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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

FT Parcel No. 18-01-0056.030 (Part of)
UPI No. 18-1-56.3 (Part of) ✓

**EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS**

CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2016-19

RAZOR-SHARP GRINDING LAND DEVELOPMENT

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

WHEREAS, the DENNIS E. REIDER AND EILEEN M. REIDER LIVING TRUST
("Grantor") is the owner of a certain tract of land situate in East Coventry Township, Chester
County, Pennsylvania (the "Premises"), which land has been the subject of a lot line adjustment
in accordance with a Subdivision & Land Development Plan for Razor-Sharp Grinding, which is
of benefit to Grantor, and which Premises 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 as to a 500 square foot area of the right-of-way and by Quitclaim Deed of Dedication as to the remaining 3,499 square foot area of the right-of-way; and

WHEREAS, the Grantee, by adoption of this Resolution, accepts the Deed of Dedication and the Quitclaim Deed of Dedication and the parcels of ground, more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof, and further identified as part of UPI No. 18-1-56.3, 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 and the Quitclaim 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 November, 2016, by the Board of Supervisors of East Coventry Township for acceptance and recording.

EAST COVENTRY TOWNSHIP

Attest:

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

Bernard A. Rodgers
Bernard A. Rodgers, Secretary



**Legal Description
Deed of Dedication
Old Schuylkill Road Right-of-Way**

EXHIBIT "A"





Bercek and Smith Engineering, Inc.

Civil Engineering | Land Surveying

Formerly Conver and Smith Engineering, Inc.
358 Main Street
Royersford, PA 19468
Thomas F. Smith, PE, PLS, President

Phone: (610) 948 - 8947
Fax: (610) 948 - 3261
E-mail: mail@bercekandsmith.com
Michael Bercek, PLS, Vice President

S-15-140-RW

DESCRIPTION OF OLD SCHUYLKILL ROAD ULTIMATE RIGHT OF WAY AREA TO BE DEDICATED, RAZOR SHARP GRINDING, EAST COVENTRY TOWNSHIP.

ALL THAT CERTAIN tract of land located on the northerly side of Old Schuylkill Road, T-532, between Peterman Road and Fricks Lock Road, and approximately 650 feet east of the intersection of Old Schuylkill Road and Peterman Road and shown as the area between the required right-of-way line of Old Schuylkill Road and the ultimate right-of-way line on a plan titled "Right-of-Way Dedication Plan for Razor-Sharp Grinding", prepared by Bercek and Smith Engineering, Inc., dated October 11, 2016, Plan No. S-15-140-RW, situate in the East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the required northerly right-of-way line of Old Schuylkill Road, T-532, (50 feet wide required right-of-way, 60 feet ultimate right of way) in line of lands of Joseph W. Burns, said point being the southwesterly most corner of the herein described required right of way area, as shown on the previously described plan by Bercek and Smith Engineering;

Thence leaving the required right-of-way line of Old Schuylkill Road and along lands of Joseph W. Burns, North 55 degrees 43 minutes 50 seconds East for a distance of 3.60 feet to a point on the northerly ultimate right-of-way line of Old Schuylkill Road;

Thence leaving lands of Joseph W. Burns and along the northerly ultimate right-of-way (60 feet wide) of Old Schuylkill Road and lands of the grantor herein, South 25 degrees 14 minutes 20 seconds East for a distance of 142.52 feet to a concrete monument to be set, in line of lands of Larry G. and Debra F. Eshbach;

Thence along lands of Larry G. and Debra F. Eshbach, South 64 degrees 43 minutes 50 seconds West a distance of 3.48 feet to a point on the northerly required right-of-way line of Old Schuylkill Road;

Thence along the northerly required right-of-way line of Old Schuylkill Road, North 25 degrees 16 minutes 10 seconds West for a distance of 141.96 feet to the place of BEGINNING.

CONTAINING 500 square feet of land, be the same more or less.

BEING PART OF THE SAME PREMISES which Pauline Leffel, by deed dated September 22, 1999 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4656, page 846, granted and conveyed unto Dennis E. Reider & Eileen M. Reider Living Trust, in fee.

