

Prepared By: Mark A. Hosterman, Esquire  
Marjorie A. Brown, Esquire  
Wisler Pearlstine, LLP  
Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

Return To: Same as above

UPI No. 18-4-44 (Part of)

**EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS**

**CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2017-07**

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

**ACCEPTANCE OF DEDICATION OF TRAIL EASEMENT  
FOR PROPOSED FUTURE TRAIL ON SITE OF NEW  
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, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to East Coventry Township ("Grantee") an easement to permit Grantee to construct a trail in the future on the Premises for public use and enjoyment in accordance with a Trail Easement Agreement (Proposed Future Trail) executed or to be executed by Grantor and Grantee; and

**WHEREAS**, the Grantee, by adoption of this Resolution, accepts the Dedication of Trail 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. 18-5-44, as and for the construction by Grantee of a public trail for public use.

**NOW, THEREFORE, BE IT RESOLVED**, that the East Coventry Township Board of Supervisors accepts the Dedication of Trail Easement for the described property to have and to hold, forever, as and for a public trail.

**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**

**Trail Easement Legal Description**

**(Proposed Future Trail)**

**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  
FAX 610-565-6976

STEPHEN J. WASYLYSZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

December 2, 2016  
Revised January 17, 2017

LEGAL DESCRIPTION of Centerline 10' Wide Future Trail Easement

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 Numbers C-6 & 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:

First Portion

BEGINNING at a point on the northerly Ultimate right-of-way line of East Cedarville Road SR 1034 (Widen 30' north of the existing centerline), said point being located North 57 degrees 46 minutes 16 seconds West 112.64 feet from the corner of Lands of James R. & Christine M. Buckwalter (UPI #18-4-45); thence from said point of beginning passing through Lands containing the Proposed East Coventry Elementary School along the centerline of the future Trail Easement North 22 degrees 10 minutes 00 seconds East 351.85 feet to a point of curve; thence along a curve to the left with a radius of 150.00 feet an arc distance of 126.10 feet (ch = North 01 degrees 55 minutes 00 seconds West 122.42 feet) to a point; thence North 26 degrees 00 minutes 00 seconds West 138.17 feet to a point of curve; thence along a curve to the right with a radius of 50.00 feet an arc distance of 58.18 feet (ch = North 07 degrees 20 minutes 00 seconds East 54.95 feet) to a point; thence North 40 degrees 40 minutes 00 seconds East 166.43 feet to a point of curve; thence along a curve to the right with a radius of 50.00 feet an arc distance of 28.65 feet (ch = North 57 degrees 05 minutes 00 seconds East 28.26 feet) to a point; thence North 73 degrees 30 minutes 00 seconds East 199.75 feet to a point of curve; thence along a curve to

the left with a radius of 80.00 feet an arc distance of 174.07 feet (ch = North 11 degrees 10 minutes 00 seconds East 141.71 feet) to a point; thence North 51 degrees 10 minutes 00 seconds West 290.65 feet to a point of curve; thence along a curve to the right with a radius of 50.00 feet an arc distance of 78.18 feet (ch = North 06 degrees 22 minutes 30 seconds West 70.45 feet) to a point; thence North 38 degrees 25 minutes 00 seconds East 242.96 feet to a point of curve; thence along a curve to the left with a radius of 50.00 feet an arc distance of 31.63 feet (ch = North 20 degrees 17 minutes 30 seconds East 31.11 feet) to a point; thence North 02 degrees 10 minutes 00 seconds East 35.22 feet to a point of curve; thence along a curve to the left with a radius of 50.00 feet an arc distance of 122.75 feet (ch = North 68 degrees 10 minutes 00 seconds West 94.17 feet) to a point; thence South 41 degrees 30 minutes 00 seconds West 91.95 feet to a point of curve; thence along a curve to the right with a radius of 200.00 feet an arc distance of 276.93 feet (ch = South 81 degrees 10 minutes 00 seconds West 255.33 feet) to a point; thence North 59 degrees 10 minutes 00 seconds West 147.92 feet to a point of curve; thence along a curve to the right with a radius of 50.00 feet an arc distance of 31.42 feet (ch = North 41 degrees 10 minutes 00 seconds West 30.90 feet) to a point; thence North 23 degrees 10 minutes 00 seconds West 48.81 feet to a point of curve; thence along a curve to the left with a radius of 50.00 feet an arc distance of 25.31 feet (ch = North 37 degrees 40 minutes 00 seconds West 25.04 feet) to a point; thence North 52 degrees 10 minutes 00 seconds West 60.39 feet to a point, said point known as point "B", the next three (3) courses are included in a portion of the 10' Wide Trail Easement to be Built; (1) South 37 degrees 50 minutes 00 seconds West 229.37 feet to a point, said point known as point "A", said point being the starting point of the second portion of Trail Easement; (2) thence South 50 degrees 20 minutes 00 seconds East 216.74 feet to a point and (3) South 00 degrees 20 minutes 00 seconds West 12.37 feet to a point, said point being known as point "C"; thence continuing along the centerline of the 10' Wide Future Trail Easement South 00 degrees 20 minutes 00 seconds West 19.23 feet to a point of curve (non-tangent); thence along a curve to the left with a radius of 104.00 feet an arc

distance of 111.77 feet (ch = South 55 degrees 47 minutes 20 seconds West 106.47 feet) to a point; thence South 25 degrees 00 minutes 00 seconds West 265.27 feet to a point of curve; thence along a curve to the left with a radius of 54.00 feet an arc distance of 16.46 feet (ch = South 16 degrees 16 minutes 05 seconds West 16.40 feet) to a point; thence South 07 degrees 32 minutes 10 seconds West 211.92 feet to a point of curve; thence along a curve to the right with a radius of 96.00 feet an arc distance of 49.65 feet (ch = South 22 degrees 21 minutes 05 seconds West 49.09 feet) to a point; thence South 37 degrees 10 minutes 00 seconds West 182.57 feet to a point; thence South 40 degrees 20 minutes 00 seconds West 73.49 feet to a point of curve; thence along a curve to the right with a radius of 50.00 feet an arc distance of 50.26 feet (ch = South 69 degrees 07 minutes 56 seconds West 48.17 feet) to a point of curve on the northerly Ultimate right-of-way line of East Cedarville Road SR 1034 (Widen 35' north of the existing centerline), said point being located along a curve to the left with a radius of 920.37 feet an arc distance of 65.72 feet (ch = South 47 degrees 03 minutes 06 seconds East 65.70 feet) from an angle point in said Ultimate right-of-way line

#### Second Portion

BEGINNING at a point known as Point "A" as described and located in the First Portion; thence from Point "A" continuing along the centerline of the southwesterly Future Trail Easement North 50 degrees 20 minutes 00 seconds West 108.22 feet to a point; thence North 52 degrees 50 minutes 00 seconds West 432.96 feet to a point of curve; thence along a curve to the right with a radius of 23.00 feet an arc distance of 26.36 feet (ch = North 20 degrees 00 minutes 00 seconds West 24.94 feet) to a point; thence North 12 degrees 50 minutes 00 seconds East 21.03 feet to a point of curve; thence along a curve to the left with a radius of 13.00 feet an arc distance of 14.88 feet (ch = North 19 degrees 57 minutes 55 seconds West 14.08 feet) to a point; thence North 52 degrees 45 minutes 49 seconds West 2.16 feet to a point in line of "Coventry Glen Open Space", the terminus of said Future Trail Easement.



**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