

**DEED OF DEDICATION**

THIS INDENTURE, made this 9 day of December, 1992, between J P & R CORPORATION, a corporation of the State of Delaware, being the owner and party in interest in the following described road (hereinafter called "Grantor"), and HONEYBROOK TOWNSHIP, a body politic, organized and existing in the County of Chester, Commonwealth of Pennsylvania (hereinafter called "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the advantages to it accruing and for diverse other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Township of Honeybrook, its successors and assigns, the following roads or streets:

**MORGANTOWN ROAD**

ALL THAT CERTAIN 25-foot wide strip of land situate in Honeybrook Township, Chester County, Pennsylvania, being shown as a Widened Right of way of Morgantown Road 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 spike found on the title line in Morgantown Road (TR-499), existing right of way, 33 feet wide, which beginning point marks the northeast corner of land now or formerly of Narayanan and Dorothy Soundararajan; thence from the point of beginning, along the north line of said land, and crossing the existing southwest right of way of Morgantown Road, South 70 degrees 47 minutes 19 seconds West 29.20 feet to a concrete monument set on the widened southwest right of way line of Morgantown Road, as widened to a distance of 25 feet, southwest of the title line therein; thence along said widened southwest right of way line, crossing a Sun Pipeline Company right of way, along Lot 1 crossing along the intersection of Vincent Drive, along Lots 48, 32 and 31, crossing along the intersection of Catherine Drive, and along Lot 30, and Parcel A, North 50 degrees 19 minute 16 seconds West 1,910.03 feet to a concrete monument set on line of land now or formerly of the Commonwealth of Pennsylvania, Fish Commission; thence along said land and crossing the existing southwest right of way line of Morgantown Road, North 18 degrees 40 minutes 33 seconds East 26.78 feet to a spike found at a corner of said land on the title line of Morgantown Road (SR-4014); thence along the title line in Morgantown Road, South 50 degrees 19 minutes 16 seconds East 1,934.72 feet to the point of **BEGINNING**.

**CONTAINING** 1.104 acres of land, be the same more or less.

**VINCENT DRIVE**

ALL THAT CERTAIN Strip of Land situate in Honeybrook Township, Chester County, Pennsylvania, being shown as Vincent 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 southern right of way line of Vincent Drive (typically 50 feet wide) with the widened southwestern right of way line of Morgantown Road, which beginning point is the two (2) following courses and distances from a spike found on the title line in Morgantown Road, at the northeast corner of land now or formerly of Narayanan and Dorothy Soundararajan: (1) along the north line of said land, South 70 degrees 47 minutes 19 seconds West 29.20 feet to a concrete monument set on the widened south right of way line of Morgantown Road (TR-499); (2) along said widened south right of way line, along Lot 1, North 50 degrees 19 minutes 16 seconds West 307.91 feet to the point of beginning; thence from the point of beginning, along Lot 1, North 61 degrees 37 minutes 51 seconds West 55.99 feet to a concrete monument set at a point of curvature; thence 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; thence along Lot 1, South 39 degrees 40 minutes 44 seconds West 38.50 feet to a concrete monument set at a point of curvature; thence 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; thence along Lots 2 through 11, South 70 degrees 52 minutes 06 seconds West 1,382.50 feet to a concrete monument set at the point of intersection of a radius return curve, forming a portion of the easterly right of way line of the southerly extension of Catherine Drive; thence crossing along the intersection of the southerly extension of Catherine Drive, South 70 degrees 52 minutes 06 seconds West 100.00 feet to a concrete monument set at the point of intersection of a radius return curve, forming a portion of the westerly right of way line of the southerly extension of Catherine Drive; thence along Lot 12, South 70 degrees 52 minutes 06 seconds West 192.50 feet to a concrete monument set at a point of curvature; thence along Lots 12, 13 and 14, along a curve to the left having a radius of 275.00 feet; and a chord bearing South 48 degrees 44 minutes 36 seconds West 207.15 feet, southwesterly an arc distance of 212.39 feet to a concrete monument set at a point of reverse curvature; thence along the radius of the cul-de-sac terminus of Vincent Drive, along Lots 14, 15, 16, 17, 18, and 19, along a curve to the right having a radius of 50.00 feet, through a central angle of 256 degrees 39 minutes 27 seconds, westerly, northerly, and easterly an arc distance of 223.98 feet to a point of reverse curvature; thence along Lot 19, along a curve to the left, having a radius of 25.00 feet, and a chord bearing North 70 degrees 57 minutes 52 seconds East 26.73 feet, northeasterly an arc distance of 28.20 feet to a point of reverse curvature; thence along Lots 19, 20, and 21, along a curve to the right having a radius of 325.00 feet, and a chord bearing North 54 degrees 45 minutes 38 seconds East 180.34 feet, northeasterly an arc distance of 182.74 feet to a point of tangency; thence along Lot 21, North 70 degrees 52 minutes 06 seconds East 200.55 feet to a concrete monument set at the point of intersection of a radius return curve forming a portion of the westerly right of way line of Catherine Drive; thence crossing along the intersection of Catherine Drive, North 70 degrees 52 minutes 06 seconds East 101.54 feet to the point of intersection of a radius return curve forming a portion of the eastern right of way line of Catherine Drive; thence along Lots 39 through 48, North 70 degrees 52 minutes 06 seconds East, 1372.91 feet to a point of curvature; thence along Lot 48, along a curve to the left having a radius of 225.00 feet, and a chord bearing North 55 degrees 16 minutes 25 seconds East 120.97 feet, northeasterly an arc distance of 122.48 feet to a point of tangency; thence along Lot 48, North 39 degrees 44 seconds East 38.50 feet to a point of curvature; thence along Lot 48, along a curve to the left having a radius of 25.00 feet, and a chord bearing North 00 degrees 20 minutes 00 seconds East 31.70 feet northerly an arc distance of 34.33 feet to a point of tangency; thence along Lot 48, North 39 degrees 00 minutes 41 seconds West 55.99 feet to a concrete monument set on the widened west right of way line of