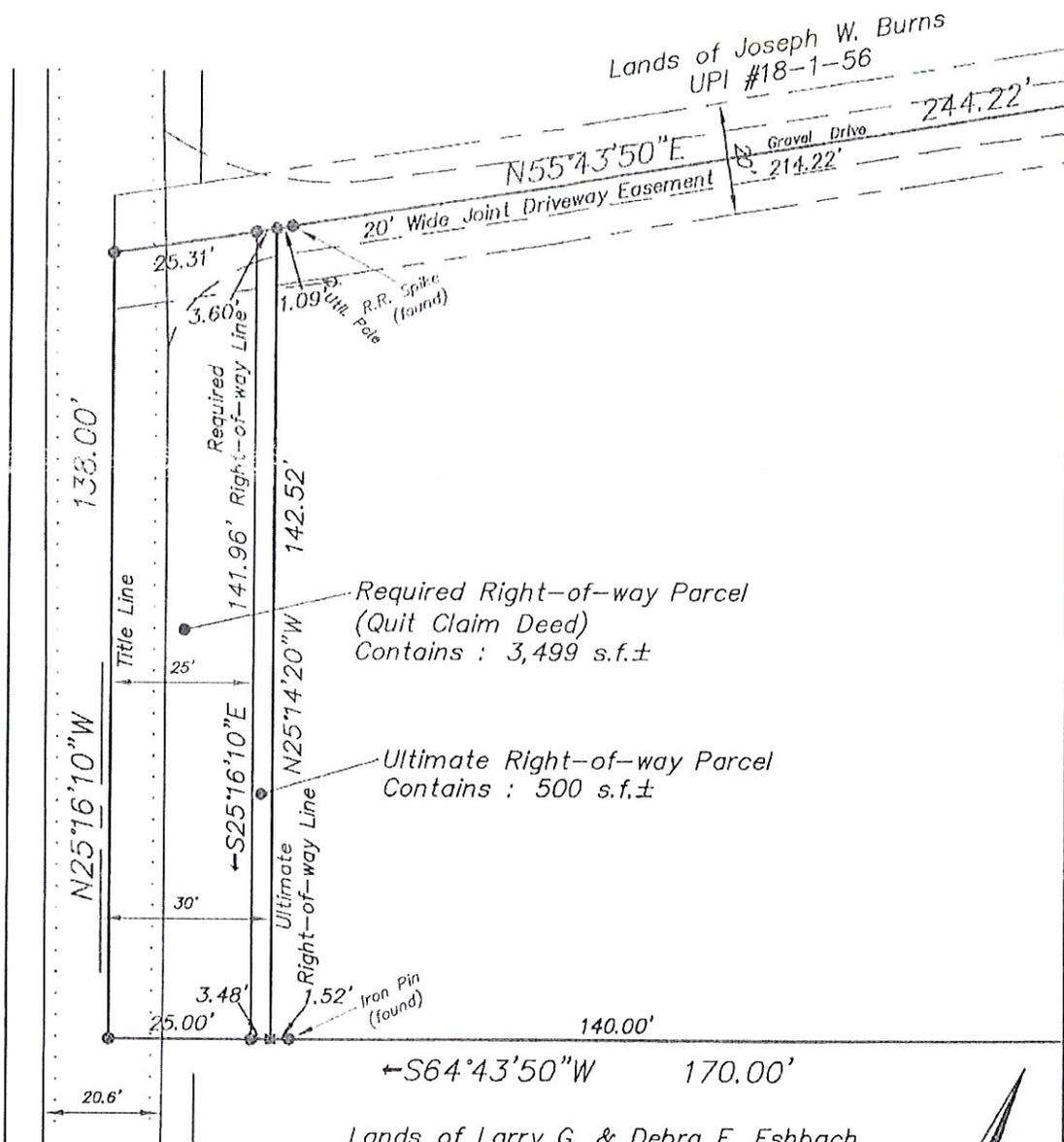
BEING PART OF UPI #18-1-56.3.

Dated: October 12, 2016



OLD SCHUYLKILL ROAD

T-532



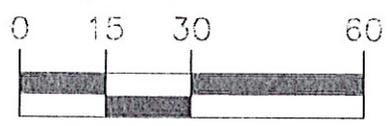
Lands of Joseph W. Burns
UPI #18-1-56

20' Wide Joint Driveway Easement
N55°43'50"E
Gravel Drive 244.22'
214.22'

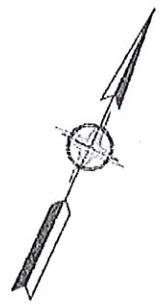
Required Right-of-way Parcel
(Quit Claim Deed)
Contains : 3,499 s.f.±

Ultimate Right-of-way Parcel
Contains : 500 s.f.±

Lands of Larry G. & Debra F. Eshbach
UPI #18-1-57



Scale : 1" = 30'



