

RESOLUTION NO. 23 - 2020-

**WEST BRADFORD TOWNSHIP**

**CHESTER COUNTY, PENNSYLVANIA**

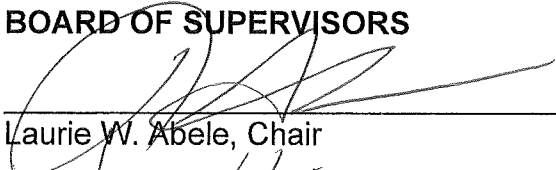
**RESOLUTION OF ACCEPTANCE OF DEEDS OF DEDICATION  
FOR ADDITIONAL RIGHT OF WAY OF TELEGRAPH ROAD AND  
MARSHALLTON THORNDALE ROAD**

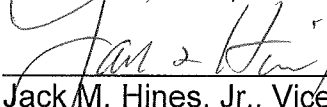
BE AND IT IS HEREBY RESOLVED, that the Board of Supervisors of West Bradford Township, Chester County, Pennsylvania, accepts the attached Deeds of Dedication of certain tracts or parcels of ground more particularly described in the foregoing Deeds as and for a public street/road, for permanent maintenance, to be hereafter a part of the road system of the Township of West Bradford, to the same extent and with the same effect as if said street/road had been opened by a Decree of the Court of Common Pleas of the County of Chester after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

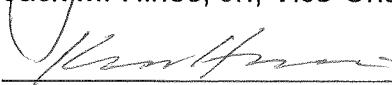
RESOLVED, APPROVED AND ADOPTED this 13 day of October,

2020.

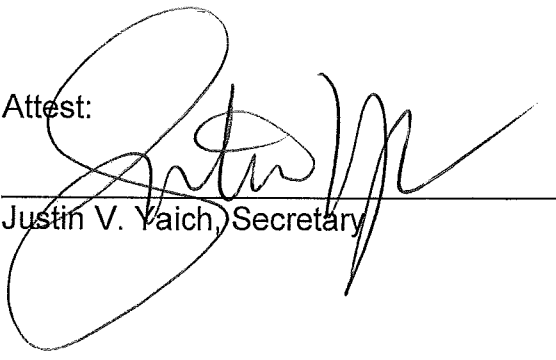
**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS**

  
Laurie W. Abele, Chair

  
Jack M. Hines, Jr., Vice-Chairman

  
Kevin Houghton, Member

Attest:

  
Justin V. Yaich, Secretary

Prepared by/Return to:

Kristin S. Camp, Esquire  
Buckley, Brion, McGuire, & Morris, LLP  
118 W. Market Street, Suite 300  
West Chester, PA 19382

P/O UPI No. 50-6-65

**DEED OF DEDICATION OF ADDITIONAL RIGHT-OF-WAY  
OF TELEGRAPH ROAD**

THIS INDENTURE, made this 26th day of August, 2020, by and between **SCOTT D. HIRST AND JEAN M. HIRST**, adult individuals with an address of 609 Marshallton Thorndale Road, West Chester, Pennsylvania 19380, being the owners and parties in interest in and to the following described real property (hereinafter called "Grantors") and **WEST BRADFORD TOWNSHIP**, a political subdivision of the Commonwealth of Pennsylvania with an address at 1385 Campus Drive, Downingtown, Pennsylvania 19335 (hereinafter called "Grantee").

WITNESSETH, that the said Grantors, for and in consideration of the sum of \$1.00, as well as the advantages to them accruing as for diverse and other considerations affecting the public welfare which they seek to advance, have granted, bargained, dedicated, sold, aliened, enfeoffed, released and confirmed and by these presents do grant, bargain, dedicate, sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns in fee ALL THAT CERTAIN parcel of land situate in West Bradford Township, Chester County, Pennsylvania, being an additional portion of a bed of a certain public road and right-of-way known as Telegraph Road and by metes and bounds described as set forth in Exhibit "A" attached hereto, incorporated herein by reference and fully made a part hereof, and depicted on Sheet 1 of 9 of that certain subdivision plan

prepared by D.L. Howell & Associates, Inc., entitled "Final Title Plan for Scott Hirst", dated January 30, 2014 and last revised on November 14, 2014, as set forth on Exhibit "B" attached hereto, incorporated herein by reference and fully made a part hereof.

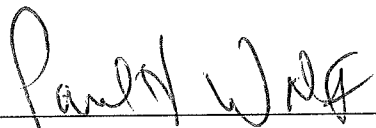
TO HAVE AND TO HOLD the said piece or parcel of land above described to the said Township of West Bradford, the Grantee, its successors and assigns, forever as and for a public street or highway and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said streets had been opened by a Decree of the Court of Common Pleas for the County of Chester after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

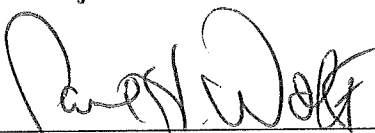
AND, the said Grantors, for themselves, their successors and assigns, do by these presents confirm, promise to and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their successors or assigns shall or will at anytime hereafter ask, demand, recover or receive of or from the said Grantee, its successors or assigns, any sum or sums of money as and for damages or by reason of the physical grading of the said streets or roads to the grade as now established by said Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors, nor their successors or assigns, shall or will at anytime thereafter ask, demand, recover or receive any such damages by reason of physical grading of the said streets to conform to the grade as first thereafter established or confirmed by the said Grantee.

