

DEED OF DEDICATION - Goldfinch Ln, Dove Dr.,  
Quail Ln

7/2  
2/18

THIS INDENTURE made this 6th day of October, A. D., 1994,  
BETWEEN  
D & F PROJECTS, INC.

party of the first part (hereinafter called the Grantor) of Chester  
County, Pennsylvania, being the owner and party in interest in and to  
the certain strip of ground being hereinafter conveyed as and for  
public roads (known as Dove Drive, Goldfinch Lane and Quail Lane)

AND

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

WITNESSETH

THAT the said Grantor, for and in consideration of ONE (\$1.00)  
DOLLAR as well as of the advantages to it accruing as for divers other  
considerations affecting the public welfare which it seeks to advance,  
has granted, bargained, sold, aliened, enfeoffed, released and confirmed  
and by these presents does grant, bargain, sell, alien, enfeoff,  
release and confirm unto the said TOWNSHIP OF HONEY BROOK, Grantee as  
aforesaid, its successors and assigns

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

TO HAVE AND TO HOLD the said lots or pieces of ground described in  
Exhibit "A" to the said Grantee, its successors and assigns, to and for  
the only proper use and behoof of the said Grantee, its successors and  
assigns, forever as and for 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 street had been opened by a Decree of the Court of Quarter  
Sessions of the Peace 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 Grantor for its successors, and assigns, does, by  
these present confirms, promises to and agrees to and with the said  
Grantee, its successors and assigns that neither the said Grantor, nor  
its successors, or assigns shall or will at anytime hereafter ask,  
demand, recover, or receive of, or from the said Grantee, its successors  
and assigns any sum or sums of money as and for the damages for or by  
reason of the physical grading of the said street to the grade as now  
established by the said Grantee 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 anytime thereafter ask,  
demand, recover, or receive any such damages by reason of physical  
grading of the said street to conform to the grade as first thereafter  
established or confirmed by the said Grantee.

AND the said Grantor for its successors, and assigns, does, by these presents further covenants, promises and agrees to and with the Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim to the same or any part thereof, by, from or under (it) (them), shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed the day and year first above written.

D & F PROJECTS, INC.

*John A. Mays*

President

*Anthony J. ...*

Attest

*Arlene S. Cunningham*  
Witness

ACCEPTED for and on behalf of the TOWNSHIP of HONEY BROOK this *and* day of *January*, A.D., ~~1994~~ *1996*

BOARD OF SUPERVISORS OF THE TOWNSHIP OF HONEY BROOK

*Resolution 6-1996*

BY: *Dallas S. Ford*  
Chairman

BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of the TOWNSHIP of HONEY BROOK accept the Deed of Dedication of the certain parcels of ground hereinbefore described comprising of the said Deed being the Deed of D & F PROJECTS, INC. (the Grantor herein), Deeding and Dedicating said parcel of ground to the TOWNSHIP OF HONEY BROOK, said parcel being hereby accepted as and for the Township to be hereafter part of the road system of the TOWNSHIP OF HONEY BROOK.

Passed and approved this *2nd* day of *January*, A.D., ~~1994~~ *1996*.

BOARD OF SUPERVISORS OF THE TOWNSHIP OF HONEY BROOK

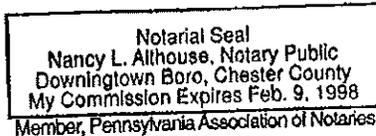
BY: *Dallas S. Ford*  
Chairman

STATE OF PENNSYLVANIA

COUNTY OF CHESTER

On this 6th day of October, A.D. 1994, before me, the undersigned officer, personally appeared Colin N. Maropis who acknowledged him/herself to be the President of the said D & F PROJECTS, INC. and that he/she 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 him/herself as President.

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



Nancy L. Althouse  
Notary Public

STATE OF PENNSYLVANIA

COUNTY OF

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 199\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

GRANTER'S Address:  
Honey Brook Township  
Box 1281  
Honey Brook PA 19344

DESCRIPTION of Dove Drive

ALL THAT CERTAIN parcel of land known as Dove Drive situated in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan of Byrdelle Subdivision prepared by Chesterland Associates, Inc., Professional Engineers and Beideman Associates, Professional Land Surveyors, dated June 1, 1989, and last revised December 2, 1993, as follows to wit:

