RESOLUTION NO. <u>24</u> - 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 ______ day of Ochhu

WEST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

aurie W. Abele, Chair

Jack M. Hines, Jr., Vice-Chairman

Kevin Houghton, Member

Attest:

2020.

Justin V. Yaich, Secreta

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 MARSHALLTON THORNDALE 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 Marshallton Thorndale 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 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

Grantee's Address:

1385 Campus Drive Downingtown, Pennsylvania

On behalf of the Grantee

COUNTY OF CHESTER

COMMONWEALTH OF PENNSYLVANIA:

On this, the 26th day of 4000st, 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.

OTARY PUBL

MY COMMISSION EXPIRES:

Commonwealth of Pennsylvania - Notary Seal Theodore J. Gacomis, Notary Public

Chester County
My commission expires March 17, 2022

Commission number 1055067

Member, Pennsylvania Association of Notaries

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 MARSHALLTON THORNDALE ROAD RIGHT-OF-WAY WIDENING WEST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

ALL THAT CERTAIN strip 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 northerly proposed ultimate right-of-way line of Marshallton Thorndale Road, S.R. 3055, being 30 feet from the centerline thereof, said point being common to the northwesterly line of lands of the now or late Thomas P. & Trudi Swift (UPI 50-6-63), and being the southerly most corner of Lot 1, as shown on said Plan; thence from the point of beginning, along said line of lands of Swift, South 63 degrees 19 minutes 01 seconds West 17.23 feet to a point of cusp on the northerly existing legal right-of-way line (33 feet wide) of said road; thence along the same, the following two (2) courses and distances:

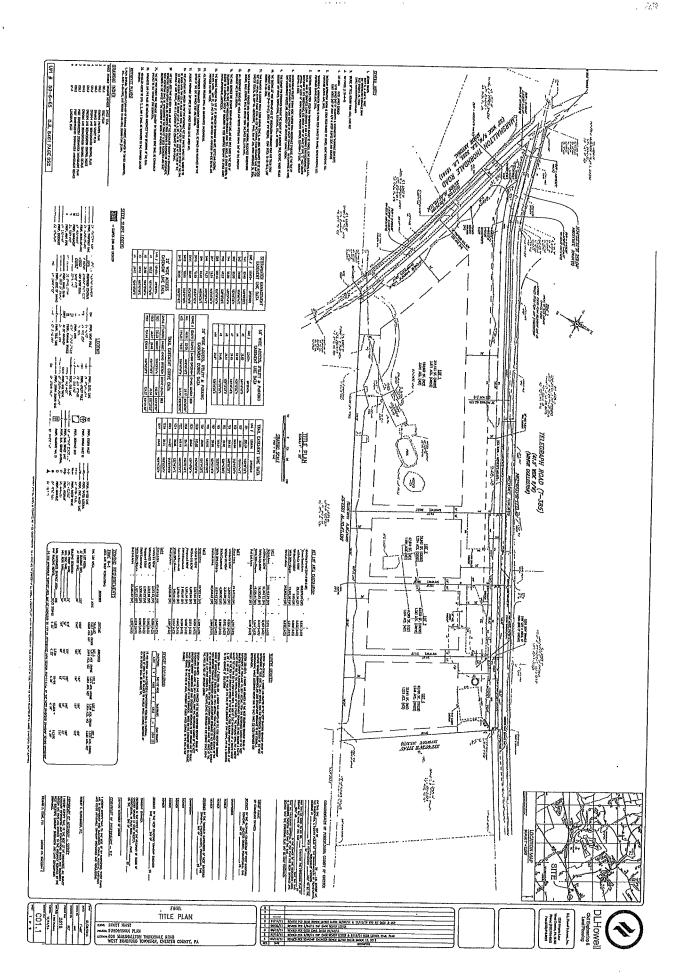
- 1. northwesterly along a curve to the left having a radius of 2,156.00 feet, an arc distance of 325.70 feet and a chord which bears North 69 degrees 34 minutes 07 seconds West 325.39 feet to a point of tangency;
- 2. North 73 degrees 53 minutes 47 seconds West 160.17 feet to a point;
- 3. northwesterly along a curve to the right having a radius of 433.50 feet, an arc distance of 41.66 feet and a chord which bears North 71 degrees 08 minutes 36 seconds West 41.65 feet to a point on the southerly existing right-of-way line of Telegraph Road (T-385) (33 feet wide), as shown on said Plan;

thence along the same, North 76 degrees 29 minutes 52 seconds East 23.27 feet to a point on the extension of the Proposed Ultimate Right-of-Way line of said Marshallton Thorndale Road (being 30 feet from the centerline thereof); thence along the same, along the southerly line of lands of Lot 1 (as shown on said Plan) the following two (2) courses and distances:

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
Pennsylvania, New Jersey, Delaware & Maryland
610-903-0060 FAX 610-903-0080
www.ebwalshinc.com
Established 1985

- 1. South 73 degrees 53 minutes 47 seconds East a total distance of 181.53 feet to a point of curvature;
- 2. southeasterly along a curve to the right having a radius of 2,169.50, an arc distance of 338.48 feet and a chord which bears South 69 degrees 25 minute 37 seconds East 338.14 feet to the point and place of BEGINNING.

CONTAINING: 7,063 square feet (0.162 acres) of land, be the same more or less.



DLHowell call Engineeing & Land Pleasing OL How Lines, be האאר , דודנצ PLAא I FOOT CROW'T SALE BY SECULOF FOR AUGMENTS, THEIR AND AREA CONTRACTOR WIS CONTRACT, FROM SALES, AND SECULOM. AND COMMUNICATION OF PROPERTS AND ACCOUNTS. DOOD OF HE FLENCE COACEDR OF WAY MEDINGS.
FOR SO, DOLLOS BRANT, FORTINGS, NO. S as the OFFIC or the SECRECA OF HELDS OF THE AL WALL DOCUM. COLD IN INC NOT BRADER THROW BRADER - Comment Contraction 82 Bob 28 LOLLA CAR AC (STEEN) CAR AC (STEEN) ALBERT ST. (STEEN) ALBERT ST. (STEEN) ALBERT ST. (STEEN) 77 F78 B2 B in her M town local mane parties or man ää LANGER OF LANGER ZONING REQUIREMENTS ZONE A-1 ALL DO REE TOURSE Lett Breisken William in und Proposed Nov Well-America William in America Mr. Ull Milk 100 mm TELEGRAPH ROAD (7—385) (415' MINE RAN) (MINGR COLLETIN) The state of the s 1 THE PLAN The state of the s SO MOR ACCESS, UTILITY & PLAKING EASPLINT CURYE BLIX ENVIR S. (PROS)
SAVIA S. (PROS) | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,00 20° NOE ACEESS
ESSECRET UNE DATA
100.2 ISSUE SECRETARY
20.2 ISSUE SECRETARY
20.3 ISSUE SECRET A CONTROL OF THE PROPERTY OF T A TOTAL STATE OF THE PARTY OF T 機関 MILE SLOPE LEGING 1 ALLEGATIONS

ALLEG 10 40 17 CH ALTON SELECTION OF THE UP! # 50-6-65 D.B. B461 PACE 952 HITERAL RUMS) Che four l'accessive o resultion; pope e Xu dei plaire, foi four resultion he fille. And the state of t INTERPORT THOSE CONTRACTOR TO THOSE CONTRACTOR CONTRACT

 $\phi_k f_k$

* 3 * *