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Return To: Same as above

UPI No. 18-6-72 (Part of)

**EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS**

CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2016-17

KOURY MINOR SUBDIVISION

**ACCEPTANCE OF DEED OF DEDICATION
OF ULTIMATE RIGHT-OF-WAY ALONG
RIDGE ROAD (S.R. 0023)**

WHEREAS, JOHN A. KOURY, JR. ("Grantor") is the owner of a certain tract of land situate in East Coventry Township, Chester County, Pennsylvania (the "Premises"), which land has been subdivided in accordance with a minor subdivision plan and has frontage along Ridge Road (S.R. 0023); 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 right-of-way along Ridge Road by Deed of Dedication; and

WHEREAS, the Grantee, by adoption of this Resolution, accepts the Deed of Dedication and the parcel of ground, more particularly described in Exhibit "A" attached hereto and made a part hereof, and further identified as part of UPI No. 18-6-72, as and for a public road or highway.

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 and for a public road or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and with the same effect as if the said road 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 10th day of October, 2016, by the Board of Supervisors of East Coventry Township for acceptance and recording.

EAST COVENTRY TOWNSHIP

By: 
Ray A. Kolb, Chairman
Board of Supervisors


Bernard A. Rodgers, Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :

: **SS**

COUNTY OF CHESTER :

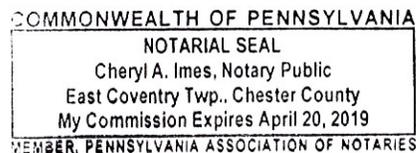
On this, the 13th day of October, 2016, before me, the undersigned officer, personally appeared **Ray A. Kolb**, known to me to be the Chairman of the Board of Supervisors of East Coventry Township, whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of East Coventry Township for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Cheryl A. Imes

Notary Public

My Commission Expires: April 20, 2019



**Legal Description
Ridge Road Right-of Way**

EXHIBIT "A"

ALL THAT CERTAIN tract of land situate within and along the Northerly Ultimate Right-of-Way of Ridge Road (S.R. 0023), East Coventry Township, Chester County, State of Pennsylvania, as shown on that certain plan by Bursich Associates, entitled "LOT LINE ADJUSTMENT/ANNEXATION PLAN PRELIMINARY/FINAL MINOR SUBDIVISION PLAN KOURY TRACT," Drawing No. FP157656, dated March 1, 2016, last revised August 26, 2016, and recorded in the Recorder of Deeds Office in and for Chester County in Plan Book 20052, page 1, said tract being more fully described in accordance with said plan as follows:

BEGINNING at a point on the Northerly Ultimate Right-of-Way of Ridge Road-S.R. 0023 (30-foot half width), said point being a common corner of Parcel A and Parcel B;

THENCE 1) Along Parcel A, South 58 degrees 49 minutes 10 seconds East, a distance of 100.20 feet to a point in the line of the lands now or late Stephen Lozark III;

THENCE 2) Through the bed of Ridge Road, South 34 degrees 45 minutes 36 seconds West, a distance of 39.32 feet to a point;

THENCE 3) In and along the bed of Ridge Road, North 58 degrees 28 minutes 24 seconds West, a distance of 371.84 feet to a point;

THENCE 4) Through the bed of Ridge Road and along the lands now or late Marvin A. & Vasquez Lima, North 31 degrees 31 minutes 36 seconds East, a distance of 37.00 feet to a point;

THENCE 5) Along Parcel B, South 58 degrees 49 minutes 10 seconds East, a distance of 273.87 feet to the POINT OF BEGINNING.

CONTAINING 14,218 square feet or 0.326 acre, more or less.

BEING PART OF THE SAME PREMISES, which Raymond L. Slavinski, as agent for Pearl Hrivnak (by Power of Attorney dated December 2, 2014, and recorded December 8, 2014, in the said Recorder of Deeds Office in Record Book 9026, page 970), by Deed dated November 4, 2015, and recorded November 5, 2015, in the said Recorder of Deeds Office in Record Book 9211, page 1970 *etc.*, granted and conveyed unto John A. Koury, Jr., in fee.

BEING PART OF UPI No. 18-6-72.

EXHIBIT "A"