

6/10  
9/20/97

DEED OF DEDICATION - Diane Dr.

THIS INDENTURE made this 6<sup>th</sup> day of October, A.D., 1997 between Marshall Creek Farm, Inc., a corporation organized under the laws of the State of Pennsylvania, party of the first part (hereinafter called the Grantor), being the owner and party in interest in and to the certain tracts of ground being hereinafter conveyed.

AND

THE TOWNSHIP OF HONEY BROOK, County of Chester, Commonwealth of Pennsylvania, party of the second part (hereinafter called the Grantee)

WITNESSETH

THAT the said Grantor for the consideration of the sum of One Dollar (\$1.00), as well as of the advantages to it accruing as for divers other considerations affecting the public welfare which it seeks to advance, have granted, bargained, sold, aliened, enfeoffed, released, and confirmed and by these presents do grant, bargain, sell, alien, release, and confirm unto the said Township of Honey Brook, its successors and assigns:

ALL THAT CERTAIN parcel of land situate in Honey Brook Township, Chester County, Pennsylvania, being the bed of Diane Drive, as shown on Final Plan of "Cambridge Run" as more fully described on Exhibit "A" (attached).

TO HAVE AND TO HOLD the said lot or piece of ground above described to the said Township of Honey Brook, its successors and assigns, to and for the only proper use and behoof of the Said Township of Honey Brook, its successors and assigns, forever as and for public streets or highways to the same extent and with the same effect as if the said street had been opened by a Decree of the Court of Quarter Sessions of the Peace for the County of Chester after the proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

AND the said Grantor, for itself, its successors and assigns, does by these presents confirm, promise to and agree to and with the said Township of Honey Brook, its successors and that neither the said Grantor nor its successors or assigns shall or will at any time hereafter ask, demand, recover or receive of or from the said Township of Honey Brook, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said Township of Honey Brook, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantor, its successors or assigns, shall or will at any time thereafter ask, demand, recover or receive and such damages by reason of physical grading to the said street to conform to the grade as first thereafter established or confirmed by the said Township of Honey Brook.

AND the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the Township of Honey Brook, its successors and assigns, against them, the said Grantor, its successors and assigns, and against all and every person or persons whomsoever claim or to claim the same or any part thereof, by, from and under them, shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto affixed its Corporate Seal the day and year first above written.

MARSHALL CREEK FARM, INC.

BY: *Ulmer R. [Signature]* Pres.

ATTEST: \_\_\_\_\_

Accepted for and on behalf of Honey Brook Township, this 8<sup>th</sup> day of October, A.D., 1997.

BOARD OF SUPERVISORS OF  
HONEY BROOK TOWNSHIP

Resolution 14A-1997

*Dallas D. Ford*  
Chairman

BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of Honey Brook Township accept the Deed of Dedication of the certain tract of ground comprising Diane Drive, said Deed being the Deed of Marshall Creek Farm, Inc., a Pennsylvania Corporation Deeding and Dedicating said tract of ground to the Township of Honey Brook, said tract being hereby accepted as and for Township Road, to be hereafter part of the road system of Honey Brook Township.

PASSED AND APPROVED this 8<sup>th</sup> day of October, A.D., 1997.

THE ADDRESS OF THE GRANTEE:

PO Box 1281  
Honey Brook, PA 19344

BOARD OF SUPERVISORS OF  
HONEY BROOK TOWNSHIP

*Dallas D. Ford*  
Chairman

BK4251PG0524

## EXHIBIT A

ALL THOSE CERTAIN tracts or lots of land, situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to an As-Built Survey of Cambridge Run drawn by Roland A. Dunlap, Registered Surveyor, dated September 8, 1997 as follows, to wit:

BEGINNING at a point in the South Right of Way line of West Walnut Road T-475, said point being also a corner of Lot #1; thence from said point of beginning and along the South Right of Way line of West Walnut Road T-475 and the Northern most terminus of Diane Drive South 84 degrees 09 minutes 22 seconds west 100.00 feet to a point a corner of Lot #22; thence leaving the South Right of Way line of West Walnut Road T-475 North 06 degrees 04 minutes 38 seconds West 24.55 feet to a point in the bed of West Walnut Road; thence through the bed of West Walnut Road north 83 degrees 55 minutes 22 seconds East 100.00 feet to a point; thence South 06 degrees 04 minutes 38 seconds East 24.96 feet to the first mentioned point and place of beginning.

CONTAINING 0.057 acres of land be the same more or less.

