

**WEST BRADFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
RESOLUTION 22-23**

WHEREAS, the Township is in the process of designing a roundabout at the intersection of Marshallton-Thorndale Road and Poorhouse Road (the "Project"); and

WHEREAS, portions of the Roundabout will be constructed within areas of right-of-way of Marshallton-Thorndale Road and Poorhouse Road which were offered for dedication to the Township when the subdivision and land development plan for Bradford Glen Phase VI was approved and recorded; and

WHEREAS, the Township desires to accept the offer of dedication of areas of right-of-way of Marshallton-Thorndale Road and Poorhouse Road that were offered for dedication to the Township when the Bradford Glen Phase VI plan was approved and recorded, which plan is described hereinbelow;

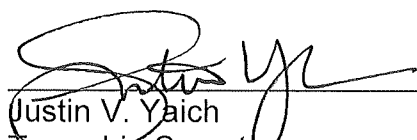
NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of West Bradford Township as follows:

The Township accepts the offer of dedication of areas of right-of-way of Marshallton-Thorndale Road and Poorhouse Road that were offered for dedication to the Township on the following approved and recorded subdivision and land development plan:

Plan of Subdivision of Bradford Glen Phase VI for Toll Brothers, Inc., prepared by Chester Valley Engineers, Inc., dated January 14, 1987, last revised June 10, 1988, which plan was recorded on April 26, 1989, in the Chester County Recorder of Deeds at Book No. 10430, which plan is attached hereto as Exhibit "A".

RESOLVED this 13th day of December 2022.

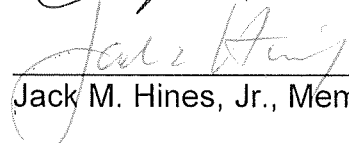
ATTEST:


Justin V. Yaich
Township Secretary

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**


Kevin Houghton, Chairman


Laurie W. Abele, Vice Chairwoman


Jack M. Hines, Jr., Member



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, PA 19341

2800-285
West Bradford Township
June 24, 2022

LEGAL DESCRIPTION
MARSHALLTON-THORNDALE ROAD
DEDICATION RIGHT-OF-WAY

ALL THAT CERTAIN strip of land, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, shown on a plan titled "Plan of Subdivision of Bradford Glen Phase VI for Toll Brothers, Inc.", prepared by Chester Valley Engineers, Inc., Paoli, PA dated January 14, 1987, last revised June 10, 1988, Project No. 10430, Sheet 1 of a total of 7 Sheets, recorded as Plan 9250 at the Chester County Recorder of Deeds and being more fully described as follows:

BEGINNING at a point of on the southwesterly right-of-way line of Marshallton-Thorndale Road, said line being measured 30 feet southwest of and parallel to the centerline thereof, and being the common corner of Lots 451 and 452 (as shown on said Plan); thence from the point of beginning, along said right-of-way line the following eight (8) courses and distances:

1. along the northeasterly line of Lot 451, northwesterly along a curve to the left having a radius of 1,470.00 feet, an arc distance of 123.05 feet and a chord which bears North 55 degrees 12 minutes 07 seconds West 123.01 feet to a point of curvature;
2. continuing along the same, along the northeasterly terminus of an existing 50 feet wide Columbia Transmission Company Easement over Lot 451, along the northeasterly terminus of a 20 feet wide storm drainage easement over the same, along Lot 450 and along part of Lot 449, North 57 degrees 36 minutes 01 seconds West a total distance of 338.35 feet to a point of curvature;
3. continuing along Lot 449 and along Lot 448, northwesterly along a curve to the left having a radius of 3,970.00 feet, an arc distance of 147.71 feet and a chord which bears North 58 degrees 39 minutes 58 seconds West 147.70 feet to a point of reverse curvature at the northeasterly corner of Lot 447;
4. along the same, northwesterly along a curve to the right having a radius of 4,030.00 feet, an arc distance of 22.02 feet and a chord which bears North 59 degrees 34 minutes 31 seconds West 22.02 feet to a point on the curve return to the easterly right-of-way line of North Glen Drive (60 feet wide) (as shown on said Plan);

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5. along the northerly terminus of the same, northwesterly along a curve to the right having a radius of 4,030.00 feet, an arc distance of 119.11 feet to a point of tangency, said point being on the curve return of the westerly right-of-way line of North Glen Drive and common to Open Space Parcel "E";
6. along Open Space Parcel "E", North 56 degrees 58 minutes 24 seconds West 105.80 feet to a point;
7. along the same, North 56 degrees 13 minutes 19 seconds West 273.14 feet to a point, said point being on the curve return of the easterly right-of-way line of Poorhouse Road;
8. leaving said Open Space Parcel "E", along the northerly right-of-way terminus of Poorhouse Road, North 56 degrees 13 minutes 19 seconds West 52.27 feet to a point on the title line of the original tract of which this was a part;

thence along the same, through the bed of Marshallton-Thorndale Road, North 23 degrees 37 minutes 34 seconds West 37.98 feet to a point; thence along the title line in the bed of Marshallton-Thorndale Road, the following two (2) courses and distances:

