

Prepared By: Mark A. Hosterman, Esquire
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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. 2020-12

**OWEN J. ROBERTS SCHOOL DISTRICT
EAST COVENTRY ELEMENTARY SCHOOL LAND DEVELOPMENT**

**ACCEPTANCE OF DEED OF DEDICATION
OF ULTIMATE RIGHT-OF-WAY ALONG
OLD SCHUYLKILL ROAD**

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 and has frontage along Old Schuylkill Road; 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 Old Schuylkill 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, which was formerly identified as part of UPI No. 18-4-54, but now, following a reserve subdivision with a tract of land identified as UPI No. 18-4-44, is identified as part of UPI No. 18-4-44, as and for a public road or highway.

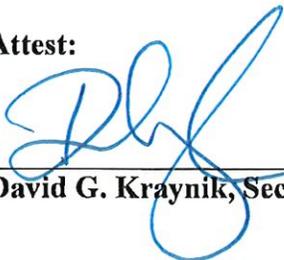
NOW, THEREFORE, BE IT RESOLVED, that the East Coventry Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as and for a public road or highway, together with the sanitary and storm sewer lines constructed thereunder (if any), and with 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 8th day of June, 2020, by the Board of Supervisors of East Coventry Township for acceptance and recording.

EAST COVENTRY TOWNSHIP

By: 
Anthony Duffy, Chairman
Board of Supervisors

Attest:


David G. Kraynik, Secretary

ACKNOWLEDGEMENT

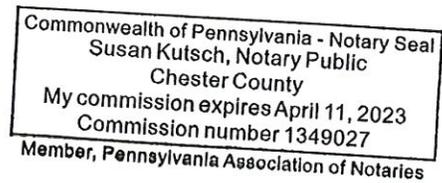
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this, the 9th day of June, 2020, before me, the undersigned officer, personally appeared **Anthony Duffy and David G. Kraynik**, known to me to be the Chairman and Secretary, respectively, of the Board of Supervisors of East Coventry Township, whose names are subscribed to the within instrument and acknowledged that they 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.

Susan Kutsch
Notary Public

My Commission Expires: April 11, 2023



**Deed of Dedication / Legal Description and Plat
Old Schuylkill Road Ultimate Right-of-Way**

EXHIBIT "A"

EDOUARD N. HOUTMANN, C. E.
1928-1894

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

November 18, 2015
Revised August 2, 2016
Revised November 16, 2016
Revised December 20, 2016
Revised January 17, 2017
Revised February 26, 2020

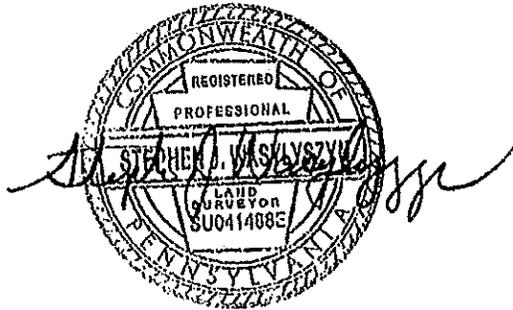
**LEGAL DESCRIPTION of area to be offered for dedication of additional
right-of-way for Old Schuylkill Road**

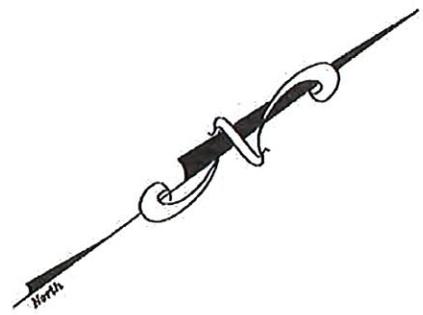
ALL THAT CERTAIN parcel of ground SITUATE in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania described according to a Preliminary Reverse Subdivision & Land Development Plan of East Coventry Elementary School prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated August 26, 2015 and last revised January 17, 2017 as follows:

BEGINNING at a point on the Title Line of Old Schuylkill Road (Proposed to be Widen 30' south of the existing physical centerline), a corner of Lands of Joseph D. & Beth A. Raab (UPI #18-4-55.6) and Lands of the Owen J. Roberts School District (UPI #18-4-44); thence along said Title Line the three (3) following courses and distances (1) South 52 degrees 26 minutes 01 seconds East 81.36 feet to a point; (2) South 57 degrees 59 minutes 04 seconds East 100.50 feet to a point and (3) South 59 degrees 26 minutes 01 seconds East 18.04 feet to a point, a corner of Lands of Lorene Marla Eighme & Michael P. Nusbaum (UPI #18-4-53.1); thence leaving said Title Line and along said Lands of Eighme & Nusbaum South 37 degrees 27 minutes 45 seconds West 19.90 feet to a point of curve on the Ultimate Right-of-way line of Old Schuylkill Road (Proposed to be widened 30' south of the physical centerline); thence along said Ultimate Right-of-way line along a curve to the right with a radius of 1430.00 feet an arc distance of 168.85 feet (Chord North 56 degrees 28 minutes 18 seconds West 168.75

feet) to a point: thence North 53 degrees 05 minutes 21 seconds West 30.97 feet to a point on the division line between Lands of Joseph D. & Beth A. Raab (UPI #18-4-55.6); thence along said division line North 37 degrees 28 minutes 43 seconds East 20.22 feet to a point on the Title Line of Old Schuylkill Road (Proposed to be Widen 30' south of the existing physical centerline), a corner of Lands of Joseph D. & Beth A. Raab (UPI #18-4-55.6) and Lands of the Owen J. Roberts School District (UPI #18-4-44), the first mentioned point and place of beginning.

Containing within said Right-of-way 3,925 sf – 0.0901 Ac.





PHEASANT LANE

OLD SCHUYLKILL ROAD

S 53°05'21" E
30.97'
Lands of
Joseph D. & Beth A. Raab
UPI #18-4-55.6

Lands of
Stephen M. Jackson
James H. Buley
UPI #18-1-92.1

S 52°26'01" E
81.36'

S 57°59'04" E
100.50'

S 59°26'01" E
18.04'

00'

30'

Concrete Monument (sat)

Concrete Monument (found)

20.22'

30'

Ultimate Right-of-way Line
Legal Right-of-way Line

Center Line

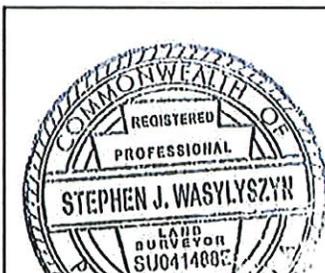
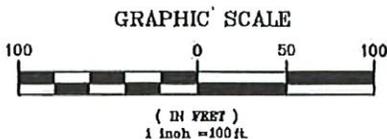
Concrete Monument (sat)

19.90'

30'

493.82'
S 37°27'45" W 513.72'

L=168.85'
R=1430.00'
D=006°45'55"
Ch=S56°28'18"E
168.75'



Stephen J. Wasylyszyn

NO.	DATE	PART PLAN -- OLD SCHUYLKILL ROAD RIGHT OF WAY EAST COVENTRY ELEM. SCHOOL EAST COVENTRY TOWNSHIP CHESTER COUNTY, PA.
SCALE	1"=100'	
DATE	March 4, 2020	
DR BY:	G.N.H.	
CHK. BY:		
G.D. HOUTMAN & SON, INC. CIVIL ENGINEERS--LAND SURVEYORS LAND PLANNERS 139 E. BALTIMORE PIKE MEDIA, PA 19063 (610)665-8383		Sheet 4 of 4 WORK ORDER 37411 FILE