BEGINNING at a point on the South Right of Way Line of West Walnut Road (T-475), said point being also a corner of Lot #1; thence from said point of beginning leaving the South Right of Way Line of West Walnut Road (T-475) and along the East Right of Way Line of Diane Drive and along Lots 1, 3, 4, 5, 6, 7, 8, 9, 10 & 11, the following seven (7) courses and distances: (1) on the arc of a curve curving to the left having a radius of 25.00 feet, an arc distance of 39.41 feet a chord bearing of South 38 degrees 59 minutes 49 seconds West and a chord distance of 35.45 feet to a point; (2) South 06 degrees 09 minutes 43 seconds East 742.99 feet to a point; (3) on the arc of a curve curving to the left having a radius of 475.00 feet, an arc distance of 55.55 feet, a chord bearing of South 09 degrees 30 minutes 44 seconds East and a chord distance of 55.52 feet to a point; (4) South 12 degrees 51 minutes 45 seconds East 130.02 feet to a point; (5) on the arc of a curve curving to the Right having a radius of 525.00 feet, an arc distance of 61.40 feet, a chord bearing of South 09 degrees 30 minutes 44 seconds East and a chord distance of 61.36 feet to a point; (6) South 06 degrees 09 minutes 43 seconds East 517.70 feet to a point; (7) on the arc of a curve curving to the left having a radius of 25.00 feet, an arc distance of 23.55 feet, a chord bearing of South 33 degrees 08 minutes 46 seconds East and a chord distance of 22.69 feet to a point being on the arc of the beginning of a Cul-de-sac; thence along the Right of Way arc of the aforementioned Cul-de-sac and along Lot #12, Lot "A", Lot 13 and Lot 14, on the arc of a curve curving to the Right having a radius of 60.00 feet, an arc distance of 301.53 feet, a chord bearing of South 83 degrees 50 minutes 17 seconds West

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EXHIBIT "A" (continued)

and a chord distance of 70.59 feet to a point of return on the West Right of Way Line of Diane Drive; thence along the West Right of Way Line of Diane Drive and along Lots 14, 15, 16, 17, 18, 19, 20, 21, and 22 the following seven (7) courses and distances: (1) On the arc of a curve curving to the Left having a radius of 25.00 feet, an arc distance of 23.25 feet, a chord bearing of North 20 degrees 49 minutes 20 seconds East and a chord distance of 22.68 feet to a point; (2) North 06 degrees 09 minutes 43 seconds West 517.70 feet to a point; (3) On the arc of a curve curving to the left having a radius of 475.00 feet, an arc distance of 55.55 feet, a chord bearing of North 09 degrees 30 minutes 44 seconds West and a chord distance of 55.52 feet to a point; (4) North 12 degrees 51 minutes 45 seconds West 130.02 feet to a point; (5) On the arc of a curve curving to the Right having a radius of 525.00 feet, an arc distance of 61.40 feet a chord bearing of North 09 degrees 30 minutes 44 seconds West and a chord distance of 61.36 feet to a point; (6) North 06 degrees 09 minutes 43 seconds West 743.54 feet to a point; (7) On the arc of a curve curving to the left having a radius of 25.00 feet, an arc distance of 39.13 feet, a chord bearing of North 51 degrees 00 minutes 11 seconds West and a chord distance of 35.26 feet to a point on the South Right of Way Line of West Walnut Road (T-475), thence along the Northerly most terminus of Diane Drive and the South Right of Way Line of West Walnut Road (T-475) North 84 degrees 09 minutes 22 seconds East 100.00 feet to the first mentioned point and place of beginning.

Containing 2.039 Acres of land be the same more or less.

STATE OF PENNSYLVANIA

COUNTY OF CHESTER

On this 8<sup>th</sup> day of October, A.D., 1997, before me, the undersigned officer, personally appeared Lewis R. Frame, Jr. who acknowledged himself to be the President of Marshall Creek Farm, Inc, and that he, as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as president.

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

Notary Public

NOTARIAL SEAL  
CATHERINE S. McINTYRE, Notary Public  
Honey Brook Borough, Chester County  
My Commission Expires Jan. 22, 2000

Address of Deponent  
Honey Brook Township  
Box 1281  
Honey Brook PA 19344

BK4251PG0527



DATE: 10/28/1997 TIME: 11:28A INST NO.: 63882

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 030305 TYPE DOC : DEED  
REC FEE : 17.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.50  
DATE: 10/28/1997 TIME: 11:28A INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 030305 TYPE DOC : HOUSING  
REC FEE : 17.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00

Unofficial

RETURN TO  
C. D. Allpress  
3050 N. High St.  
West Chester, Pa. 19380

BK4251PG0528

AND the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the Township of Honey Brook, its successors and assigns, against them, the said Grantor, its successors and assigns, and against all and every person or persons whomsoever claim or to claim the same or any part thereof, by, from and under them, shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto affixed its Corporate Seal the day and year first above written.

MARSHALL CREEK FARM, INC.

BY: *William R. [Signature]* Pres.

ATTEST: \_\_\_\_\_

Accepted for and on behalf of Honey Brook Township, this 8<sup>th</sup> day of October, A.D., 1997.

BOARD OF SUPERVISORS OF  
HONEY BROOK TOWNSHIP

*Dallas D. Ford*  
Chairman

BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of Honey Brook Township accept the Deed of Dedication of the certain tract of ground comprising Diane Drive, said Deed being the Deed of Marshall Creek Farm, Inc., a Pennsylvania Corporation Deeding and Dedicating said tract of ground to the Township of Honey Brook, said tract being hereby accepted as and for Township Road, to be hereafter part of the road system of Honey Brook Township.

PASSED AND APPROVED this 8<sup>th</sup> day of October, A.D., 1997.

THE ADDRESS OF THE GRANTEE:

PO Box 1281  
Honey Brook, PA 19344

BOARD OF SUPERVISORS OF  
HONEY BROOK TOWNSHIP

*Dallas D. Ford*  
Chairman

BK 4251 PG 0530