1. South 55 degrees 47 minutes 38 seconds East 189.62 feet to a point;
2. South 56 degrees 05 minutes 33 seconds East 1,004.89 feet to a point;

thence leaving the bed of said road, crossing over the existing southeasterly right-of-way (33 feet wide) of the same, South 59 degrees 53 minutes 20 seconds West 15.47 feet to the point and place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM all that right-of-way area lying within the existing 33 feet wide right-of-way of Marshallton-Thorndale Road.

THE CONTENTS BE AS THEY MAY.



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, PA 19341

2800-285
West Bradford Township
June 24, 2022

**LEGAL DESCRIPTION
POORHOUSE ROAD
DEDICATION RIGHT-OF-WAY**

ALL THAT CERTAIN strip of land, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, shown on a plan titled "Plan of Subdivision of Bradford Glen Phase VI for Toll Brothers, Inc.", prepared by Chester Valley Engineers, Inc., Paoli, PA dated January 14, 1987, last revised June 10, 1988, Project No. 10430, Sheet 1 of a total of 7 Sheets, recorded as Plan 9250 at the Chester County Recorder of Deeds and being more fully described as follows:

BEGINNING at a point of on the southwesterly right-of-way line of Marshallton-Thorndale Road, said line being measured 30 feet southwest of and parallel to the centerline thereof, common to the southeasterly right-of-way line of Poorhouse Road, said line being measured 25 feet southeast of and parallel to the centerline thereof, and also common to the lands of Open Space "E" (as shown on said Plan); thence from the point of beginning, along said right-of-way line of Poorhouse Road the following seven (7) courses and distances:

1. along the lands of Open Space "E", southwesterly along a radius return curve to the left having a radius of 30.00 feet, an arc distance of 52.62 feet and a chord which bears South 73 degrees 32 minutes 02 seconds West 46.13 feet to a point of curvature;
2. continuing along the same, South 23 degrees 17 minutes 20 seconds West 135.81 feet to a point of curvature at the northerly most corner of Lot 459;
3. along Lot 459, Lot 460 and part of Lot 461, southwesterly along a curve to the right having a radius of 600.00 feet, an arc distance of 278.70 feet and a chord which bears South 36 degrees 35 minutes 45 seconds West 276.20 feet to a point of tangency;
4. continuing along Lot 461, along Lot 466 and part of Lot 467, along a 20 feet wide storm drainage easement over Lots 466 and 467, South 49 degrees 54 minutes 10 seconds West 248.62 feet to a point of curvature;
5. continuing along Lot 467 and said storm drainage easement, partly along an existing 75 feet wide Philadelphia Electric Company Easement over Lot 467, southwesterly along a curve to the right having a radius of 275.00 feet, an arc distance of 69.48 feet and a chord which bears South 57 degrees 08 minutes 28 seconds West 69.30 feet to a point of curvature;

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6. continuing along Lot 467 and said Philadelphia Electric Company Easement, along Lot 477, along the northerly right-of-way terminus of Julie Drive, South 64 degrees 22 minutes 45 seconds West the total distance of 214.29 feet to a point, being a corner of Basin Lot Parcel "D";
7. along Basin Lot Parcel "D", South 64 degrees 22 minutes 45 seconds West 261.39 feet to a point on the easterly line of lands of the now or late James S. & Mary A. Morris;

thence along the same, North 8 degrees 37 minutes 00 seconds West, crossing the existing right-of-way (33 feet wide) of Poorhouse Road, the distance of 35.02 feet to a point in the bed of the same; thence through the bed of said road, along the title line of the original tract of which this was a part, the following four (4) courses and distances:

1. North 64 degrees 52 minutes 34 seconds East 518.00 feet to a point;
2. North 49 degrees 07 minutes 34 seconds East 358.80 feet to a point;
3. North 31 degrees 55 minutes 34 seconds East 183.90 feet to a point;
4. North 23 degrees 37 minutes 34 seconds East 160.02 feet to a point;

thence leaving said title line and road bed, South 56 degrees 13 minutes 19 seconds East, a distance of 52.27 feet to the point and place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM all that right-of-way area lying within the existing 33 feet wide right-of-way of Poorhouse Road.

THE CONTENTS BE AS THEY MAY.

