

Prepared By: Mark A. Hosterman, Esquire  
Matjorie 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. 2020-13**

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

**ACCEPTANCE OF DEED OF DEDICATION  
OF ULTIMATE RIGHT-OF-WAY ALONG  
EAST CEDARVILLE 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 was approved for development in accordance with a final reverse subdivision and land development plan and has frontage along East Cedarville 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 East Cedarville Road by Deed of Dedication; and

**WHEREAS,** the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts 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; and

**WHEREAS**, the Grantor has constructed certain sanitary sewer and storm water improvements within the existing right-of-way of East Cedarville Road, between Sanatoga Road and Buckwalter Road, in East Coventry Township, Chester County, Pennsylvania, and desires to transfer those improvements to the Township by bill of sale, as depicted on the plan attached hereto as Exhibit "B" and incorporated herein by reference (the "Plan"); and

**WHEREAS**, the Grantee, by accepting the Bill of Sale, accepts ownership of the sanitary sewer and storm sewer improvements within the existing right-of-way of East Cedarville Road to the extent constituting personal property.

**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 improvements constructed thereunder, 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; and

**FURTHER RESOLVED**, that the East Coventry Township Board of Supervisors accepts the Bill of Sale for the sanitary sewer and storm sewer improvements within the existing right-of-way of East Cedarville Road as have been laid out, constructed, installed or otherwise completed, as shown on the Plan and described in the Bill of Sale, subject to the continuing obligations of Grantor as described therein.

APPROVED this 8<sup>th</sup> 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 9<sup>th</sup> 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 name is 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

Commonwealth of Pennsylvania - Notary Seal  
Susan Kutsch, Notary Public  
Chester County  
My commission expires April 11, 2023  
Commission number 1349027  
Member, Pennsylvania Association of Notaries

**EXHIBIT "A"**

**Deed of Dedication / Legal Description and Plat  
East Cedarville Road Ultimate Right-of-Way**

EDOUARD N. HOUTMANN, C. E.  
1920-1994

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. WASYLISZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

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

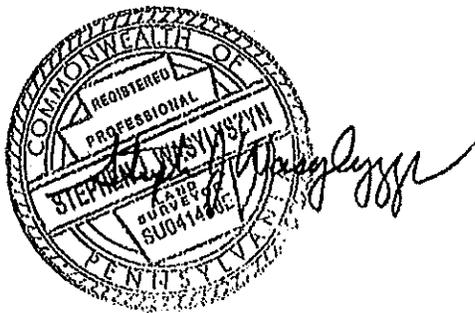
LEGAL DESCRIPTION of area to offered for dedication of additional road  
Right-of-way for East Cedarville Road SR 1034

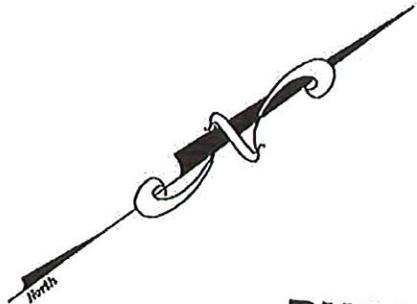
ALL THAT CERTAIN parcel of ground SITUATE in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania described according to a Preliminary Reverse Subdivision & Land Development Plan of East Coventry Elementary School prepared by G. D. Houtman & Son, Inc., Civil Engineers and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

BEGINNING at a point on the existing northerly right-of-way line of East Cedarville Road SR 1034 (Existing 33' Wide R/W to be widened 30' north of the existing physical centerline), a corner of Lands of Owen J. Roberts School District (UPI #18-4-44) and Lands of James R. & Christine M. Buckwalter (UPI #18-4-45); thence from said point of beginning along said existing right-of-way line the three (3) following courses and distances (1) North 57 degrees 46 minutes 16 seconds West 826.59 feet to a point of curve; (2) along a curve to the right with a radius of 863.50 feet, an arc distance of 177.36 feet to a point (Chord North 52 degrees 13 minutes 36 seconds West 177.05 feet) and (3) North 46 degrees 20 minutes 33 seconds West 157.10 feet to a point, a corner of Lands of Owen J. Roberts School District (UPI #18-4-44) and Lands of David H. & Kathryn M. Heistand (UPI #18-4-43.2); thence leaving said existing right-of-way line and partially along Lands of Heistand North 37 degrees 06 minutes 10 seconds East 16.84 feet to a point on the Ultimate Right-of-way line; thence along said Ultimate Right-of-way line, widen 30' North of the physical centerline, South 44 degrees 50 minutes 36 seconds East 143.03 feet to a point; thence North 44 degrees 59 minutes 38 seconds East 5.00 feet to a point of curve on the Ultimate Right-of-

