

WEST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 20-25

WHEREAS, on June 10, 2014, the Board of Supervisors of West Bradford Township approved a final subdivision and land development plan made for Scott D. Hirst and Jean H. Hirst, prepared by D.L. Howell, Civil Engineering and Land Planning, dated January 30, 2014, which was recorded in the Office of the Recorder of Deeds for Chester County on August 6, 2015 as Plan No. 19811 (the "Plan"). A copy of one sheet of the Plan is attached hereto as Exhibit "A";

WHEREAS, the Plan provides a 20 foot wide public trail easement (the "Trail Easement") adjacent to Telegraph Road over and across a portion of Lots 1 through 4 in the location more particularly described by metes and bounds in the legal description which is attached hereto as Exhibit "B";

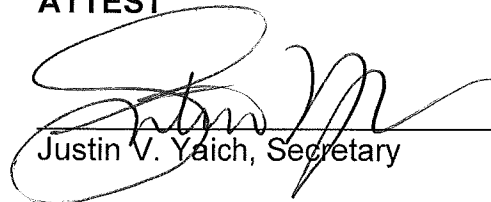
WHEREAS, Note 21 on the Plan contained a restrictive covenant that runs with the land and stated, "The 20' wide public trail easement adjacent to Telegraph Road shall be continually offered to the Township for dedication.";

WHEREAS, the Township now desires to accept the continuous offer of dedication of the Trail Easement;

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of West Bradford Township that the Township accepts the continuous offer of dedication of the Trail Easement as noted on the Plan and included as a restrictive covenant that runs with the land.

RESOLVED this 13 day of October, 2020.

ATTEST


Justin V. Yaich, Secretary

WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS


Laurie W. Abele, Chair


Jack M. Hines, Jr., Vice-Chairman


Kevin Houghton, Member



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

2800-192
June 29, 2020

LEGAL DESCRIPTION
20 FEET WIDE
PUBLIC TRAIL EASEMENT
ALONG TELEGRAPH ROAD
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 as "20 Feet Wide Public Trail Easement" 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, said right-of-way line being a distance of 30 feet south of and parallel to 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 the westerly line of lands of said Phillips, South 32 degrees 46 minutes 24 seconds East 20.05 feet to a point; thence leaving said line of Phillips, over the lands of Lot 4, South 61 degrees 21 minutes 55 seconds West 144.07 feet to a point; continuing over Lot 4, over Lot 3, Lot 2 and Lot 1, South 62 degrees 09 minutes 38 seconds West a total distance of 948.62 feet to a point of curvature; thence westerly along a curve to the right having a radius of 650.00 feet, an arc distance of 153.35 feet and a chord which bears South 68 degrees 55 minutes 09 seconds West 152.99 feet to a point of cusp on westerly line of Lot 1 common to the proposed ultimate right-of-way of Telegraph Road (T-385); thence along the same, northeasterly along a curve to the right having a radius of 25.00 feet, an arc distance of 33.77 feet and a chord which bears North 34 degrees 49 minutes 55 seconds East 31.26 feet to a point of reverse curvature; thence continuing along aforesaid proposed ultimate right-of-way line of Telegraph Road, continuing along Lot 1 common to said right-of-way line, northeasterly along a curve to the left having a radius of 630.00 feet, an arc distance of 124.98 feet and a chord which bears North 67 degrees 50 minutes 37 seconds East 124.77 feet to a point of tangency; thence continuing along said right-of-way line common to Lot 1, Lot 2, Lot 3 and part of Lot 4, North 62 degrees 09 minutes 38 seconds East 948.48 feet (incorrectly shown on said Plan as 923.32 feet) to a point; thence continuing along Lot 4, North 61 degrees 21 minutes 55 East 142.49 feet to the point and place of BEGINNING.

CONTAINING: 24,739 square feet (0.568 acres) of land, be the same more or less.

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