

**TOWNSHIP OF WEST BRADFORD  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION 21 - 19**

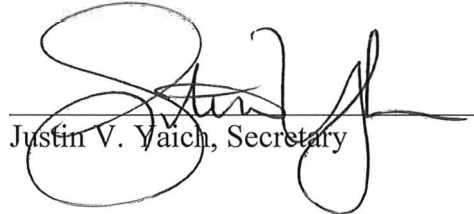
**A RESOLUTION ACCEPTING ADDITIONAL RIGHT-OF-WAY ALONG BROAD RUN  
ROAD – T-383**

**WHEREAS**, Hoglen, LLC, by deed dated April 4, 2021, did dedicate and convey unto West Bradford Township additional right-of-way along Broad Run Road, T-383, situate in West Bradford Township, Chester County, Pennsylvania, according to a Preliminary/Final Subdivision Plan for Hoglen, LLC, dated 7/20/2020, last revised 3/8/2021, prepared by Regester Associates, Inc., as more particularly described in Exhibit “A” attached hereto and made a part hereof.

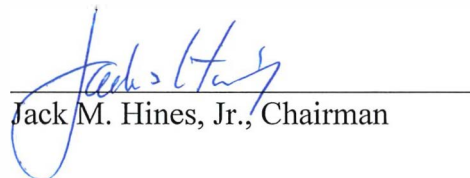
**NOW BE IT RESOLVED** by the Board of Supervisors of West Bradford Township, and it is hereby resolved by the same, that the said additional right-of-way is hereby accepted as a part of the Township Road.

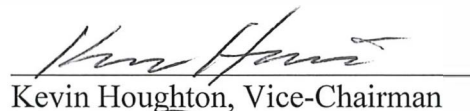
**ADOPTED** as a Resolution of the Board of Supervisors of West Bradford Township this 11 day of May 2021.

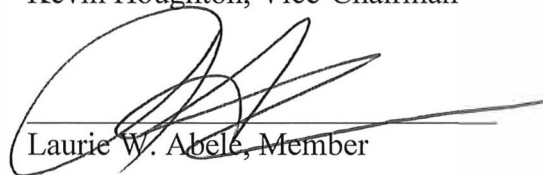
**ATTEST:**

  
Justin V. Vaich, Secretary

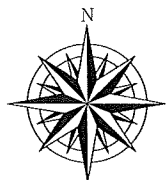
**TOWNSHIP OF WEST BRADFORD  
BOARD OF SUPERVISORS**

  
Jack M. Hines, Jr., Chairman

  
Kevin Houghton, Vice-Chairman

  
Laurie W. Abele, Member

**EXHIBIT A**  
**Legal Description**



# REGESTER ASSOCIATES, INC.

LAND SURVEYING & CIVIL ENGINEERING  
www.regesterassociates.com

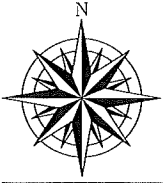
821 EAST BALTIMORE PIKE / P.O. BOX 406  
KENNETT SQUARE, PA. 19348  
PHONE (610) 444-5554  
FAX (610) 444-6149

330 WEST STATE STREET  
QUARRYVILLE, PA. 17566  
PHONE (717) 786-8741  
FAX (717) 786-8742

#171015 – Hoglen, LLC  
Right of Way of Broad Run Road – T-383  
March 18, 2021  
Page 1

**ALL THAT CERTAIN** parcel of land **SITUATE** in West Bradford Township, Chester County, Pennsylvania, being shown as Right of Way of Broad Run Road – T-383 on Preliminary/Final Subdivision Plan prepared for Hoglen, LLC, dated July 20, 2020 and last revised March 8, 2021 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

**BEGINNING** at the intersection of the widened northwesterly right of way line of Broad Run Road – T-383, with the common line between Lot 1 and lands now or late of Michael and Donna Taylor (a/k/a Tax Parcel no. 50-8-19), said right of way line being parallel with and 25 feet northwesterly from the centerline of said road; thence from the point of beginning, along said right of way line, the following twelve (12) courses and distances: (1) North 23 degrees 36 minutes 55 seconds East 103.70 feet to a point of curvature; (2) along a curve to the left having a radius of 225.00 feet, an arc length of 182.96 feet, and a chord bearing North 00 degrees 19 minutes 10 seconds East 177.96 feet to a point of tangency; (3) North 22 degrees 58 minutes 34 seconds West 17.80 feet to a point of curvature; (4) along a curve to the left having a radius of 325.00 feet, an arc length of 140.03 feet, and a chord bearing North 35 degrees 19 minutes 11 seconds West 138.95 feet to a point of tangency; (5) North 47 degrees 39 minutes 48 seconds West 290.52 feet; (6) North 48 degrees 37 minutes 48 seconds West 370.00 feet to a point of curvature; (7) along a curve to the right having a radius of 475.00 feet, an arc length of 286.10 feet, and a chord bearing North 31 degrees 22 minutes 30 seconds West 281.79 feet to a point of tangency; (8) North 14 degrees 07 minutes 12 seconds West 88.21 feet to a point of curvature; (9) along a curve to the left having a radius of 175.00 feet, an arc length of 96.76 feet, and a chord bearing North 29 degrees 57 minutes 35 seconds West 95.53 feet to a point of tangency; (10) North 45 degrees 47 minutes 57 seconds West 72.42 feet to a point of



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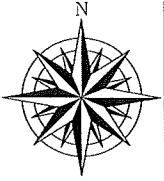
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said title line, along said lands of Taylor, South 62 degrees 24 minutes 14 seconds West  
30.46 feet to the point of beginning; and **CONTAINING** in area, whatever it may; and  
**BEING** part of Uniform Parcel Identifier no. 50-8-16.