

**MINUTES**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**  
**BUSINESS MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**WEDNESDAY, SEPTEMBER 20, 2023- 7:00 PM**

**CALL TO ORDER: 7:01 PM**

- **ANNOUNCEMENTS:**

Mr. Halbom announced the meeting was being recorded for future video broadcast.

Mr. Halbom announced the Board of Supervisors met in executive session on August 31<sup>st</sup> to discuss litigation, on September 8<sup>th</sup> to discuss personnel, on September 11<sup>th</sup> to discuss personnel, litigation, and real estate, and on September 18<sup>th</sup> to discuss personnel.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

All three Board members were in attendance.

**INFORMATIONAL ITEMS**

**PUBLIC COMMENT**

- There was no public comment.

**OFFICIAL ACTION ITEMS**

1. Consent agenda

Vice-Chair Betz motioned to approve the consent agenda, including Treasurers Reports and bill payments for the month of August totaling \$440,061.85, and the August Business Meeting minutes. There was no public comment. **The motion was seconded by Supervisor Quigley, and passed unanimously.**

2. Resolution 2023-17: A resolution to adopt the Act 537 Special Study for Towamencin Township

Chair DeLello asked Township Engineer John Evarts to summarize the project. Mr. Evans stated the resolution relates to a special study related to the Towamencin Sewer Sale and the resolution is a requirement of DEP, and was a procedural action.

Vice-Chair Betz motioned to approve Resolution 2023-17, a resolution to adopt the act 537 Special Study for Towamencin Township. There was no public comment. Supervisor Quigley seconded the motion. **The motion passed unanimously.**

3. Resolution 2023-18

*Meetings to be held at Worcester Township Community Hall, 1031 Valley Forge Road.*

- A resolution of the Worcester Township Board of Supervisors Authorizing the Acquisition of Certain Property located at 1581 Valley Forge Road, Consisting of Approximately 0.97 Acres, More or Less, said tract being tax parcel no. 67-00-01048-00-1; Authorizing the Preparation, Execution, And Recording of Any and All Documents, Declaration of Taking, Deed-in-Lieu of Condemnation, Writings, Instruments and Papers as May Be Necessary to Formally Acquire Title to Such Property in the Name of Worcester Township.

Chair DeLello asked the Township Solicitor to summarize the matter. Mr. Brant shared that first, a resolution was required to begin executing the sale documents. Next, a “friendly condemnation” process saves the seller and Township the transfer tax fees. Closing would then take place the day following this meeting, if approved.

Vice Chair Betz motioned to approve Resolution 2023-18, Authorizing the Acquisition of Certain Property located at 1581 Valley Forge Road, Consisting of Approximately 0.97 Acres, More or Less, said tract being tax parcel no. 67-00-01048-00-1; Authorizing the Preparation, Execution, And Recording of Any and All Documents, Declaration of Taking, Deed-in-Lieu of Condemnation, Writings, Instruments and Papers as May Be Necessary to Formally Acquire Title to Such Property in the Name of Worcester Township.

Supervisor Quigley seconded the motion. There was no public comment. **The motion passed unanimously.**

4. Motion

- A motion to authorize execution of an agreement of sale for the potential purchase of a property.

Chair DeLello offered that this motion would not be relevant to this evening's meeting, but had to remain on the agenda because of sunshine law requirements.

5. Motion

- A motion to authorize execution by the Township of the Valley Forge Road Corridor Temporary Construction and Access Easement and to accept the Deed of Dedication of Street Right-of-Way signed by The Stables Community Association re: 0 Spring Hill Road

Chair DeLello asked the Township Solicitor to summarize motions five, six, seven, and eight. Mr. Brant replied that all properties were related to the Valley Forge Road Corridor Improvement Project, and had been negotiated by Township Staff with each property owner.

