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Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

Return To: Same as above

UPI No. 18-4-51.1-E (Part of)

**EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS**

**CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2017-06**

**OWEN J. ROBERTS SCHOOL DISTRICT  
CONSTRUCTION OF THE NEW  
EAST COVENTRY ELEMENTARY SCHOOL**

**ACCEPTANCE OF DECLARATION OF EMERGENCY ACCESS  
EASEMENT ON SITE OF EXISTING  
EAST COVENTRY ELEMENTARY SCHOOL**

**WHEREAS, OWEN J. ROBERTS SCHOOL DISTRICT** (“Grantor”) is the owner of a certain tract of land situate in East Coventry Township, Chester County, Pennsylvania (the “Premises”), which land has been approved for development in accordance with a final reverse subdivision and land development plan for construction of the new East Coventry Elementary School; and

**WHEREAS**, the Grantor is also the owner of an adjacent tract of ground on which the existing East Coventry Elementary School is situated, which tract is identified as Chester County UPI No. 18-4-51.1-E (the "Adjacent Property"); and

**WHEREAS**, the Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to reserve an easement through a portion of the Adjacent Property and to dedicate to East Coventry Township ("Grantee") the right to use the easement for emergency access from and to the Premises; and

**WHEREAS**, the Grantee, by adoption of this Resolution, accepts the Declaration of Emergency Access Easement and the area of ground, more particularly described in Exhibit "A" attached hereto and made a part hereof and further identified as part of UPI No. 18-4-51.1-E, as and for emergency access.

**NOW, THEREFORE, BE IT RESOLVED**, that the East Coventry Township Board of Supervisors accepts the Declaration of Emergency Access Easement for the described property to have and to hold, forever, as and for emergency access to and from the Premises.

**APPROVED** this 13th day of February, 2017, by the Board of Supervisors of East Coventry Township for acceptance and recording.

**EAST COVENTRY TOWNSHIP**

By: Ray Kolb  
**Ray A. Kolb, Chairman**  
**Board of Supervisors**

Bernard A. Rodgers  
**Bernard A. Rodgers, Secretary**

**Emergency Access Easement Legal Description**

**EXHIBIT "A"**

EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS  
139 E BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363  
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STEPHEN J. WASYLYSZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

May 25, 2016  
Revised August 2, 2016  
Revised November 16, 2016  
Revised January 17, 2017

**LEGAL DESCRIPTION of an Emergency Access Easement through  
Lands of Owen J. Roberts School District (UPI #18-4-51.1-E)**

ALL THAT CERTAIN parcel of ground SITUATE in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania described according to a Final Plan of East Coventry Elementary School, Easement Plan, Sheet Number C-7, prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated May 25, 2016 last revised January 17, 2017 as follows:

BEGINNING at an interior point along the division line between Lands of Owen J. Roberts School District (UPI #18-4-51.1-E) and Lands containing the Proposed Elementary School, said point being located South 53 degrees 26 minutes 05 seconds East 15.00 feet from the northwest corner of the Lands of Owen J. Roberts School District (UPI #18-4-51.1-E); thence from said point of beginning passing through Lands of Owen J. Roberts School District (UPI #18-4-51.1-E) the sixteen (16) following courses and distances; (1) along the northwesterly side of the Emergency Access Easement (20' wide through the first three courses) North 38 degrees 25 minutes 00 seconds East 287.35 feet to a point of curve; (2) along a curve to the right with a radius of 100.00 feet an arc distance of 55.30 feet (Ch = North 54 degrees 15 minutes 30 seconds East 54.60 feet) to a point; (3) thence North 70 degrees 06 minutes 00 seconds East 190.22 feet to a point of curve; (4) thence along the northerly side of said Emergency Access Easement (Varying width through the next five courses) on a curve to the left with a radius of 75.00 feet an arc distance of 44.05 feet (Ch = North 53 degrees 16 minutes 30 seconds East 43.42 feet) to a point; (5) thence North 36