ACKNOWLEDGMENT AND AGREEMENT TO ELECTRONIC MEDIA AND PLAN INFORMATION

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Bercek and Smith Engineering, Inc.
Civil Engineering | Land Surveying
358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Fax : 610-948-3261

Right-of-way Dedication Plan for
RAZOR SHARP GRINDING
East Coventry Township - Chester County, PA
October 11, 2016 Plan No. S-15-140-RW

11512630 B: 9444 P: 536 RES
11/29/2016 12:32 PM Page 5 of 9
WISLER PEARLSTINE LLP



**Legal Description
Quitclaim Deed of Dedication
Old Schuylkill Road Right-of-Way**

EXHIBIT "B"





Bercek and Smith Engineering, Inc.

Civil Engineering | Land Surveying

Formerly Conver and Smith Engineering, Inc.
358 Main Street
Royersford, PA 19468
Thomas F. Smith, PE, PLS, President

Phone: (610) 948 - 8947
Fax: (610) 948 - 3261
E-mail: mail@bercekandsmith.com
Michael Bercek, PLS, Vice President

S-15-140-RW

DESCRIPTION OF QUIT CLAIM OF OLD SCHUYLKILL ROAD RIGHT OF WAY AREA TO BE DEDICATED, RAZOR SHARP GRINDING, EAST COVENTRY TOWNSHIP.

ALL THAT CERTAIN tract of land located on the northerly side of Old Schuylkill Road, T-532, between Peterman Road and Fricks Lock Road, and approximately 650 feet east of the intersection of Old Schuylkill Road and Peterman Road and shown as the area between the title line of Old Schuylkill Road and the required right-of-way line on a plan titled "Right-of Way Dedication Plan for Razor-Sharp Grinding", prepared by Bercek and Smith Engineering, Inc., dated October 11, 2016, Plan No. S-15-140-RW, situate in the East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the title line in the bed of Old Schuylkill Road, T-532, (50 feet wide required right of way) at a corner in common with lands of Joseph W. Burns, said point being the southwesterly most corner of the herein described right of way area, as shown on the previously described plan by Bercek and Smith Engineering;

Thence leaving the title line in the bed of Old Schuylkill Road and along lands of Joseph W. Burns, North 55 degrees 43 minutes 50 seconds East for a distance of 25.31 feet to a point on the northerly required right-of-way line of Old Schuylkill Road;

Thence leaving lands of Joseph W. Burns and along the northerly required right-of-way of Old Schuylkill Road and lands of the grantor herein, South 25 degrees 16 minutes 10 seconds East for a distance of 141.96 feet to a point in line of lands of Larry G. and Debra F. Eshbach;

Thence along lands of Larry G. and Debra F. Eshbach, South 64 degrees 43 minutes 50 seconds West a distance of 25.00 feet to a point on the title line in the bed of Old Schuylkill Road;

Thence along the title line in the bed of Old Schuylkill Road, North 25 degrees 16 minutes 10 seconds West for a distance of 138.00 feet to the place of BEGINNING.

CONTAINING 3,499 square feet of land, be the same more or less.

BEING PART OF THE SAME PREMISES which Pauline Leffel, by deed dated September 22, 1999 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4656, page 846, granted and conveyed unto Dennis E. Reider & Eileen M. Reider Living Trust, in fee.

