

**TOWNSHIP OF WEST BRADFORD
RESOLUTION 2005-23**

**DEDICATION OF A PORTION OF OPEN SPACE
FROM THE MEADOW VIEW SUBDIVISION**

WHEREAS, Harkins Property, LLC, has offered to grant and convey unto West Bradford Township portions of that certain tract or parcels of land situate in West Bradford Township bounded and described according to a final subdivision plan "Meadow View Subdivision", a.k.a Bradley Farm, prepared by Vollmer Assoc., LLP, final revision dated July 18, 2005, and;

FURTHER, Harkins Property, LLC, has offered to grant and convey "Open Space Parcel #2" as shown on the above-mentioned plan, being described as being tax parcel 50-4-21 containing 22.68 acres, more or less, and being more particularly described in Exhibit "A" attached hereto and noted as being Parcel #2 (50-004-0021.00), and;

FURTHER, Harkins Property, LLC, has offered to grant and convey "Open Space Parcel #3" as shown on the above-mentioned plan, being described as being tax parcel 50-4-12 containing 7.75 acres, more or less, and being more particularly described in Exhibit "A" attached hereto and noted as being Parcel #3 (50-004-0012.00), and;

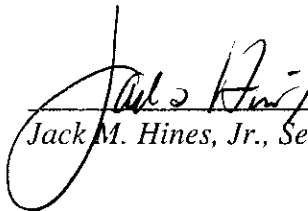
WHEREAS, it is the opinion of the Board of Supervisors that acceptance of said open space, as protected habitat area, protected floodplain, and for limited passive recreation would be in the best interest of West Bradford Township. This acceptance as open space shall not preclude the Township from utilizing portions of the land for necessary roadway or drainage improvements to Chestnut Lane or Broad Run Road.

NOW, THEREFORE, BE IT AND IT HEREBY IS RESOLVED that the Board of Supervisors of West Bradford Township accept the Deed of Dedication proposed by Harkins Property, LLC, said deed being dated September 13, 2005 at this.

Resolved this 13th Day of September, 2005

ATTEST

**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS**



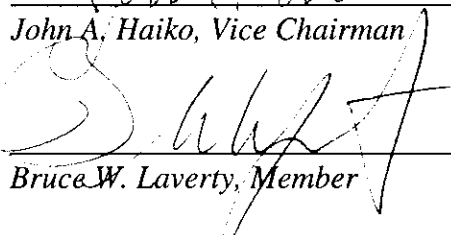
Jack M. Hines, Jr., Secretary



Mark J. Blair, Chairman



John A. Haiko, Vice Chairman



Bruce W. Laverty, Member

EXHIBIT "A"

Parcel 2 (50-004-0021.00)

All that certain parcel of land situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania as shown on an Overall Subdivision Plan for Meadow View prepared by Vollmer Associates LLP, dated November 18, 2004 and last revised July 18, 2005 the bounds of which being described as follows to wit:

