

7/2
DEED OF DEDICATION

THIS INDENTURE made this 13th day of September 1995, A. D.,
BETWEEN

J. P. & R. Corporation

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 Lakeshore Drive)
Shoreline

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.

Witness *John Swartz*

Thomas D. Felt President
Thomas McEllone Attest

13th day of ~~12th~~ *September*, A.D., ~~1994~~ *1995*

BOARD OF SUPERVISORS OF THE TOWNSHIP OF HONEY BROOK

Resolution 8-1995

BY: *Dallas D. Felt*
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 13th day of *September*, A.D., ~~1994~~ *1995*

BOARD OF SUPERVISORS OF THE TOWNSHIP OF HONEY BROOK

BY: *Dallas D. Felt*
Chairman

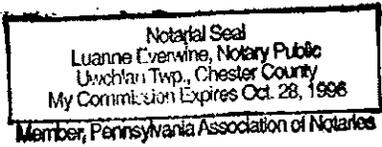
address of the Grantee: PO Box 1281
Honey Brook, PA 19344

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this, the 17th day of February, 1995, before me the undersigned officer, personally appeared THOMAS J. McQUILKIN, who acknowledged himself to be the PRESIDENT of J.P.R. CORPORATION, and that he as OFFICER, 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.

Luanne Everwine
NOTARY PUBLIC



Unofficial Copy

BK3966P60445

BEIDEMAN ASSOCIATES, INC.

DAVID A. BEIDEMAN, P.L.S.
MICHAEL B. SWISHER, P.L.S.
PATRICK J. WALSH, P.E.

Civil Engineers & Surveyors
101 Fellowship Road
P.O. Box 715
Uwechlaud, PA 19480

PHONE
(215) 458-7000
FAX (215) 458-7168

ALL THAT CERTAIN Strip of Land, situate in Honeybrook Township, Chester County, Pennsylvania, being shown as Shoreline Drive on a Subdivision Plan of Lakeview Estates, prepared by Beideman Associates, Professional Land Surveyors, Exton, Pennsylvania, dated April 27, 1988, and last revised September 25, 1992, and being more fully described along the sidelines thereof, as follows:

BEGINNING at the point of intersection of the southern right of way line of Shoreline Drive (typically 50 feet wide), with the widened southwestern right of way line of Morgantown Road (SR4014), which beginning point is located the two (2) following courses and distances from a spike found on the title in Morgantown Road (TR-499) at the northeast corner of land now or formerly of Narayanan and Dorothy Soundararajan: (1) crossing the existing southwest right of way line of Morgantown Road, and along said land, South 70 degrees 47 minutes 19 seconds West 29.20 feet to a concrete monument set on the widened southwesterly right of way of Morgantown Road; (2) along the widened southwesterly right of way line of Morgantown Road, along Lot 1, crossing along the intersection of Vincent Drive, along Lots 48, 32, and 31, North 50 degrees 19 minutes 16 seconds West 1,129.91 feet to the point of beginning; thence from the point of beginning, along Lot 31, North 61 degrees 37 minutes 52 seconds West 55.99 feet to a point of curvature; thence along Lot 31, along a curve to the left having a radius of 25.00 feet, and a chord bearing South 79 degrees 01 minutes 26 seconds West 31.70 feet, westerly an arc distance of 34.34 feet to a point of tangency; thence along Lot 31, South 39 degrees 40 minutes 44 seconds West 164.32 feet to a point of curvature; thence along Lots 31, 32, 33, and 34, along a curve to the right having a radius of 325.00 feet, and a chord bearing South 55 degrees 16 minutes 25 seconds West 174.74 feet, southwesterly an arc distance of 176.92 feet to a point of tangency; thence along Lots 34, 35, 36, and 37, South 70 degrees 52 minutes 06 seconds West 435.93 feet to a point of curvature; thence along Lots 37 and 38, along a curve to the left having a radius of 325.00 feet, and a chord bearing South 34 degrees 47 minutes 04 seconds West 382.83 feet, southwesterly an arc distance of 409.36 feet to a point of tangency; thence along Lots 38 and 39, South 01 degrees 17 minutes 59 seconds East 224.16 feet to a point of curvature; thence along a curve to the left, having a radius of 475.00 feet, and a chord bearing South 05 degrees 12 minutes 57 seconds East 64.88 feet, southerly an arc distance of 64.93 feet to a point of tangency; thence along Lot 39, South 09 degrees 07 minutes 54 seconds East 50.38 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet, and a chord bearing South 59 degrees 07 minutes 54 seconds East 38.30 feet, southeasterly an arc distance of 43.63 feet to a point

