

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. 18-1-81 (Part Of)

**EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS**

CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2017-20

**ALL COUNTY AND ASSOCIATES MINOR SUBDIVISION
(LOT LINE ADJUSTMENT)**

**ACCEPTANCE OF DEED OF DEDICATION
OF ULTIMATE RIGHT-OF-WAY ALONG
FRICKS LOCK ROAD & SAVAGE ROAD**

WHEREAS, BENJAMIN SILVERBERG and CAITLIN SKELTON (“Grantors”) are the owners of a certain tract of land situate in East Coventry Township, Chester County, Pennsylvania (the “Premises”), which land has been approved for a lot line adjustment in accordance with a preliminary/final minor subdivision (lot line adjustment) plan, is located at the corner of Fricks Lock Road and Savage Road, and has frontage along both roads; and

WHEREAS, the Grantors, for and in consideration of **One Dollar (\$1.00)**, desire to dedicate to East Coventry Township ("Grantee") for public use and enjoyment the ultimate right-of-way along Fricks Lock Road and Savage 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. 18-1-81, 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 14th day of August, 2017, by the Board of Supervisors of East Coventry Township for acceptance and recording.

EAST COVENTRY TOWNSHIP

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

Bernard A. Rodgers
Bernard A. Rodgers, Secretary

**Deed of Dedication / Legal Description
Fricks Lock Road & Savage Road Right-of-Way**

EXHIBIT "A"

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: **SS**
COUNTY OF CHESTER :

On this, the 31st day of August, 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.

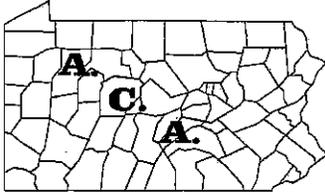
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



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



ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

P.O. BOX 472

ST. PETERS, PA 19470

(610) 469-3830

(610) 469-6385 (FAX)

September 28, 2016

Rev. 5/9/17

Pg. 1 of 1

RE: Description of the Lot 2 Right-of-way of Fricks Lock Road & Savage Road offered for dedication, East Coventry Township, Chester County, Pennsylvania.

ALL THAT CERTAIN lands of Lot 2 Right-of-way of Fricks Lock Road & Savage Road offered for dedication, located in East Coventry Township, Chester County, situate on Fricks Lock Road, as shown on a Lot Line Adjustment Plan, known as Reitnour & Silverberg/Skelton Minor Subdivision, prepared by All County & Associates, Inc., St Peters, PA, dated 1/15/16, last revised 5/9/17, plan number FRICKS0001-1 being more fully bounded and described as follows;

BEGINNING at a point in the middle of Fricks Lock Road, said point being a corner of lands of Barry A. & Lois M. Reitnour;

THENCE from said point of beginning along the bed of Fricks Lock road, North 42 degrees 15 minutes 00 seconds East, a distance of 147.00 feet to a point, in the intersection of said Fricks Lock Road & Savage Road; thence along Savage Road, North 86 degrees 00 minutes 00 seconds East, a distance of 96.23 feet to a point, a corner of lands of Dean N. & Jacqueline C. Odagis; thence along said lands of Odagis, South 05 degrees 37 minutes 40 seconds East, a distance of 38.36 feet to a point on the South Easterly right-of-way of Savage Road; thence along the said right-of-way of Savage Road, the two courses and distances as follows;

- 1.) North 89 degrees 11 minutes 32 seconds West, a distance of 46.26 feet to a point;
- 2.) Along a curve, curving to the left, having a radius of 99.00 feet an arc length of 82.43 feet, a chord bearing of South 66 degrees 57 minutes 14 seconds West, and a chord length 80.07 feet to a point, on the Southerly right-of-way of said Fricks Lock Road;

Thence along said right-of-way of Fricks Lock Road, South 43 degrees 05 minutes 59 seconds West, a distance of 87.43 feet to a point, on line of lands of said Barry A. & Lois M. Reitnour; thence along said lands of Reitnour, North 47 degrees 45 minutes 00 seconds West, a distance of 25.56 feet to the first mentioned point and place of beginning.

CONTAINING: 7,149.3 Square feet or 0.16 acres of land, more or less.

