curve to the right having a radius of 1025.00 feet a central angle of 11 degrees 58 minutes 52 seconds and an arc length of 214.34 feet to a point of tangency.
3. South 36 degrees 00 minutes 36 seconds East 287.59 feet to a point of curvature.
4. By a curve to the right having a radius of 375.00 feet a central angle of 60 degrees 22 minutes 27 seconds and an arc length of 395.15 feet to a point of tangency on the eastern side.

Thence along the eastern side of the right of way line of Linwood Circle the four following courses and distances:

1. South 24 degrees 21 minutes 51 seconds West 101.13 feet to a point of curvature.
2. By a curve to the right having a radius of 225.00 feet a central angle of 34 degrees 17 minutes 42 seconds and an arc length of 134.68 feet to a point of tangency.

3. South 58 degrees 39 minutes 33 seconds West 221.53 feet to a point of curvature.
4. By a curve to the right having a radius of 325.00 feet a central angle of 81 degrees 15 minutes 46 seconds and an arc length of 460.96 feet to a point of tangency to a point on the southwestern side.

Thence along the southwestern side of Linwood Circle the three following courses and distances:

1. North 40 degrees 04 minutes 41 seconds West 440.40 feet to a point of curvature.
2. By a curve to the left having a radius of 975.00 feet a central angle of 07 degrees 54 minutes 47 seconds and an arc length of 134.66 feet to a point of tangency.
3. North 47 degrees 59 minutes 28 seconds West 400.83 feet to a point of curvature.

Thence by a curve to the left entering the eastern right of way line of Ebelhare Road having a radius of 30.00 feet a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 47.12 feet, a chord bearing of South 87 degrees 00 minutes 32 seconds West and a chord distance of 42.43 feet to a point of cusp;

Thence along the eastern right of way line of Ebelhare Road North 42 degrees 00 minutes 32 seconds East 110.00 feet to a point of cusp and a corner of Lot #24;

Thence entering the northeastern right of way line of Linwood Circle by a curve concave to the left having a radius of 30.00 feet a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 47.12 feet, a chord bearing of South 02 degrees 59 minutes 28 seconds East and a chord distance of 42.43 feet to a point of tangency;

Thence along the northeastern right of way line of Linwood Circle the three following courses and distances:

1. South 47 degrees 59 minutes 28 seconds East 400.83 feet to a point of curvature.
2. By a curve to the right having a radius of 1025.00 feet a central angle of 07 degrees 54 minutes 47 seconds and an arc length of 141.56 feet to a point of tangency.
3. South 40 degrees 04 minutes 41 seconds East 440.40 feet to a point of curvature on the western side;

Thence along the western side by a curve to the left having a radius of 275.00 feet a central angle of 81 degrees 15 minutes 46 seconds and an arc length of 390.03 feet to a point of tangency;

Thence continuing along the western side the four following courses and distances:

1. North 58 degrees 39 minutes 33 seconds East 221.53 feet to a point of curvature.
2. By a curve to the left having a radius of 175.00 feet a central angle of 34 degrees 17 minutes 42 seconds and an arc length of 104.75 feet to a point of tangency.

3. North 24 degrees 21 minutes 51 seconds East 101.13 feet to a point of curvature.
4. By a curve to the left having a radius of 325.00 feet a central angle of 60 degrees 22 minutes 27 seconds and an arc length of 342.46 feet to a point of tangency in the southwestern side.

Thence along the southwestern side the three following courses and distances:

1. North 36 degrees 00 minutes 36 seconds West 287.59 feet to a point of tangency.
2. By a curve to the left having a radius of 975.00 feet a central angle of 11 degrees 58 minutes 52 seconds and an arc length of 203.88 feet to a point of tangency.
3. North 47 degrees 59 minutes 28 seconds West 585.44 feet to a point of curvature.

Thence by a curve to the left having a radius of 30.00 feet a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 47.12 feet, a chord bearing of South 87 degrees 00 minutes 32 seconds West and a chord distance of 42.43 feet to a point the PLACE OF BEGINNING.

Containing 3.87 Acres

BEING SUBJECT TO the

restrictive notes as shown on the above referenced plan.

Check \_\_\_\_\_  
Comp. Ck \_\_\_\_\_