BEGINNING at a point in a curve on the northwest proposed widened right-of-way line of South Birdell Road (S.R. 4007), 60 feet wide, a corner of Lot No. 35; thence along said Lot No. 35 for the following four courses and distances: (1) by a line curving to the left having a radius of 25 feet, an angle of 80 degrees 50 minutes 24 seconds for an arc distance of 35.27 feet to a point of tangent, (2) North 70 degrees 16 minutes 07 seconds West 51.17 feet to a point of curve, (3) by a line curving to the right having a radius of 175 feet, an angle of 06 degrees 07 minutes 05 seconds for an arc distance of 18.69 feet to a point of tangent, and (4) North 64 degrees 09 minutes 02 seconds West 140.42 feet to a point of curve, a corner of Lot No. 34; thence along Lot No. 34 and partly along Lot No. 33 by a line curving to the left having a radius of 260 feet, an angle of 71 degrees 01 minutes 31 seconds for an arc distance of 322.30 feet to a point of tangent; thence continuing along Lot No. 33 and partly along Lot No. 32 South 44 degrees 49 minutes 27 seconds West 174.03 feet to a point of curve; thence continuing along Lot No. 32 by a line curving to the left having a radius of 25 feet, an angle of 53 degrees 58 minutes 05 seconds for an arc distance of 23.55 feet to a point of reverse curve and cul-de-sac; thence continuing along Lot No. 32 and Lots No. 31, 30, 29, 28, and partly along Lot No. 27 by a line curving to the right having a radius of 60 feet, an angle of 287 degrees 56 minutes 11 seconds for an arc distance of 301.53 feet to a point of reverse curve; thence continuing along Lot No. 27 by a line curve to the left having a radius of 25 feet, an angle of 53 degrees 58 minutes 05 seconds for an arc distance of 23.55 feet to a point of tangent; thence continuing along Lots No. 27, 26 and partly along Lot No. 25 North 44 degrees 49 minutes 27 seconds East 174.03 feet to a point of curve; thence continuing along Lot No. 25, 24, 23, 22, 21, and partly along Lot No. 20 by a line curving to the right having a radius of 310 feet, an angle of 71 degrees 01 minutes 31 seconds for an arc distance of 384.28 feet to a point of tangent; thence continuing along Lot No. 20 and partly along Lot No. 19 South 64 degrees 09 minutes 02 seconds East 140.42 feet to a point of curve; thence along said Lot No. 19 the following three courses and distances: (1) by a line curving to the left having a radius of 125 feet, an angle of 06 degrees 07 minutes 05 seconds for an arc distance of 13.35 feet to a point of tangent, (2) South 70 degrees 16 minutes 07 seconds East 45.37 feet to a point of curve, and (3) by a line curving to the left having a radius of 25 feet, an angle of 90 degrees 00 minutes 00 seconds for an arc distance of 39.27 feet to a point on a curve on the aforesaid northwest right-of-way of South Birdell Road; thence along said northwest right-of-way line the following two courses and distances: (1) South 19 degrees 43 minutes 53 seconds West 27.57 feet to a point of curve, and (2) by a line curving to the left having a radius of 430 feet, an angle of 09 degrees 09 minutes 36 seconds for an arc distance of 68.74 feet to the point and place of beginning.

CONTAINING 1.145 acres of land more or less.

BK4251PG0510

DESCRIPTION of Goldfinch Lane.

ALL THAT CERTAIN parcel of land known as Goldfinch Lane situated in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan of Byrdelle Subdivision prepared by Chesterland Associates, Inc., Professional Engineers and Beideman Associates, Professional Land Surveyors, dated June 1, 1989, and last revised December 2, 1993, as follows to wit:

BEGINNING at a point in a curve on the southwest right-of-way line of Quail Lane, 50 feet wide, a corner of Lot No. 18; thence along said Lot No. 18 by a line curving to the left having a radius of 25 feet, an angle of 75 degrees 31 minutes 21 seconds for an arc distance of 32.95 feet to a point of tangent; thence continuing along Lot No. 18 and partly along Lot No. 17 South 39 degrees 59 minutes 21 seconds West 147.79 feet to a point of curve; thence continuing along Lots No. 17, 16 and partly along Lot No. 15 by a line curving to the right having a radius of 175 feet, an angle of 58 degrees 00 minutes 09 seconds for an arc distance of 177.16 feet to a point of tangent; thence continuing along Lot No. 15 and partly along Lot No. 14 North 82 degrees 00 minutes 30 seconds West 94.26 feet to a point of curve; thence continuing along Lot No. 14 by a line curving to the left having a radius of 25 feet, an angle of 53 degrees 58 minutes 05 seconds for an arc distance of 23.55 feet to a point of reverse curve and cul-de-sac; thence continuing along Lots No. 14, 13, 12, 11, and partly along Lot No. 10 by a line curving to the right having a radius of 60 feet, an angle of 287 degrees 56 minutes 10 seconds for an arc distance of 301.52 feet to a point of reverse curve; thence continuing along Lot No. 10 by a line curving to the left having a radius of 25 feet, an angle of 53 degrees 58 minutes 05 seconds for an arc distance of 23.55 feet to a point of tangent; thence continuing along Lot No. 10 and partly along Lot No. 9 South 82 degrees 00 minutes 30 seconds East 94.26 feet to a point of curve; thence continuing along Lot No. 9 by a line curving to the left having a radius of 125 feet, an angle of 58 degrees 00 minutes 09 seconds for an arc distance of 126.54 feet to a point of tangent; thence continuing along Lot No. 9 and partly along Lot No. 8 North 39 degrees 59 minutes 21 seconds East 147.79 feet to a point of curve; thence continuing along Lot No. 8 by a line curving to the left having a radius of 25 feet, an angle of 75 degrees 31 minutes 21 seconds for an arc distance of 32.95 feet to a point in a curve on the aforesaid southwest right-of-way line of Quail Lane; thence along said southwest right-of-way line by a line curving to the left having a radius of 175 feet, an angle of 28 degrees 57 minutes 18 seconds for an arc distance of 88.44 feet to the point and place of beginning.