Prepared By: 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

Parcel No. 18-1-81 (Part Of)

DEED OF DEDICATION

**Reitnour and Silverberg Lot Line Adjustment
Fricks Lock Road & Savage Road Ultimate Right-of-Way**

THIS INDENTURE is made this 28th day of June, 2017,

FROM

BENJAMIN SILVERBERG and CAITLIN SKELTON (hereinafter called "Grantors"), of the one part,

TO

EAST COVENTRY TOWNSHIP, Chester County, Pennsylvania (hereinafter called "Grantee"), of the other part;

WITNESSETH:

THAT the said Grantors, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby

acknowledged, have dedicated and by these presents do dedicate for public use and enjoyment as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), unto the said Grantee, its successors and assigns,

ALL those certain tracts or parcels of ground situate in East Coventry Township, Chester County, Pennsylvania, more particularly described in Exhibit "A" which is attached hereto and made a part hereof, and depicted on the plan attached hereto and made a part hereof as Exhibit "B",

TO have and to hold the tract or parcel of land above described and hereby dedicated, or mentioned and intended to be, unto the said Grantee, its successors and assigns, forever, as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said road had been opened by a Decree of the Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND the said Grantors, their heirs and assigns, do by these presents, covenant, promise and agree to and with the said Township of East Coventry, its successors and assigns, that neither they, the said Grantors, nor their heirs and assigns, shall or will at any time hereafter ask, demand, recover or receive of or from the said Township of East Coventry, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said road or street to grade as now established, and if such grade shall not be established at the date of these presents, that neither they, the said Grantors, nor their heirs and assigns, shall or will at any time thereafter ask, demand, recover or receive any damages by reason of the physical

grading of the said road or street to conform with the grades as first thereafter established or confirmed according to law.

AND the said Grantors, for themselves and their heirs and assigns, do covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantors, have not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

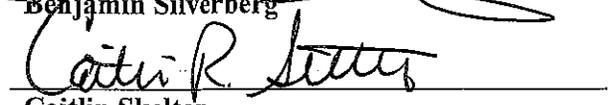
AND the said Grantors, for themselves and their heirs and assigns, do severally, and not jointly nor the one for the other nor for the act or deed of the other, but each for his or her own act only, covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the Grantors, have not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

AND the said Grantors, for themselves and their heirs and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, shall and will warrant and forever defend the hereinabove described tract or parcel of land against they, the said Grantors, their heirs and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them.

AND the Grantee, by accepting and recording this Deed, accepts the tract or parcel of ground described herein as and for a public street, road or highway.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be signed on the day and year first above written.

GRANTORS:


Benjamin Silverberg

Caitlin Skelton

GRANTEE:

EAST COVENTRY TOWNSHIP

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

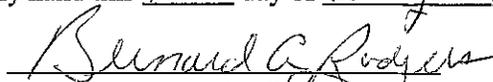
Attest: 
Bernard A. Rodgers, Secretary

Certificate of Residence

I hereby certify the Grantee's precise residence to be:

855 Ellis Woods Road, Pottstown, Pennsylvania 19465

Witness my hand this 11th day of July, 2017


Agent for the Grantee

ACKNOWLEDGEMENT

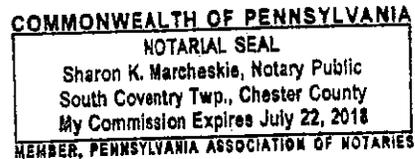
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this 31st day of May, 2017, before me, the undersigned officer, a Notary Public, personally appeared **Benjamin Silverberg**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and desired the same might be recorded as such.

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


Notary Public

My Commission Expires:



ACKNOWLEDGEMENT

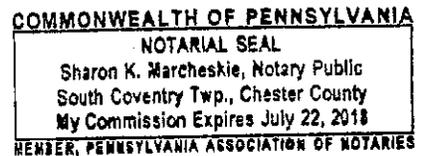
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this 31 day of May, 2017, before me, the undersigned officer, a Notary Public, personally appeared **Caitlin Skelton**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and desired the same might be recorded as such.

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

Sharon K. Marcheskie
Notary Public

My Commission Expires:



ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :

: **SS**

COUNTY OF CHESTER :

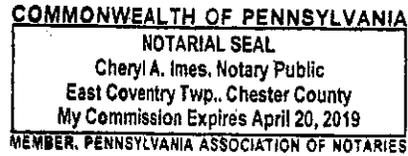
On this 29th day of June, 2017, before me, the undersigned officer, a Notary Public, personally appeared **Ray A. Kolb**, known to me (or satisfactorily proven) to be the Chairman of the Board of Supervisors of East Coventry Township, and acknowledged that he executed same on behalf of East Coventry Township for the purposes therein contained.

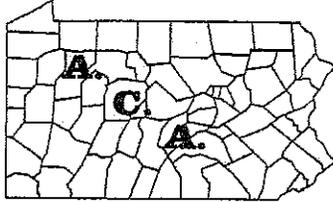
IN WITNESS WHEREOF, I have hereunder set my hand and official seal.