way line, widen 35' north of the physical centerline, thence along said widen portion on a curve to the left with a radius of 920.37 feet an arc distance of 209.45 feet to a point (Chord South 51 degrees 31 minutes 54 seconds East 208.99 feet); thence continuing along said right-of-way South 58 degrees 03 minutes 03 seconds East 382.59 feet to a point; thence South 31 degrees 56 minutes 57 seconds West 5.00 feet to a point on the Ultimate Right-of-way line, widen 30' north of the physical centerline; thence along said right-of-way line South 58 degrees 03 minutes 03 seconds East 300.03 feet to a point and South 57 degrees 46 minutes 16 seconds East 125.77 feet to a point on the division line between Lands of Owen J. Roberts School District (UPI #18-4-44) and Lands of James R. & Christine M. Buckwalter (UPI #18-4-45); thence along said division line South 37 degrees 40 minutes 06 seconds West 13.56 feet to a point on the existing northerly right-of-way line of East Cedarville Road SR 1034 (Existing 33' Wide R/W to be widened 30' north of the existing physical centerline), a corner of Lands of Owen J. Roberts School District (UPI #18-4-44) and Lands of James R. & Christine M. Buckwalter (UPI #18-4-45), the first mentioned point and place of beginning.

Containing within said Right-of-way 17,324 sf – 0.398 Ac.





# BUCKWALTER ROAD

Lands of David H. & Kathryn M. Heistand UPI #18-4-43.2

L=177.36'  
R=863.50'  
D=011°46'06"  
Ch=N52°13'36"W  
177.05'

N 46°20'33" W  
157.10'

Concrete Monument (to be set)

Iron Pin (found)

N 37°

S 44°59'38" W

5.00'

N 44°50'36" W

143.03'

L=209.45'

R=920.37'

D=013°02'19"

Ch=S 51°31'54" E

208.99'

241'

**R-2**

Lands of Eugene J. Cocchi UPI #18-4-114.8  
Lands of Andrew H. Dannon, III UPI #18-4-114.6  
Lands of Erich H. Matthai UPI #18-4-114.10  
Lands of William H. Smith, Jr UPI #18-4-114.9

# ROAD

16.5'

16.5'

Lead ROW  
Center Line

35'

50'

35'

50'

30'

24'

28'

25'

35'

50'

35'

50'

35'

50'

35'

50'

35'

50'

35'

50'

35'

50'

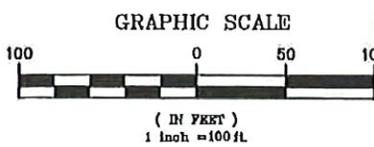
35'

50'

35'

PROPOSED ENTRANCE SIGN

AREA FOR DEDICATION  
17,324 S.F. = 0.398 Ac.  
UPI #18-A. 11



NO.	DATE	PART PLAN - EAST CEDARVILLE 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 19003 (810)555-8363		Sheet 1 of 4 WORK ORDER 37411 FILE