6. Motion

- A motion to authorize execution by the Township of the Valley Forge Road Corridor Temporary Construction and Access Easement and to accept the Deed of Dedication of Street Right-of-Way signed by Donna Jones re: 2944 Woodlyn Ave

7. Motion

- A motion to accept the Valley Forge Road Corridor Deed of Dedication of Street Right-of-Way signed by Pascual Arias and Sharon Catagnus re: 1424 Valley Forge Road

*Meetings to be held at Worcester Township Community Hall, 1031 Valley Forge Road.*

8. Motion

- A motion to authorize execution by the Township of the Valley Forge Road Corridor Temporary Construction and Access Easement and to accept the Deed of Dedication of Street Right-of-Way signed by Derek Snyder and Kerri Owsiany re: 1252 Valley Forge Road.

Vice Chair Betz motioned to approve the execution of all documents referred to by the Solicitor and listed on the agenda as motions 5,6,7, and 8. The motion was seconded by Supervisor Quigley. There was no public comment. **The motion passed unanimously.**

9. Motion

- A motion to enter into settlement for tax assessment appeals for the following addresses:
  1. Methacton Area High School - 1543 North Trooper Road

Mr. Brant summarized the motion. In this case, the Township will receive money back from the property owner who appealed in the amount of about \$15.00.

Vice Chair Betz motioned to approve the motion to enter into settlement for tax appeal at the property listed above. Supervisor Quigley seconded the motion. There was no public comment. **The motion passed unanimously.**

10. 2024 Budget

Finance Director Nicole Quagliariello provided the budget update. She highlighted this budget called for no new taxes, keeping Worcester Township the lowest taxing municipality in Montgomery County. The Board of Supervisors thanked Nicole for her hard work. Chair DeLello offered that, along with no raise in taxes, the Township is continuing to provide additional services to residents. He called attention to the Township's recent support of the Fire Department, a resource requiring significant funding.

Vice Chair Betz voiced optimism for the financial state of the Township and expressed his ongoing support of the Fire Department.

Supervisor Quigley offered that the Township is fortunate to have excellent finances. He commended the Township staff for their work, and shared the good financial management allows for the Township to address needs effectively. He commented that the budget is a living document and he looked forward to the next updates.

Chair DeLello commented on some of the financial stressors the Township was facing, particularly with the insurance market. He shared the Township was managing this well through their participation with the Delaware Valley Insurance Trust.

## **OTHER BUSINESS**

Request by FC Montco (Youth Soccer Club) to erect temporary lights at Heebner Park during the Fall of 2023.

*Meetings to be held at Worcester Township Community Hall, 1031 Valley Forge Road.*

Chair DeLello provided some background regarding the request for temporary lights. Vice Chair Betz offered support for the youth sports organizations. Supervisor Quigley shared that the lights make sense given family's evening schedules, and the lack of daylight. Given the temporary nature of the lights, he voiced support for the request.

Mr. Pete Maxwell, President of FC MontCo, a local youth soccer organization, addressed the board. Pete shared FC MontCo had knocked on doors in the area to speak with residents about the request. They had a petition signed offering the support of those residents. He added the program hosts 650 kids that practice at Heebner and Mt. Kirk parks, primarily. Pete praised the four youth athletes who also attended for their civic work. He offered that the lights will be taken down in November once the kids move over to the High School area to practice.

Chair DeLello thanked Pete for his time. Supervisor Quigley asked if any other facilities were used that have lights. Pete shared that RedTail Park was that location, but it is under construction now.

**The Board of Supervisors authorized the installation of temporary lights by FC MontCo, and directed Township Staff to assist, if necessary.**

#### State Police Communication

Chair DeLello shared that he had interacted with several residents who shared concerns about how to report public nuisances to the state police. He shared some suggestions the Township Manager and State Police Liaison had discussed.

Supervisor Quigley shared that the PSP reports show more call responses lately than in years past, implying presence is likely up. He commented on car break ins and crimes of opportunities at the parks. He advocated for additional cameras to be installed to assist with security.