CONTAINING 0.751 acres of land more or less.

BK4251PG0511

DESCRIPTION of Quail Lane.

ALL THAT CERTAIN parcel of land known as Quail Lane situated in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan of Byrdelle Subdivision prepared by Chesterland Associates, Inc., Professional Engineers and Beideman Associates, Professional Land Surveyors, dated June 1, 1989, and last revised December 2, 1993, as follows to wit:

BEGINNING at a point on the northwest proposed widened right-of-way line of South Birdell Road (S.R. 4007), 60 feet wide, a corner of Lot No. 18, thence along said Lot No. 18 for the following two courses and distances: (1) by a line curving to the left having a radius of 25 feet, an angle of 90 degrees 00 minutes 00 seconds for an arc distance of 39.27 feet to a point of tangent, and (2) North 70 degrees 16 minutes 07 seconds West 45.02 feet to a point of curve; thence leaving Lot No. 18 and along the northeast terminus of Goldfinch Lane by a line curving to the right having a radius of 175 feet, an angle of 35 degrees 28 minutes 30 seconds for an arc distance of 108.35 feet, to a point of tangent and corner of Lot No. 8; thence along Lot No. 8 North 34 degrees 47 minutes 37 seconds West 124.68 feet to a point of curve and corner of Lot No. 7; thence along Lot No. 7 by a line curving to the left having a radius of 125 feet, an angle of 06 degrees 35 minutes 35 seconds for an arc distance of 14.38 feet, to a point of compound curve; thence continuing along Lot No. 7 by a line curving to the left having a radius of 25 feet, an angle of 93 degrees 43 minutes 39 seconds for an arc distance of 40.90 feet, to a point of reverse curve and cul-de-sac; thence continuing along Lots No. 7, 6, 5 and partly along Lot No. 4 by a line curving to the right having a radius of 60 feet, an angle of 256 degrees 52 minutes 56 seconds for an arc distance of 269.00 feet, to a point of tangent; thence continuing along Lot No. 4 and partly along Lot No. 3 South 58 degrees 13 minutes 55 seconds East 53.80 feet to a point of curve; thence continuing along Lot No. 3 and partly along Lot No. 2 by a line curving to the right having a radius of 175 feet, an angle of 23 degrees 26 minutes 18 seconds for an arc distance of 71.59 feet, to a point of tangent; thence continuing along Lot No. 2 and partly along Lot No. 1 South 34 degrees 47 minutes 37 seconds East 124.68 feet to a point of curve, thence continuing along Lot No. 1 for the following three courses and distances: (1) by a line curving to the left having a radius of 125 feet, an angle of 35 degrees 28 minutes 30 seconds for an arc distance of 77.39 feet to a point of tangent, (2) South 70 degrees 16 minutes 07 seconds East 45.02 feet to a point of curve, and (3) by a line curving to the left having a radius of 25 feet, an angle of 90 degrees 00 minutes 00 seconds for an arc distance of 39.27 feet to a point of tangent on the aforesaid northwest right-of-way line of South Birdell Road; thence along said northwest right-of-way line of South Birdell Road South 19 degrees 43 minutes 53 seconds West 100.00 feet to the point and place of beginning.

CONTAINING 0.681 acres of land more or less.

BK 4251 PG 0512



63879

DATE: 10/28/1997 TIME: 11:28A INST NO.: 63879

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO :	030305	TYPE DOC :	DEED
REC FEE	:		19.00
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	:		19.00
LOC RTT	:		0.00
ST RTT	:		0.00
WRIT TAX	:		0.00

Official

RETURN TO

Patrick C. Donnell  
305 N. High St  
West Chester, Pa. 19380-2613

BK4251PG0513