R-2

177.00

Lands of  
Erich H. Mattha,  
UPI #18-4-114.1  
A

Lands of  
William H. Smith,  
UPI #18-4-114.9

Lands of  
Glenn R. Siegele  
UPI #18-4-114.5

Lands of Richard Boe  
UPI #18-4-114.11

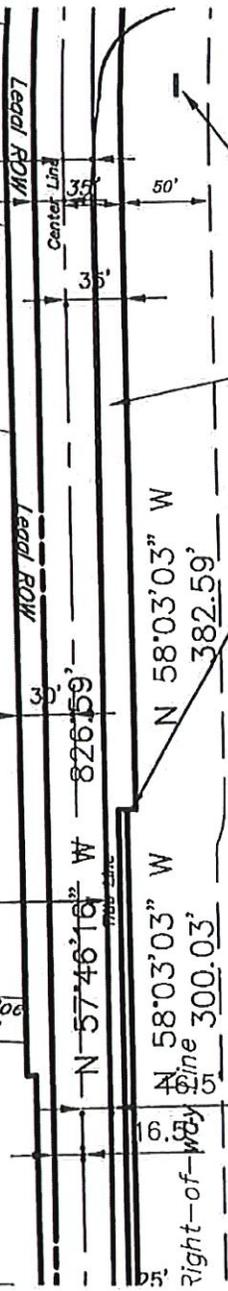
Lands of  
Leonard A. Kaufman  
UPI #18-4-114.2

**ROAD**

**CEDARVILLE**

**EAST**

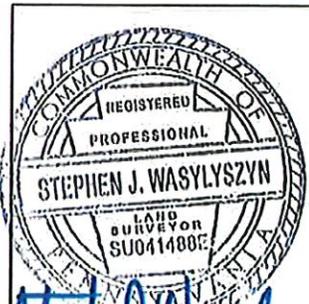
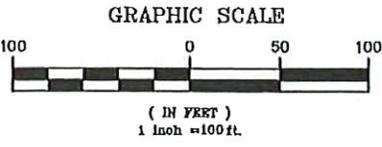
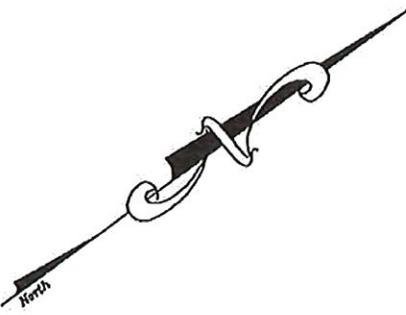
(S.R. 1034 - L.R. 15197)



PROPOSED  
ENTRANCE  
SIGN

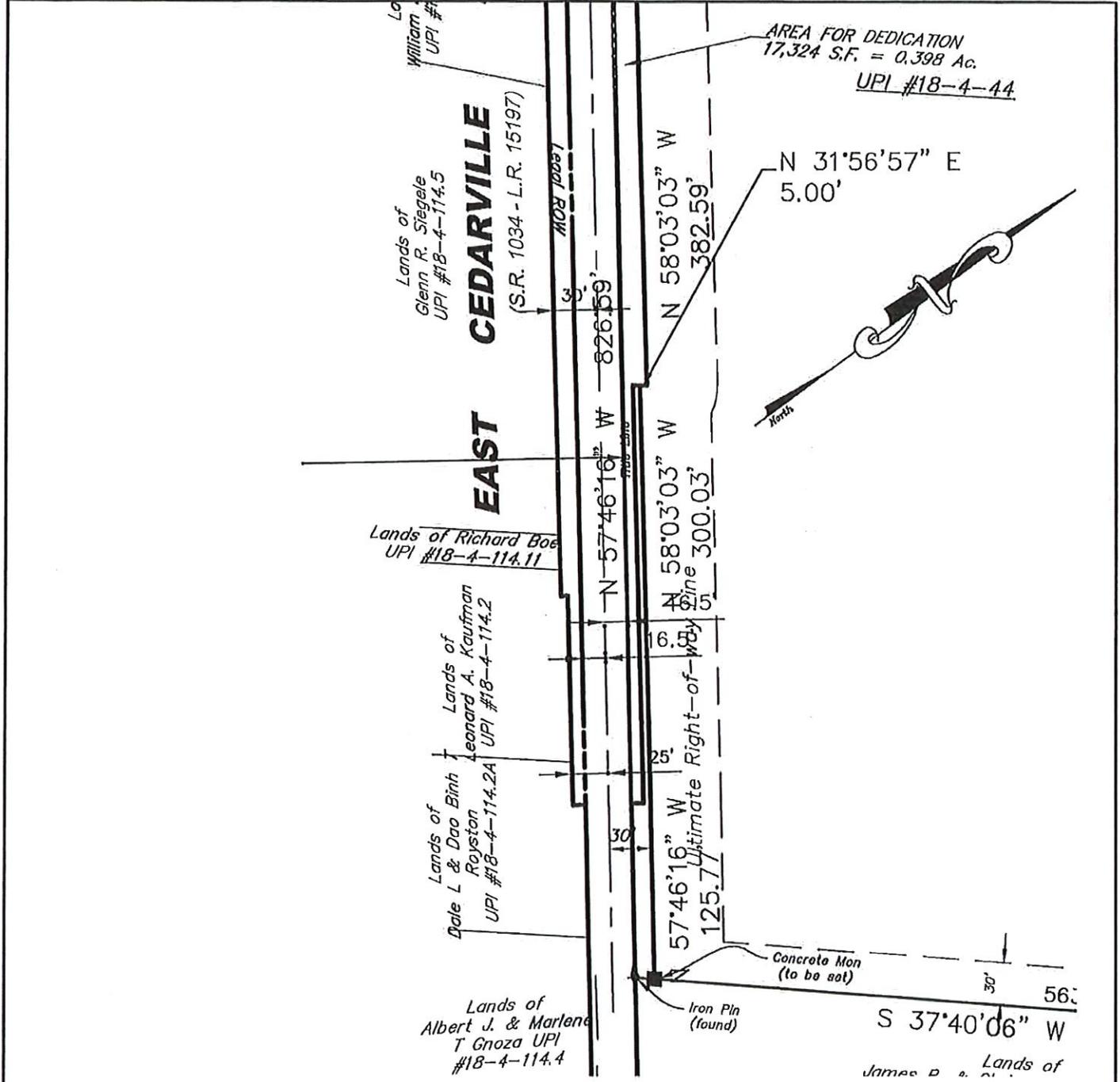
AREA FOR DEDICATION  
17,324 S.F. = 0.398 Ac.  
UPI #18-4-44

N 31°56'57\" E  
5.00'



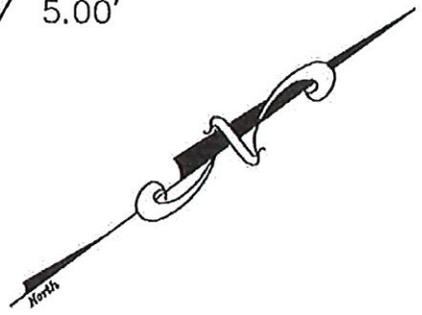
*Stephen J. Wasylyszyn*

NO.	DATE	
SCALE	1"=100'	PART PLAN - EAST CEDARVILLE ROAD RIGHT OF WAY  EAST COVENTRY ELEM. SCHOOL  EAST COVENTRY TOWNSHIP CHESTER COUNTY, PA.
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)265-8383		Sheet 2 of 4 WORK ORDER 37411 FILE



AREA FOR DEDICATION  
 17,324 S.F. = 0.398 Ac.  
 UPI #18-4-44

N 31°56'57" E  
 5.00'

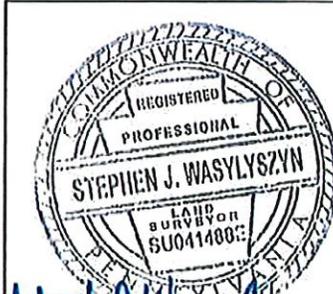
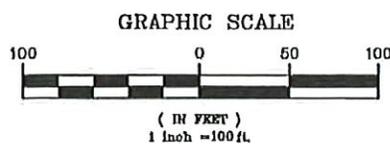


Lands of Richard Boe  
 UPI #18-4-114.11

Lands of Dale L. & Dao Binh Rojston  
 UPI #18-4-114.2A

Lands of Albert J. & Marlene T. Gnoza  
 UPI #18-4-114.4

S 37°40'06" W  
 James D. ... Lands of ...



*Stephen J. Wasylyszyn*

NO.	DATE	PART PLAN - EAST CEDARVILLE 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  
 130 E. BALTIMORE PIKE MEDIA, PA 19003  
 (810)565-8363

Sheet 3 of 4  
 WORK ORDER  
 37411  
 FILE

**EXHIBIT "B"**

**Deed of Dedication / Plan of Sewer Improvements  
East Cedarville Road Ultimate Right-of-Way**