AND, the said Grantors, for themselves, their successors and assigns, do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents that it, the said Grantors, and their successors and assigns all and singular the


presents that it, the said Grantors, and their successors and assigns all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantors, and their successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, SHALL AND WILL WARRANT AND FOREVER DEFEND.


IN WITNESS WHEREOF, the said Grantors, intending to be legally bound, have caused these presents to be duly executed and their common or corporate seal hereto affixed, the day and year first above written.

  
Witness

  
Witness

**GRANTORS:**

  
SCOTT D. HIRST

  
JEAN M. HIRST

Grantee's Address:

1385 Campus Drive  
Downingtown, Pennsylvania


\_\_\_\_\_  
On behalf of the Grantee

COUNTY OF CHESTER

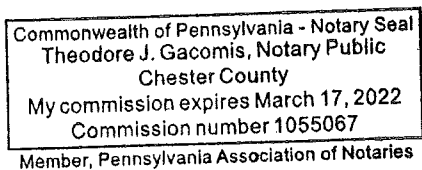
COMMONWEALTH OF PENNSYLVANIA :

On this, the 20th day of August, 2020, before me, the undersigned officer, personally appeared **SCOTT D. HIRST** and **JEAN M. HIRST** known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**EXHIBIT "A"**



**EDWARD B. WALSH & ASSOCIATES, INC.**  
*Complete Civil Engineering & Land Surveying Services*  
Lionville Professional Center  
125 Dowlin Forge Road  
Exton, PA 19341

2800-192  
June 26, 2020

**LEGAL DESCRIPTION  
TELEGRAPH ROAD  
RIGHT-OF-WAY WIDENING  
WEST BRADFORD TOWNSHIP, CHESTER COUNTY, PA**

**ALL THAT CERTAIN** piece of land, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, shown on a plan titled "Final Title Plan for Scott Hirst", prepared by D.L. Howell & Associates, Inc., Civil Engineers, West Chester, PA, dated January 30, 2014, last revised November 14, 2014, being Sheet 1 of a total of 9 sheets, and being more fully described as follows:

**BEGINNING** at a point on the southerly proposed ultimate right-of-way line of Telegraph Road, T-385, being a distance of 30 feet from the centerline thereof, said point being common to the westerly line of lands of the now or late Donald L. & Teresa A. Phillips (UPI 50-6-66.5), and being the northerly most corner of Lot 4, as shown on said Plan; thence from the point of beginning, along said proposed ultimate right-of-way line the following three (3) courses and distances:

1. along the northerly line of Lot 4, South 61 degrees 21 minutes 55 seconds West 142.49 feet to a point;
2. continuing along the same, along the northerly line of Lot 3, Lot 2 and Lot 1, South 62 degrees 09 minutes 38 seconds West 948.48 feet (incorrectly shown as 923.32 feet on said Plan) to a point of curvature;
3. continuing along Lot 1, westerly along a curve to the right having a radius of 630.00 feet, an arc distance of 124.98 feet and a chord which bears South 67 degrees 50 minutes 38 seconds West 124.77 feet to a point of reverse curvature;

thence continuing along Lot 1, southerly along a radius return curve to the left having a radius of 25.00 feet, an arc distance of 64.33 feet and a chord which bears South 0 degrees 11 minutes 05 seconds East 47.99 feet to a point of cusp on the northerly proposed ultimate right-of-way line of said Marshallton Thorndale Road (being 30 feet from the centerline thereof); thence leaving Lot 1, along said northerly proposed ultimate right-of-way line of Marshallton Thorndale Road, North 73 degrees 53 minutes 47 seconds West 120.15 feet (distance not shown on said Plan) to a point on the southerly existing right-of-

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Established 1985

way line of Telegraph Road (T-385) (33 feet wide), as shown on said Plan; thence along the same, the following four (4) courses and distances:

1. North 76 degrees 29 minute 52 seconds East 82.87 feet (distance not shown on said Plan) to a point of curvature;
2. northeasterly along a curve to the left having a radius of 616.50 feet, an arc distance of 154.27 feet and a chord which bears North 69 degrees 19 minutes 45 seconds East 153.86 feet to a point of tangency;
3. North 62 degrees 09 minutes 38 seconds East 948.39 feet to a point;
4. North 61 degrees 21 minutes 55 seconds East 141.42 feet to a point;

thence leaving said existing right-of-way line, partly along the westerly line of lands of aforesaid Phillips, South 32 degrees 46 minutes 24 seconds East 13.54 feet (distance not shown on said Plan) to the point and place of BEGINNING.

**CONTAINING:** 19,257 square feet (0.442 acres) of land, be the same more or less.



**EXHIBIT "B"**

**THE PLAN**