Beginning at a Point of intersection in the northeasterly original side of Broad Run Road (33 feet wide) with the northwesterly line of lands now or late Carl D. Wright (parcel number 50-005-0012.00); THENCE from said Beginning Point and along said northeasterly side of Broad Run Road the following eight (8) courses and distances: 1) along the arc of a circle curving to the left in a northwestwardly direction having a radius of 1516.50 feet, an arc distance of 170.23 feet (chord North 42 degrees 35 minutes 37 seconds West, 170.14 feet) to a point of tangency; 2) North 45 degrees 48 minutes 34 seconds West, 331.40 feet to a point of curve; 3) along the arc of a circle curving to the right in a northwestwardly direction having a radius of 483.50 feet, an arc distance of 284.05 feet (chord North 28 degrees 58 minutes 45 seconds West, 279.98 feet) to a point of compound curve; 4) along the arc of a circle curving to the right in a northwestwardly direction having a radius of 2483.50 feet, an arc distance of 324.10 feet (chord North 08 degrees 24 minutes 37 seconds West, 323.87 feet) to a point of reverse curve; 5) Along the arc of a circle curving to the left in a northwestwardly direction having a radius of 916.50 feet an arc distance of 346.50 feet (chord North 15 degrees 30 minutes 09 seconds West, 344.44 feet) to a point of tangency; 6) North 26 degrees 20 minutes 00 seconds West, 255.91 feet to a point of curve; 7) along the arc of a circle curving to the left in a northwestwardly direction having a radius of 383.50 feet, an arc distance of 210.66 feet (chord North 10 degrees 35 minutes 48 seconds West, 208.02 feet) to a point of reverse curve; 8) along the arc of a circle curving to the right in a northwestwardly direction having a radius of 366.50 feet, an arc distance of 149.24 feet (chord North 06 degrees 31 minutes 33 seconds West, 148.21 feet) to a point of intersection with a southwesterly line of lands now or late Richard and Louise Fenimore (-parce3l number 50-005-0013.00); THENCE leaving said northeasterly side of Broad Run Road and along said southwesterly line of lands now or late Fenimore the following five (5) courses and distances: 1) South 73 degrees 49 minutes 18 seconds East, 143.20 feet to a point; 2) South 49 degrees 19 minutes 18 seconds East, 377.85 feet to a point; 3) South 20 degrees 34 minutes 18 seconds East, 622.05 feet to a point; 4) North 22 degrees 40 minutes 42 seconds East, 351.43 feet to a point; 5) South 65 degrees 49 minutes 36 seconds East, 562.51 feet to a point; THENCE still partly along said lands and also that of lands now or late Baker Residential Pennsylvania LLC (parcel number 50-005-0012.29) and that of lands aforementioned Carl D. Wright, South 25 degrees 01 minutes 42 seconds West, and crossing a certain PECO right-of-way, 1169.74 feet to the first mentioned point and place of beginning.

The above described being parcel 2 on said plan containing an area of 22.6827 acres more or less.

Parcel 3 (50-004-0012.00)

All that certain parcel of land situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania as shown on an Overall Subdivision Plan for Meadow View prepared by Vollmer Associates LLP, dated November 18, 2004 and last revised July 18, 2005 the bounds of which being described as follows to wit:

Beginning at a point of intersection in the northerly original side of Chestnut Lane (33 feet wide) with a southeasterly line of lands now or late Gary and Victoria Smith (parcel number 50-004-0013.03); THENCE from said Beginning Point and leaving said northerly side of Chestnut Lane and along said southeasterly line of lands the following two (2) courses and distances: 1) North 07 degrees 41 minutes 18 seconds West, 94.91 feet to a point; 2) North 81 degrees 11 minutes 42 seconds East, 956.04 feet to a point in the title line in the bed of Broad Run Road (originally 33 feet wide); THENCE along said title line the following two (2) courses and distances: 1) South 22 degrees 49 minutes 18 seconds East, 49.71 feet to a point; 2) South 13 degrees 49 minutes 18 seconds East, 229.61 feet to a point of intersection with the northerly original side of Chestnut Lane aforementioned; THENCE along said northerly side the following eight (8) courses and distances: 1) South 41 degrees 10 minutes 45 seconds West, 69.28 feet to a point of curve; 2) Along the arc of a circle curving to the left in a Southwestwardly direction having a radius of 1516.50 feet, an arc distance of 101.46 feet (chord South 39 degrees 15 minutes 45 seconds West, 101.44 feet) to a point of tangency; 3) South 37 degrees 20 minutes 45 seconds West, 149.71 feet to a point of curve; 4) Along the arc of a circle curving to the right in a southwestwardly direction having a radius of 108.50 feet, an arc distance of 130.69 feet (chord South 71 degrees 51 minutes 07 seconds West, 122.93 feet) to a point of compound curve; 5) Along the arc of a circle curving to the right in a northwestwardly direction having a radius of 733.50 feet, an arc distance of 133.62 feet (chord North 68 degrees 25 minutes 23 seconds West, 133.44 feet) to a point of tangency; 6) North 63 degrees 12 minutes 15 seconds West, 188.71 feet to a point of curve; 7) Along the arc of a circle curving to the right in a northwestwardly direction having a radius of 733.50 feet, an arc distance of 84.37 feet (chord North 59 degrees 54 minutes 33 seconds West, 84.32 feet) to a point of reverse curve; 8) Along the arc of a circle curving to the left in a northwestwardly direction having a radius of 1016.50 feet, an arc distance of 354.05 feet (chord North 66 degrees 35 minutes 32 seconds West, 352.27 feet) to the first mentioned point and place of Beginning.

The above described being parcel 3 on said plan containing an area of 7.7501 acres more or less.