degrees 27 minutes 00 seconds East 65.89 feet to a point of curve; (6) thence along a curve to the right with a radius of 85.00 feet an arc distance of 186.70 feet (Ch = South 80 degrees 37 minutes 30 seconds East 151.37 feet) to a point; (7) thence South 17 degrees 42 minutes 00 seconds East 185.85 feet to a point of curve; (8) thence along a curve to the left with a radius of 50.00 feet an arc distance of 31.40 feet (ch = South 35 degrees 41 minutes 30 seconds East 30.89 feet) to a point; (9) thence continuing along the northerly side of the Emergency Access Easement (30' Wide through the next five courses) South 53 degrees 41 minutes 00 seconds East 172.15 feet to a point of curve; (10) thence along a curve to the right with a radius of 155.00 feet an arc distance of 49.82 feet (ch = South 44 degrees 28 minutes 30 seconds East 49.61 feet) to a point; (11) thence South 35 degrees 16 minutes 00 seconds East 112.78 feet to a point of curve; (12) thence along a curve to the left with a radius of 100.00 feet an arc distance of 30.02 feet (ch = South 43 degrees 52 minutes 00 seconds East 29.91 feet) to a point; (13) thence South 52 degrees 28 minutes 00 seconds East 218.69 feet to a point of curve; (14) thence along a curve to the left with a radius of 50.00 feet an arc distance of 61.84 feet (ch = South 87 degrees 54 minutes 00 seconds East 57.98 feet) to a point; (15) thence North 56 degrees 40 minutes 00 seconds East 20.01 feet to a point and (16) thence South 53 degrees 21 minutes 10 seconds East 20.80 feet to a point on the centerline of Sanatoga Road (Existing 33' Wide R/W); thence along said centerline South 36 degrees 22 minutes 49 West 121.55 feet to a point; thence leaving said centerline North 53 degrees 56 minutes 46 seconds West 20.48 feet to a point of curve; thence along a curve to the left with a radius of 40.00 feet an arc distance of 62.05 feet (ch = North 08 degrees 01 minutes 30 seconds West 56.01 feet) to a point on the southerly side of the Emergency Access Easement, thence passing through Lands of Owen J. Roberts School District (UPI #18-4-51.1-E) the nine (9) following courses and distances (30' Wide through the next four courses); (1) thence North 52 degrees 28 minutes 00 seconds West 235.27 feet to a point of curve; (2) thence along a curve to the right with a radius of 130.00 feet an arc distance of 39.03 feet (ch = North 43 degrees 52 minutes 00 seconds West 38.88 feet) to a point; (3) thence

North 35 degrees 16 minutes 00 seconds West 112.78 feet to a point of curve; (4) thence along a curve to the left with a radius of 125.00 feet an arc distance of 40.18 feet (ch = North 44 degrees 28 minutes 30 seconds West 40.01 feet) to a point; (5) thence continuing along the southerly side of the Emergency Access Easement (partially 30' wide and partially at a varying width) North 53 degrees 41 minutes 00 seconds West 444.01 feet to a point of curve; (6) thence along a curve to the left with a radius of 25.00 feet an arc distance of 24.53 feet (ch = North 81 degrees 47 minutes 30 seconds West 23.56 feet) to a point on the southeasterly side of the Emergency Access Easement (20' wide); (7) thence South 70 degrees 06 minutes 00 seconds West 223.08 feet to a point of curve; (8) thence along a curve to the left with a radius of 80.00 feet an arc distance of 44.24 feet (ch = South 54 degrees 15 minutes 30 seconds West 43.68 feet) to a point and (9) thence South 38 degrees 25 minutes 00 seconds West 286.64 feet to a point on the division line between Lands of Owen J. Roberts School District (UPI #18-4-51.1-E) and Lands containing the Proposed Elementary School; thence along said division line North 53 degrees 26 minutes 05 seconds West 20.00 feet to a point, the first mentioned point and place of beginning.

Containing within said Easement 69,746 sf. – 1.601 Ac.



*Stephen J. Wasylyszyn* 1/10/17

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this, the 13<sup>th</sup> day of February, 2017, 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.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: April 20, 2019

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Cheryl A. Imes, Notary Public  
East Coventry Twp., Chester County  
My Commission Expires April 20, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES