

**EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS**

CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2013-18

Coventry Glen Subdivision and Land Development

Acceptance of Carriage House Road (newly constructed road); Rinehart Road (newly constructed road); South Savanna Drive (newly constructed road); North Savanna Drive (newly constructed road); Dare Lane (newly constructed road); Bayberry Lane (newly constructed road); Brower Lane (newly constructed road); and Old Schuylkill Road Ultimate Right-of-Way

WHEREAS, HERITAGE-COVENTRY MEADOWS, L.P., ("Grantor") has developed a certain tract of land situate in East Coventry Township, Chester County, Pennsylvania known as the Coventry Glen Subdivision and Land Development (the "Premises") which land is located along certain roads known as Carriage House Road, Rinehart Road, South Savanna Drive, North Savanna Drive, Dare Lane, Bayberry Lane, Brower Lane, and 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 rights-of-way along Old Schuylkill Road, and certain newly constructed roads named Carriage House Road, Rinehart Road, South Savanna Drive, North Savanna Drive, Dare Lane, Bayberry Lane, and Brower Lane; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described Exhibits "A" through "H" attached hereto and made a part hereof, as and for public roads or highways.

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 for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads 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 12th day of August, 2013, by the Board of Supervisors of East Coventry Township for acceptance and recording.

EAST COVENTRY TOWNSHIP

By: Ray Kolb
Ray A. Kolb, Chairman

Attest: Bernard A. Rodgers
Bernard A. Rodgers, Secretary

Legal Description

Carriage House Road

EXHIBIT "A"



Rev. December 1, 2004

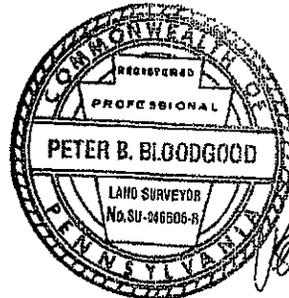
**LEGAL DESCRIPTION
CARRIAGE HOUSE ROAD RIGHT-OF-WAY
COVENTRY GLEN**

All that certain parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania as shown on the plan entitled, *Final Plan, RECORD PLAN, COVENTRY GLEN (f.k.a. Coventry Meadows)*, dated August 30, 2000, last revised, July 2, 2004, prepared by Gilmore & Associates, Inc. Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania 19426 and being described as follows to wit:

Beginning Station 1+47.62, 30 feet Right, Old Schuylkill Road; thence

1. South 50°54'11" East, a distance of 110.00 feet to a point; thence along a curve to the Left, radius 30.00 feet, an arc distance of 47.27 feet to a point, said curve being subtended by a chord which bears South 83°57'31" West for a distance of 42.53 feet; thence
2. South 38°49'13" West, a distance of 202.85 feet to a point; thence
3. along a curve to the Left, radius 30.00 feet, an arc distance of 47.13 feet to a point; thence
4. North 51°11'54" West, a distance of 110.07 feet to a point; thence
5. along a curve to the Left, radius 30.00 feet, an arc distance of 47.18 feet to a point, said curve being subtended by a chord which bears North 83°52'28" East for a distance of 42.47 feet; thence
6. North 38°49'13" East, a distance of 203.42 feet to a point; thence
7. along a curve to the Left, radius 30.00 feet, an arc distance of 46.98 feet to the Point of Beginning.

Containing 13,929 square feet, more or less.



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Legal Description

Rinehart Road

EXHIBIT "B"



Rev. December 1, 2004

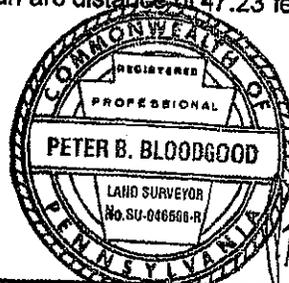
**LEGAL DESCRIPTION
RINEHART ROAD RIGHT-OF-WAY
NORTH OF NORTH SAVANNA DRIVE
COVENTRY GLEN**

All that certain parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania as shown on the plan entitled, *Final Plan, RECORD PLAN, COVENTRY GLEN (f.k.a. Coventry Meadows)*, dated August 30, 2000, last revised, July 2, 2004, prepared by Gilmore & Associates, Inc. Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania 19426 and being described as follows to wit:

Beginning Station 15+97.86, 30 feet Right, Old Schuylkill Road; thence

1. South 51°34'33" East, a distance of 130.00 feet to a point; thence
2. along a curve to the Left, radius 30.00 feet, an arc distance of 47.02 feet to a point, said curve being subtended by a chord which bears South 83°31'25" West for a distance of 42.35 feet; thence
3. South 38°37'23" West, a distance of 49.64 feet to a point; thence
4. South 57°15'18" West, a distance of 31.30 feet to a point; thence
5. South 38°37'23" West, a distance of 597.67 feet to a point; thence
6. along a curve to the Right, radius 225.00 feet, an arc distance of 183.73 feet to a point; thence
7. South 85°24'31" West, a distance of 33.78 feet to a point; thence
8. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to a point; thence
9. North 04°35'29" West, a distance of 110.00 feet to a point; thence
10. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to a point, said curve being subtended by a chord which bears South 49°35'29" East for a distance of 42.43 feet; thence
11. North 85°24'31" East, a distance of 33.78 feet to a point; thence
12. along a curve to the Left, radius 175.00 feet, an arc distance of 142.90 feet to a point; thence
13. North 38°37'25" East, a distance of 577.99 feet to a point; thence
14. North 27°18'31" East, a distance of 50.99 feet to a point; thence
15. North 38°37'23" East, a distance of 48.53 feet to a point; thence
16. along a curve to the Left, radius 30.00 feet, an arc distance of 47.23 feet to the Point of Beginning.

Containing 1.14 Acres, more or less.



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Rev. December 1, 2004

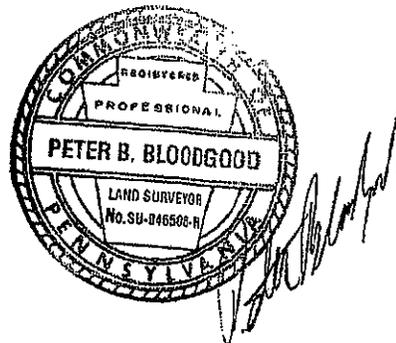
**LEGAL DESCRIPTION
RINEHART ROAD RIGHT-OF-WAY
SOUTH OF NORTH SAVANNA DRIVE
COVENTRY GLEN**

All that certain parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania as shown on the plan entitled, *Final Plan, RECORD PLAN, COVENTRY GLEN (f.k.a. Coventry Meadows)*, dated August 30, 2000, last revised, July 2, 2004, prepared by Gilmore & Associates, Inc. Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania 19426 and being described as follows to wit:

Beginning Station 28+35.26, 25 feet Left, North Savanna Drive; thence

1. South 04°35'29" East, a distance of 110.00 feet to a point; thence
2. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to a point, said curve being subtended by a chord which bears North 49°35'29" West for a distance of 42.43 feet; thence
3. South 85°24'31" West, a distance of 117.84 feet to a point; thence
4. along a curve to the Right, radius 200.00 feet, an arc distance of 156.22 feet to a point; thence
5. North 49°50'14" West, a distance of 10.46 feet to a point; thence
6. along a curve to the Right, radius 51.00 feet, an arc distance of 225.51 feet to a point of reverse curvature; thence along a curve to the Left, radius 10.00 feet, an arc distance of 16.30 feet to a point of compound curvature; thence
7. along a curve to the Left, radius 150.00 feet, an arc distance of 64.69 feet to a point; thence
8. North 85°24'31" East, a distance of 117.84 feet to a point; thence
9. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 to the Point of Beginning.

Containing 21,268 square feet, more or less.



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Legal Description

South Savanna Drive

EXHIBIT "C"

LEGAL DESCRIPTION
SAVANNA DRIVE RIGHT-OF-WAY
(NORTH AND SOUTH SAVANNA DRIVE)
COVENTRY MEADOWS

All that certain parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania as shown on the plan entitled, *Final Plan, RECORD PLAN, COVENTRY MEADOWS*, dated August 30, 2000, last revised, March 1, 2003, prepared by Gilmore & Associates, Inc. Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania 19426 and being described as follows to wit:

Beginning Station 0+28.82, 157.34 feet Left, Dare Lane; thence

1. South 49°47'32" East, a distance of 926.52 feet to a point; thence
2. along a curve to the Left, radius 150.00 feet, an arc distance of 75.96 feet to a point; thence
3. South 78°48'30" East, a distance of 253.35 feet to a point; thence
4. along a curve to the Right, radius 200.00 feet, an arc distance of 259.07 feet to a point; thence
5. South 04°35'29" East, a distance of 565.08 feet to a point; thence
6. along a curve to the Left, radius 125.00 feet, an arc distance of 98.71 feet to a point; thence
7. South 49°50'14" East, a distance of 113.45 feet to a point; thence
8. along a curve to the Right, radius 175.00 feet, an arc distance of 549.78 feet to a point; thence
9. North 49°50'14" West, a distance of 1151.68 feet to a point; thence
10. along a curve to the Right, radius 200.00 feet, an arc distance of 310.83 feet to a point; thence
11. North 39°12'29" East, a distance of 405.04 feet to a point; thence
12. along a curve to the Left, radius 30.00 feet, an arc distance of 46.60 feet to a point; thence
13. South 49°47'31" East, a distance of 110.02 feet to a point; thence
14. along a curve to the Left, radius 30.00 feet, an arc distance of 47.65 feet to a point, said curve being subtended by a chord which bears South 84°42'29" West for a distance of 42.80 feet; thence
15. South 39°12'29" West, a distance of 403.12 feet to a point; thence
16. along a curve to the Left, radius 150.00 feet, an arc distance of 233.12 feet to a point; thence
17. South 49°50'14" East, a distance of 1151.68 feet to a point; thence
18. along a curve to the Left, radius 125.00 feet, an arc distance of 392.70 feet to a point; thence
19. North 49°50'14" West, a distance of 113.45 feet to a point; thence

20. along a curve to the Right, radius 175.00 feet, an arc distance of 138.20 feet to a point; thence
21. North $04^{\circ}35'29''$ West, a distance of 565.08 feet to a point; thence
22. along a curve to the Left, radius 150.00 feet, an arc distance of 194.30 feet to a point; thence
23. North $78^{\circ}48'30''$ West, a distance of 253.35 feet to a point; thence
24. along a curve to the Right, radius 200.00 feet, an arc distance of 101.29 feet to a point; thence
25. North $49^{\circ}47'31''$ West, a distance of 926.52 feet to a point; thence
26. North $40^{\circ}12'29''$ East, a distance of 50.00 feet to the Point of Beginning.

Containing 5.31 Acres, more or less.

Legal Description

North Savanna Drive

EXHIBIT "D"

LEGAL DESCRIPTION
SAVANNA DRIVE RIGHT-OF-WAY
(NORTH AND SOUTH SAVANNA DRIVE)
COVENTRY MEADOWS

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Beginning Station 0+28.82, 157.34 feet Left, Dare Lane; thence

1. South 49°47'32" East, a distance of 926.52 feet to a point; thence
2. along a curve to the Left, radius 150.00 feet, an arc distance of 75.96 feet to a point; thence
3. South 78°48'30" East, a distance of 253.35 feet to a point; thence
4. along a curve to the Right, radius 200.00 feet, an arc distance of 259.07 feet to a point; thence
5. South 04°35'29" East, a distance of 565.08 feet to a point; thence
6. along a curve to the Left, radius 125.00 feet, an arc distance of 98.71 feet to a point; thence
7. South 49°50'14" East, a distance of 113.45 feet to a point; thence
8. along a curve to the Right, radius 175.00 feet, an arc distance of 549.78 feet to a point; thence
9. North 49°50'14" West, a distance of 1151.68 feet to a point; thence
10. along a curve to the Right, radius 200.00 feet, an arc distance of 310.83 feet to a point; thence
11. North 39°12'29" East, a distance of 405.04 feet to a point; thence
12. along a curve to the Left, radius 30.00 feet, an arc distance of 46.60 feet to a point; thence
13. South 49°47'31" East, a distance of 110.02 feet to a point; thence
14. along a curve to the Left, radius 30.00 feet, an arc distance of 47.65 feet to a point, said curve being subtended by a chord which bears South 84°42'29" West for a distance of 42.80 feet; thence
15. South 39°12'29" West, a distance of 403.12 feet to a point; thence
16. along a curve to the Left, radius 150.00 feet, an arc distance of 233.12 feet to a point; thence
17. South 49°50'14" East, a distance of 1151.68 feet to a point; thence
18. along a curve to the Left, radius 125.00 feet, an arc distance of 392.70 feet to a point; thence
19. North 49°50'14" West, a distance of 113.45 feet to a point; thence

20. along a curve to the Right, radius 175.00 feet, an arc distance of 138.20 feet to a point; thence
21. North $04^{\circ}35'29''$ West, a distance of 565.08 feet to a point; thence
22. along a curve to the Left, radius 150.00 feet, an arc distance of 194.30 feet to a point; thence
23. North $78^{\circ}48'30''$ West, a distance of 253.35 feet to a point; thence
24. along a curve to the Right, radius 200.00 feet, an arc distance of 101.29 feet to a point; thence
25. North $49^{\circ}47'31''$ West, a distance of 926.52 feet to a point; thence
26. North $40^{\circ}12'29''$ East, a distance of 50.00 feet to the Point of Beginning.

Containing 5.31 Acres, more or less.