Morgantown Road, as widened to a distance of 25 feet southwest of the title line therein; thence along said 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 2.597 acres of land be the same more or less.**

**BEING** part of the same premises which Harry H. Good and Mary Ella Good, by deed dated February 28, 1989, and recorded in Chester County in Book 1445 page 382, granted and conveyed unto J P & R Corporation, in fee.


**TO HAVE AND TO HOLD**, the said pieces or parcels of land above described 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 streets or highways and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said streets had been opened by a Decree of the Court of Common Pleas 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.

**UNDER AND SUBJECT**, nevertheless, to certain conditions and restrictions of record.

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

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

J P & R CORPORATION

By: 

COMMONWEALTH OF PENNSYLVANIA :

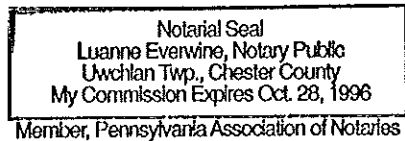
SS.

COUNTY OF Chester :

On this 9<sup>th</sup> day of December, 1992, before me, the undersigned officer, personally appeared Thomas J. McQuilkin, who acknowledged himself to be the president of the said corporation, 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.

Luanne Everwine  
Notary Public



The Grantors Address is  
PO Box 1281  
Honey Brook Pa  
19344

# Honey Brook Township Board of Supervisors

CHESTER COUNTY



Box 1281, Honey Brook, PA 19344-1281

## RESOLUTION 13A-1992

BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of Honey Brook Township accept the Deed of Dedication hereinbefore described comprising Morgantown Road and Vincent Drive, Lakeview Estates Subdivision.

Said parcel being hereby accepted as and for the Township of Honey Brook to be hereafter part of the Roadway system of the Township of Honey Brook.

Passed and approved this 9th day of December, A. D., 1992.

HONEY BROOK TOWNSHIP BOARD OF SUPERVISORS

Raymond Hearn

John Super

Donald Johnson

Attest:

Ruby M. Gritman  
Secretary/Treasurer

DK 3522 PG 0403

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016279	
DEED	17.00
WRIT TAX	0.50
SUBTL	17.50
CHECK	17.50
ITEM 2	
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