Notary Public

My Commission Expires: April 20, 2019





ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

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September 28, 2016

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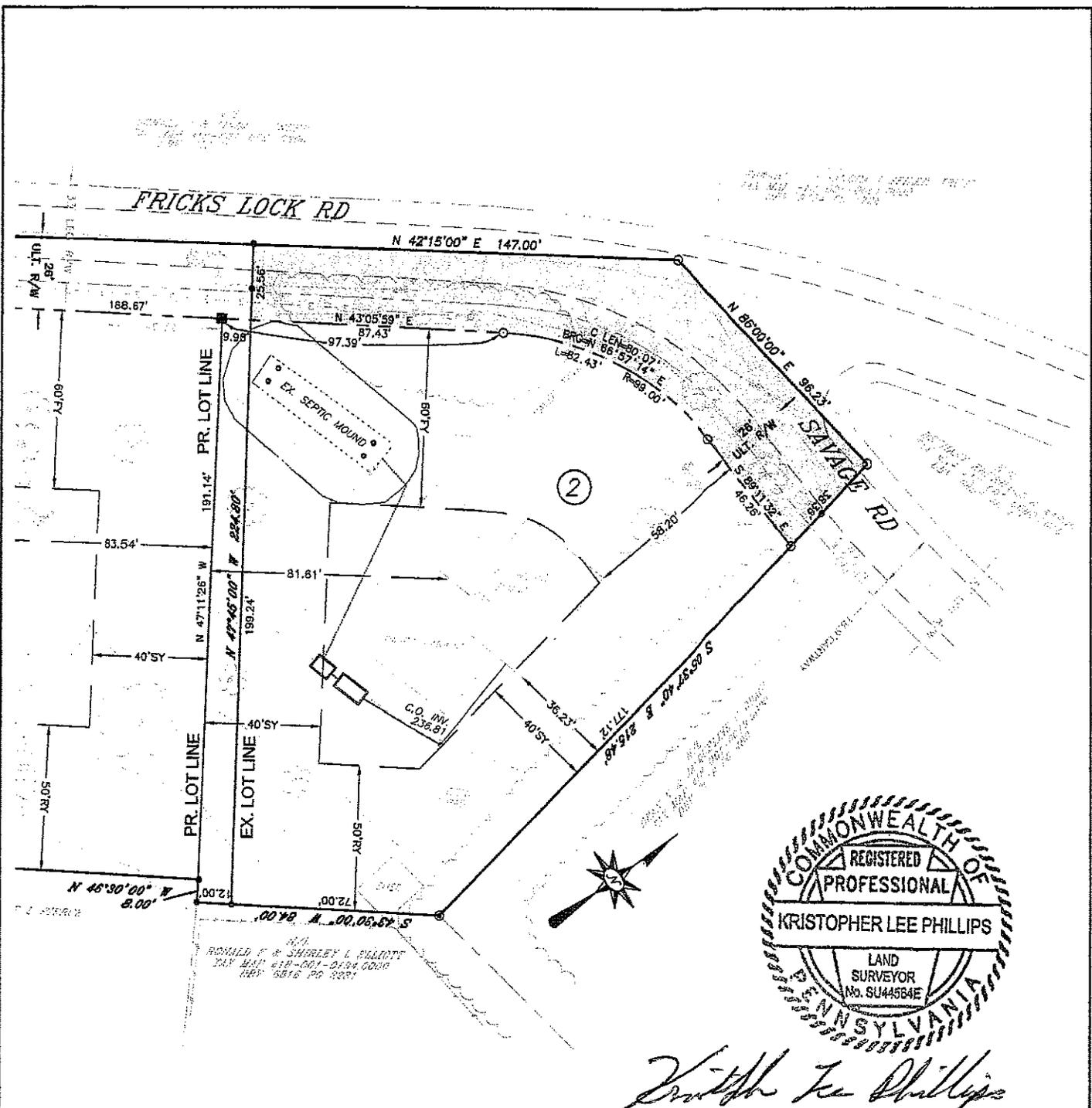
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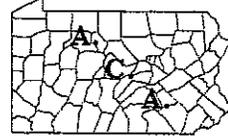
Kristopher Lee Phillips



Kristopher Lee Phillips

LOT 2 DEDICATION AREA	
MUNICIPALITY / COUNTY EAST COVENTRY TWP. / CHESTER CO., PA	
TAX PARCEL # 18-001-0081.0000	
DATE 3/15/17	PLAN NO. FRICKS0001-D2
SCALE 1" = 50'	DRAWN BY JDP
LOT NO. 2	DEDICATION AREA 0.16 ACRES
REVISIONS	
5/9/17	REV. DIMENSIONS JDP

ALL COUNTY and ASSOCIATES INC



SURVEYING ENGINEERING ENVIRONMENTAL PERMITTING

P.O. BOX 472 - 1841 POTTSTOWN PIKE SAINT PETERS, PA 19470
1-800-220-9165

PREPARED FOR :

BARRY A & LOIS M REITNOUR
14 FRICKS LOCK ROAD
POTTSTOWN, PA 19465
PH. (610)754-6436

BENJAMIN SILVERBERG & CAITLIN SKELTON
34 FRICKS LOCK ROAD
POTTSTOWN, PA 19465
PH. (610)812-4626