Legal Description

Dare Lane

EXHIBIT "E"



Rev. December 1, 2004

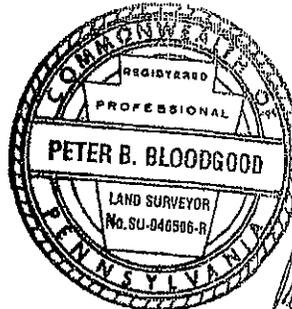
LEGAL DESCRIPTION
DARE LANE RIGHT-OF-WAY
COVENTRY GLEN

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Beginning Station 44+34.47, 25 feet Right, North Savanna Drive; thence

1. North 49°47'31" West, a distance of 110.03 feet to a point; thence
2. along a curve to the Left, radius 30.00 feet, an arc distance of 47.85 feet to a point, said curve being subtended by a chord which bears North 84°30'51" East for a distance of 42.94 feet; thence
3. North 38°49'13" East, a distance of 238.73 feet to a point; thence
4. along a curve to the Right, radius 175.00 feet, an arc distance of 274.83 feet to a point; thence
5. South 51°11'54" East, a distance of 222.36 feet to a point; thence
6. along a curve to the Right, radius 225.00 feet, an arc distance of 54.53 feet to a point; thence
7. South 37°18'45" East, a distance of 373.89 feet to a point; thence
8. along a curve to the Left, radius 10.00 feet, an arc distance of 14.23 feet to a point of reverse curvature; thence
9. along a curve to the Right, radius 51.00 feet, an arc distance of 232.78 feet to a point thence
10. North 37°18'45" West, a distance of 434.22 feet to a point; thence
11. along a curve to the Left, radius 175.00 feet, an arc distance of 42.41 feet to a point; thence
12. North 51°11'54" West, a distance of 222.36 feet to a point; thence
13. along a curve to the Left, radius 125.00 feet, an arc distance of 196.31 feet to a point; thence
14. South 38°49'13" West, a distance of 241.40 feet to a point; thence
15. along a curve to the Left, radius 30.00 feet, an arc distance of 46.40 feet to the Point of Beginning.

Containing 1.54 Acres, more or less.



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Legal Description

Bayberry Lane

EXHIBIT "F"



Rev. December 1, 2004

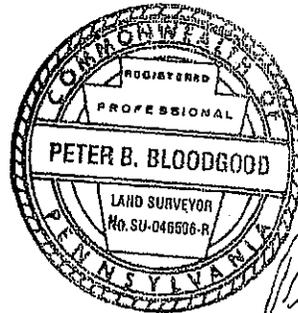
**LEGAL DESCRIPTION
BAYBERRY LANE RIGHT-OF-WAY
WEST OF SOUTH SAVANNA DRIVE
COVENTRY GLEN**

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Beginning Station 2+66.15, 25 feet Right, South Savanna Drive; thence

1. South 39°12'29" West, a distance of 110.00 feet to a point; thence
2. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to a point, said curve being subtended by a chord which bears North 05°47'31" West for a distance of 42.43 feet; thence
3. North 50°47'31" West, a distance of 118.29 feet to a point; thence
4. North 38°52'16" East, a distance of 50.00 feet to a point; thence
5. South 50°47'31" East, a distance of 118.59 feet to a point; thence
6. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to the Point of Beginning.

Containing 7,808 square feet, more or less.



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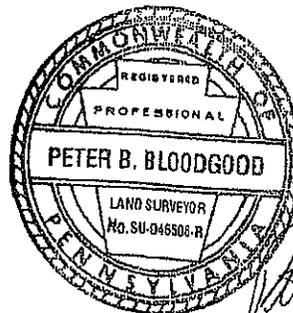
**LEGAL DESCRIPTION
BAYBERRY LANE RIGHT-OF-WAY
SOUTH OF NORTH SAVANNA DRIVE
COVENTRY GLEN**

All that certain parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania as shown on the plan entitled, *Final Plan, RECORD PLAN, COVENTRY GLEN (f.k.a. Coventry Meadows)*, dated August 30, 2000, last revised, July 2, 2004, prepared by Gilmore & Associates, Inc. Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania 19426 and being described as follows to wit:

Beginning Station 3+77.07, 25 feet Left, South Savanna Drive; thence

1. North 39°12'29" East, a distance of 110.02 feet to a point; thence
2. along a curve to the Left, radius 30.00 feet, an arc distance of 46.62 feet to a point, said curve being subtended by a chord which bears South 05°18'53" East for a distance of 42.07 feet; thence
3. South 49°50'14" East, a distance of 305.58 feet to a point; thence
4. along a curve to the Left, radius 10.00 feet, an arc distance of 14.23 feet to a point of reverse curvature; thence
5. along a curve to the Right, radius 51.00 feet, an arc distance of 232.78 feet to a point thence
6. North 49°50'14" West, a distance of 364.08 feet to a point; thence
7. along a curve to the Left, radius 30.00 feet, an arc distance of 47.62 feet to the Point of Beginning.

