

Prepared By: Mark A. Hosterman, Esquire
Marjorie A. Brown, Esquire
Wisler Pearlstine, LLP
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

UPI Nos. 18-4-216.5;
18-4-216.7

**EAST COVENTRY TOWNSHIP
CHESTER COUNTY**

RESOLUTION NO. 2018- 09

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF EAST COVENTRY TOWNSHIP, CHESTER
COUNTY, PENNSYLVANIA, GRANTING APPROVAL
OF A PRELIMINARY SUBDIVISION (LOT LINE
ADJUSTMENT) PLAN SUBMITTED BY TIMOTHY
PAUL DOERING AND JENNIFER MARIE DOERING
FOR THE PROPERTIES LOCATED AT 68 AND 72
CHRISTMAN COURT IN EAST COVENTRY
TOWNSHIP.**

WHEREAS, Timothy Paul Doering and Jennifer Marie Doering (collectively, the “Applicant”) have submitted for approval to East Coventry Township (the “Township”) a Preliminary/Final Minor Subdivision (Lot Line Adjustment) Plan (the “Plan”) consisting of one (1) sheet prepared by Bercek and Smith Engineering, Inc., dated March 19, 2018, last revised May 4, 2018, that is specifically numbered, titled, dated and last revised as set forth in Exhibit “A” attached hereto and made fully part hereof; and

WHEREAS, the Plan has been reviewed by the Township Planning Commission, the Township Engineer, the Township Planner, the Township Traffic Engineer, the Township Solicitor and other Township advisors, and has been found acceptable, subject as herein below provided.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, as follows:

SECTION A. AUTHORITY; SHORT TITLE; DEFINITIONS.

1. This Resolution is adopted pursuant to and in accordance with the Subdivision and Land Development Ordinance of 2011 (Ordinance No. 179) enacted August 8, 2011, as amended through Ordinance No. 215, enacted August 14, 2017 (collectively, the “SALDO”), as set forth in Chapter 22 (Subdivision and Land Development) of the Code of Ordinances of the Township of East Coventry.

2. This Resolution shall be known and may be cited as the “Resolution for Preliminary/Final Subdivision Plan Approval for the 68 and 72 Christman Court Lot Line Adjustment.”

3. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Resolution, which also appear in the SALDO, shall have the same meanings in this Resolution as in the SALDO.

SECTION B. CONDITIONS OF PRELIMINARY/FINAL PLAN APPROVAL.

Approval of the Plan is hereby granted subject to the following conditions:

4. The owners of Lot #1 shall convey Parcel B, as depicted on the Plan, to the owners of Lot #2, in accordance with the following requirements:

a. A special warranty deed granting and conveying fee simple title shall be executed and delivered by Timothy Paul Doering and Jennifer Marie Doering, as Grantors, to Derrill Jay Martin, Jr. and Julie Ann Martin, as Grantees. The deed, which shall be prepared by counsel for the Applicant and reviewed and approved by the Township Solicitor, shall be recorded at the Office of the Chester County Recorder of Deeds (the "Recorder's Office") at the Applicant's expense immediately following the recording of the Plan.

b. A deed of consolidation, consolidating Parcel B with Lot #2, shall be executed and delivered by Derrill Jay Martin, Jr. and Julie Ann Martin. The deed of consolidation, which shall be prepared by counsel for the Applicant and reviewed and approved by the Township Solicitor, shall be recorded at the Recorder's Office at the Applicant's expense immediately following the recording of the Plan and the special warranty deed described in subparagraph 7.a above.

5. The owners of Lot #2 shall convey Parcel A, as depicted on the Plan, to the owners of Lot #1, in accordance with the following requirements:

a. A special warranty deed granting and conveying fee simple title shall be executed and delivered by Derrill Jay Martin, Jr. and Julie Ann Martin, as Grantors, to Timothy Paul Doering and Jennifer Marie Doering, as Grantees. The deed, which shall be prepared by counsel for the Applicant and reviewed and approved by the Township Solicitor, shall be recorded at the Recorder's Office at the Applicant's expense immediately following the recording of the Plan.

b. A deed of consolidation, consolidating Parcel A with Lot #1, shall be executed and delivered by Timothy Paul Doering and Jennifer Marie Doering. The deed of consolidation, which shall be prepared by counsel for the Applicant and reviewed and approved

by the Township Solicitor, shall be recorded at the Recorder's Office at the Applicant's expense immediately following the recording of the Plan and the special warranty deed described in subparagraph 8.a above.

6. All signature blocks on the Plan shall be fully executed prior to recording the Plan at the Applicant's expense at the Recorder's Office.

7. Prior to the Township releasing the Plan for recording, the Plan shall be signed and sealed by the Professional Land Surveyor responsible for its preparation.

8. Prior to the Township releasing the Plan for recording, the Applicant shall pay and/or reimburse the Township for all fees, charges and costs of the Township, the Township Engineer, the Township Planner, the Township Traffic Engineer, the Township Solicitor and other Township consultants, relating to the review of the Plan and supporting documentation, the preparation and/or review of the special warranty deeds and deeds of consolidation, all required legal descriptions, and any other documentation required by this Resolution to be delivered prior to recording the Plan.

9. All recording costs and applicable taxes (including realty transfer taxes) and fees, if any, shall be paid by the Applicant.

10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the completion of all conditions and the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the Township. Until the conditions have been satisfied and the applicable fees have been paid, the Plan shall not be signed nor recorded. In the event that the conditions have not been satisfied and the fees have not been paid within ninety (90) days of the date of this

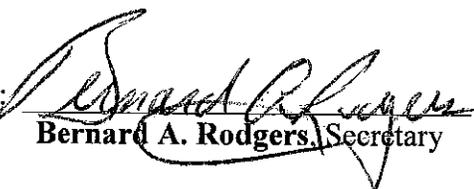
Resolution, or any written extension thereof, this contingent subdivision approval shall expire and be deemed to have been revoked.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. The Applicant shall signify its acceptance of the conditions contained herein by signing a copy of this Resolution and returning it to the Township within thirty (30) days of the date of this Resolution. In the event execution of this Resolution is not delivered to the Township office by 12:00 p.m. on June 13, 2018, or if the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with the conditions set forth herein as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

SECTION C. EFFECTIVE DATE. This Resolution shall be effective immediately upon the adoption hereof.

APPROVED at the public meeting of the East Coventry Township Board of Supervisors held on May 14, 2018.

Attest:


Bernard A. Rodgers, Secretary

By:

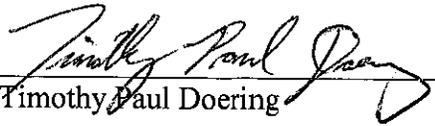
EAST COVENTRY TOWNSHIP


W. Atlee Rinehart, Chairman

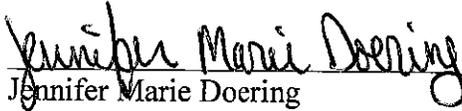
By signing below, the Applicant accepts and consents to all of the terms and conditions of approval contained in the foregoing Resolution Granting Preliminary/Final Minor Subdivision (Lot Line Adjustment) Approval.

APPLICANTS:

Date: 5/31/18


Timothy Paul Doering

Date: 5/31/18


Jennifer Marie Doering

PLAN SHEETS

Sheet No.	Title	Date of Origination	Date Last Revised
1 of 1	Preliminary/Final Minor Subdivision (Lot Line Adjustment) Plan	03/19/2018	05/04/2018