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on the north right of way line of Vincent Drive, 50 feet wide; thence along the north right of way line of Vincent Drive, South 70 degrees 52 minutes 06 seconds West 101.54 feet to a concrete monument set at the point of intersection of a radius return curve forming a portion of the western right of way line of Shoreline Drive; thence along Lot 21, along a curve to the left having a radius of 25.00 feet, and a chord bearing North 30 degrees 52 minutes 06 seconds East 32.14 feet, northeasterly an arc distance of 34.91 feet to a concrete monument set at a point of tangency; thence along Lot 21, North 09 degrees 07 minutes 54 seconds West 68.01 feet to a concrete monument set at a point of curvature; thence along Lot 21, along a curve to the right having a radius of 525.00 feet, and a chord bearing North 05 degrees 12 minutes 57 seconds West 71.71 feet, northerly an arc distance of 71.76 feet to a concrete monument set at a point of tangency at the common corner of Lots 21 and 22; thence along Lot 22, North 01 degrees 17 minutes 59 seconds West 224.16 feet to a concrete monument set at a point of curvature at the corner in common to Lots 22 and 23; thence along Lots 23, 24, 25, and 26, along a curve to the right having a radius of 375.00 feet, and a chord bearing North 34 degrees 47 minutes 04 seconds East 441.73 feet, northeasterly an arc distance of 472.34 feet to a concrete monument set at a point of tangency; thence along Lots 26, 27, 28, and 29, North 70 degrees 52 minutes 06 seconds East 435.93 feet to a concrete monument set at a point of curvature; thence along Lots 29 and 30, along a curve to the left having a radius of 275.00 feet, and a chord bearing North 55 degrees 16 minutes 25 seconds East 147.86 feet, northeasterly an arc distance of 149.70 feet to a concrete monument set at a point of tangency; thence along Lot 30, North 39 degrees 40 minutes 44 seconds East 164.32 feet to a concrete monument set at a point of curvature; thence along Lot 30, and along a curve to the left having a radius of 25.00 feet, and a chord bearing North 00 degrees 20 minutes 08 seconds East 31.70 feet, northerly an arc distance of 34.33 feet to a concrete monument set at a point tangency; thence along Lot 30, North 39 degrees 00 minutes 40 seconds West 55.99 feet to a concrete monument set on the widened southwest right of way line of Morgantown Road (SR4014); thence along the widened southwest right of way line of Morgantown Road, South 50 degrees 19 minutes 16 seconds East 200.00 feet to the point of beginning.

CONTAINING: 1.892 acres of land be the same more or less.

BEIDEMAN ASSOCIATES, INC.

DAVID A. BEIDEMAN, P.L.S.
MICHAEL B. SWISHER, P.L.S.
PATRICK J. WALSH, P.E.

Civil Engineers & Surveyors
101 Fellowship Road
P.O. Box 715
Uwchland, PA 19480

PHONE (215) 458-7000
FAX (215) 458-7188

Lakeview Estates
Southern Extension of Shoreline Drive

ALL THAT CERTAIN Strip of Land situate in Honeybrook Township, Chester County, Pennsylvania, being shown as the Southern Extension of Shoreline Drive on a Subdivision Plan of Lakeview Estates, prepared by Beideman Associates, professional land surveyors, Exton, Pennsylvania, dated April 27, 1988, and last revised September 25, 1992, and being more fully described along the sidelines thereof, as follows:

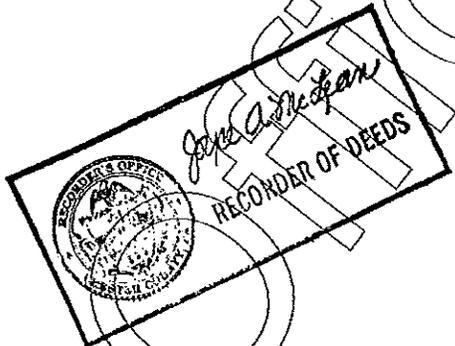
BEGINNING at a concrete monument set at the point of intersection of the radius return curve, forming a portion of the eastern right of way line of Southern Extension of Shoreline Drive (typically 50 feet wide), with the southern right of way line of Vincent Drive, 50 feet wide, which beginning point is measured the five (5) following courses and distances from a concrete monument set at the point of intersection of the southern right of way line of Vincent Drive with the widened southwest right of way line of Morgantown Road: (1) along Lot 1, North 61 degrees 37 minutes 51 seconds West 55.99 feet to a concrete monument set at a point of curvature; (2) along Lot 1, along a curve to the left having a radius of 25.00 feet, and a chord bearing South 79 degrees 01 minutes 31 seconds West 31.70 feet, westerly an arc distance of 34.33 feet to a concrete monument set at a point of tangency; (3) along Lot 1, South 39 degrees 40 minutes 44 seconds West 38.50 feet to a concrete monument set at a point of curvature; (4) along Lot 1 and Lot 2, along a curve to the right having a radius of 275.00 feet, and a chord bearing South 55 degrees 16 minutes 25 seconds West 147.86 feet, southwesterly an arc distance of 149.70 feet to a concrete monument set at a point of tangency; (5) along Lots 2 through 11, South 70 degrees 52 minutes 06 seconds West 1,382.50 feet to the point of beginning; thence from the point of beginning, along Lot 11, along a curve to the left having a radius of 25.00 feet, and a chord bearing South 25 degrees 52 minutes 06 seconds West 35.36 feet, southwesterly an arc distance of 39.27 feet to a concrete monument set at a point of tangency; thence along Lot 11, South 19 degrees 07 minutes 54 seconds East 265.40 feet to a concrete monument set on the north line of land now or formerly of John Omar and Naomi K. Stoltzfus; thence along said land, being along the terminus of the southern extension of Shoreline Drive, South 70 degrees 52 minutes 06 seconds West 50.00 feet to a point at the southeast corner of Lot 12; thence along Lot 12, North 19 degrees 07 minutes 54 seconds West 265.40 feet to a point of curvature; thence along Lot 12, along a curve to the left having a radius of 25.00 feet, and a chord bearing North 64 degrees 07 minutes 54 seconds West 35.36 feet, northwesterly an arc distance of 39.27 feet to a concrete monument set on the southern right of way line of Vincent Drive; thence along the southern right of way line of Vincent Drive, North 70 degrees 52 minutes 06 seconds East 100.00 feet to the point of beginning.

CONTAINING: 0.339 acres of land be the same more or less.

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MANITO ABSTRACT COMPANY INC.
Accommodation recording
not insured

BAW



64418

DATE: 11/27/1995 TIME: 02:25P INST NO.: 64418

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 029686 TYPE DOC : DEED
REC FEE : 19.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.50

DATE: 11/27/1995 TIME: 02:25P INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 029686 TYPE DOC : HOUSING
REC FEE : 19.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.00