Containing 26,333 square feet, more or less.



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Legal Description

Old Schuylkill Road Ultimate Right-of-Way

EXHIBIT "G"



Rev. December 1, 2004

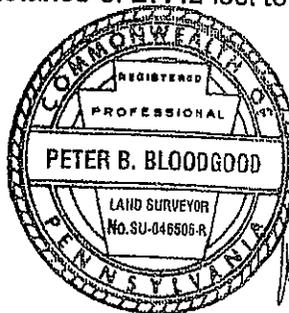
**LEGAL DESCRIPTION
OLD SCHUYLKILL ROAD RIGHT-OF-WAY
COVENTRY GLEN**

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Beginning at a point in the Title Line of Old Schuylkill Road, said point being the northeast most corner of Tax Parcel 18-1-119; thence

1. along the Title Line, South 50°39'58" East, a distance of 768.68 feet to a point in the line of Tax Parcel 18-1-120; thence
2. along same, North 40°15'21" East, a distance of 5.76 feet to a point in the Title Line of Old Schuylkill Road; thence
3. along same, South 50°51'03" East, a distance of 651.08 feet to a point; thence
4. along same South 51°34'33" East, a distance of 748.21 feet to a point in the southeastern line, Tax Parcel 18-1-102; thence
5. along, same South 38°37'23" West, a distance of 30.00 feet to a point in the Ultimate Right-of-Way of Old Schuylkill Road; thence
6. along same, North 51°34'33" West, a distance of 439.98 feet to a point; thence
7. along same, North 51°34'33" West, a distance of 130.13 feet to a point; thence
8. along same, North 51°34'30" West, a distance of 178.38 feet to a point; thence
9. along same, North 50°51'03" West, a distance of 651.06 feet to a point; thence
10. along same, along same, North 50°54'11" West, a distance of 511.14 feet to a point; thence
11. along same, North 50°54'11" West, a distance of 257.50 feet to a point in the line of aforementioned Tax Parcel 18-1-119 ; thence
12. along same, North 38°49'13" East, a distance of 27.42 feet to the Point of Beginning.

Containing 1.42 Acres, more or less.



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Rev. December 1, 2004

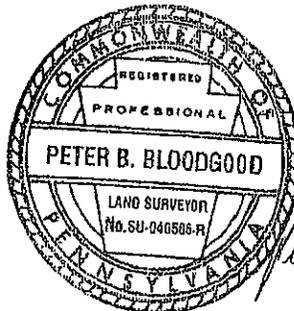
**LEGAL DESCRIPTION
BROWER LANE RIGHT-OF-WAY
COVENTRY GLEN**

All that certain parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania as shown on the plan entitled, *Final Plan, RECORD PLAN, COVENTRY GLEN (f.k.a. Coventry Meadows)*, dated August 30, 2000, last revised, July 2, 2004, prepared by Gilmore & Associates, Inc. Consulting Engineers and Land Surveyors, 184 West Main Street, Trappe, Pennsylvania 19426 and being described as follows to wit:

Beginning Station 1+69.98, 25 feet Right, Rinehart Road; thence

1. South 38°37'31" West, a distance of 110.00 feet to a point; thence
2. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to a point, said curve being subtended by a chord which bears North 06°22'37" West for a distance of 42.43 feet; thence
3. North 51°22'37" West, a distance of 284.06 feet to a point; thence
4. along a curve to the Left, radius 275.00 feet, an arc distance of 107.39 feet to a point said curve being subtended by a chord which bears North 62°35'02" West for a distance of 106.71 feet; thence
5. North 73°47'26" West, a distance of 188.79 feet to a point; thence
6. along a curve to the Right, radius 51.00 feet, an arc distance of 232.78 feet to a point of reverse curvature; thence
7. along a curve to the Left, radius 10.00 feet, an arc distance of 14.23 feet to a point thence
8. South 73°47'26" East, a distance of 128.46 feet to a point; thence
9. along a curve to the Right, radius 325.00 feet, an arc distance of 126.93 feet to a point said curve being subtended by a chord which bears South 62°35'02" East for a distance of 126.13 feet; thence
10. South 51°22'37" East, a distance of 284.07 feet to a point; thence
11. along a curve to the Left, radius 30.00 feet, an arc distance of 47.12 feet to the Point of Beginning.

Containing 37,584 square feet, more or less.



Building on a Foundation of Excellence

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