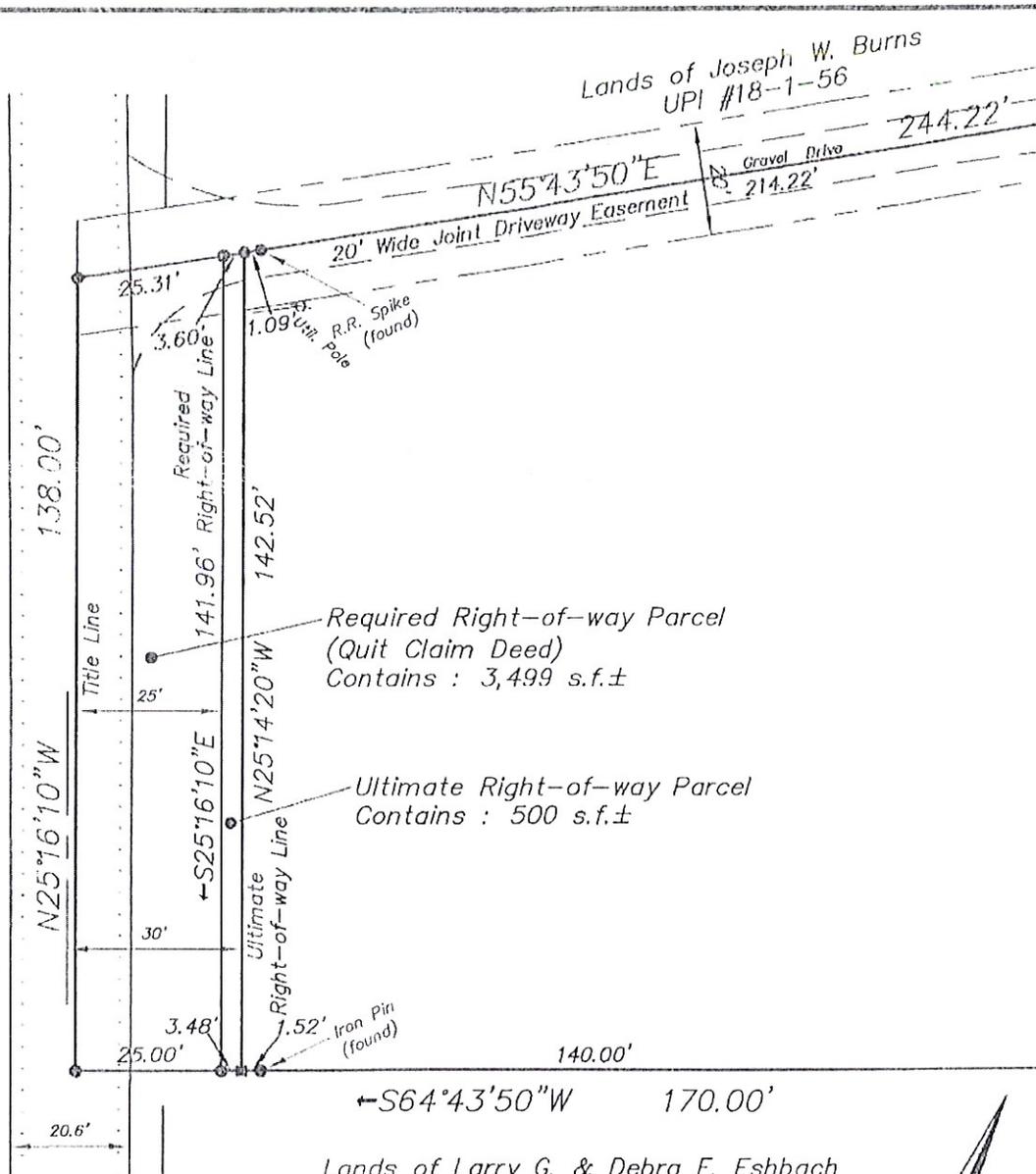
BEING PART OF UPI #18-1-56.3.

Dated: October 11, 2016



OLD SCHUYLKILL ROAD

T-532



Lands of Joseph W. Burns
UPI #18-1-56

20' Wide Joint Driveway Easement

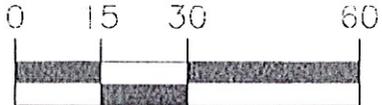
Gravel Drive
214.22'

244.22'

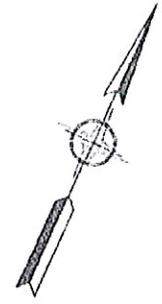
Required Right-of-way Parcel
(Quit Claim Deed)
Contains : 3,499 s.f.±

Ultimate Right-of-way Parcel
Contains : 500 s.f.±

Lands of Larry G. & Debra F. Eshbach
UPI #18-1-57



Scale : 1" = 30'



ACKNOWLEDGMENT AND AGREEMENT FOR ALL INFORMATION AND PLAN INFORMATION

This document including plans, specifications, reports and electronic files have been prepared specifically for the project for the individual named on the documents stated. The documents are not represented to be suitable for uses or extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any electronic use, modification or other use, other than the original use, shall be an agreement deemed to indemnify and save harmless Bercek and Smith Engineering, Inc. for all claims, damages, losses and expenses arising from the use hereof. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek and Smith Engineering, Inc.

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Right-of-way Dedication Plan for
RAZOR SHARP GRINDING
 East Coventry Township - Chester County, PA
 October 11, 2016 Plan No S-15-140-RW



ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this, the 15th day of November, 2016, 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.

Cheryl A. Imes
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