Vice Chair Betz asked about the existing cameras at Heebner Park. Mr. Halbom shared there are cameras covering limited areas of Heebner Park, currently. He voiced support for additional security cameras.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

**The meeting adjourned at 7:39 PM.**

#### UPCOMING MEETINGS

Planning Commission – September 28, 2023 (7:30 PM)

Zoning Hearing Board – September 26, 2023 (6:00 PM)

Board of Supervisors – October 18, 2023 (Work Session @ 6:30PM, Business Meeting @ 7:00PM)

*Meetings to be held at Worcester Township Community Hall, 1031 Valley Forge Road.*



TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account Range: First to Last      Include Non-Anticipated: No  
 Expend Account Range: First to Last      Include Non-Budget: No  
 Print Zero YTD Activity: No      Year To Date As Of: 09/30/23  
    Current Period: 09/01/23 to 09/30/23  
    Prior Year As Of: 09/30/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
001-301-100-000	Property Taxes- Current	48,424.44	44,450.00	472.28	50,267.88	0.00	5,817.88	113
001-301-500-000	Property Taxes- Liened	594.13	500.00	34.77	652.31	0.00	152.31	130
001-301-600-000	Property Taxes- Interim	851.50	200.00	108.57	666.36	0.00	466.36	333
<b>301 Total</b>		<b>49,870.07</b>	<b>45,150.00</b>	<b>615.62</b>	<b>51,586.55</b>	<b>0.00</b>	<b>6,436.55</b>	<b>114</b>
001-310-030-000	Per Capita Taxes- Delinquent	123.20	120.00	5.50	80.30	0.00	39.70-	67
001-310-100-000	Real Estate Transfer Taxes	956,418.96	250,000.00	52,963.32	485,449.21	0.00	235,449.21	194
001-310-210-000	Earned Income Taxes	3,323,826.17	3,075,000.00	147,456.16	2,115,962.59	0.00	959,037.41-	69
001-310-220-000	Earned Income Taxes- Prior Year	0.00	25.00	0.00	0.00	0.00	25.00-	0
<b>310 Total</b>		<b>4,280,368.33</b>	<b>3,325,145.00</b>	<b>200,424.98</b>	<b>2,601,492.10</b>	<b>0.00</b>	<b>723,652.90-</b>	<b>78</b>
001-321-800-000	Franchise Fees	212,419.34	208,000.00	0.00	105,206.62	0.00	102,793.38-	51
001-322-820-000	Road Opening Permits	495.00	300.00	53.00	530.00	0.00	230.00	177
001-322-900-000	Sign Permits	172.50	100.00	0.00	139.50	0.00	39.50	140
001-322-920-000	Solicitation Permits	182.50	500.00	0.00	532.00	0.00	32.00	106
<b>322 Total</b>		<b>850.00</b>	<b>900.00</b>	<b>53.00</b>	<b>1,201.50</b>	<b>0.00</b>	<b>301.50</b>	<b>134</b>
001-331-120-000	Ordinance Violations	3,569.56	1,600.00	0.00	2,378.69	0.00	778.69	149
001-341-000-000	Interest Earnings	3,651.17	500.00	2,143.08	10,191.77	0.00	9,691.77	***
001-342-000-000	Rents & Royalties	18,347.17	20,558.14	1,721.51	17,413.09	0.00	3,145.05-	85
001-342-120-000	Cell Tower Rental	192,796.18	181,824.00	16,526.94	139,929.13	0.00	41,894.87-	77
<b>342 Rents &amp; Royalties</b>		<b>211,143.35</b>	<b>202,382.14</b>	<b>18,248.45</b>	<b>157,342.22</b>	<b>0.00</b>	<b>45,039.92-</b>	<b>78</b>
001-355-010-000	Public Utility Realty Tax	3,583.06	3,583.06	0.00	0.00	0.00	3,583.06-	0
001-355-040-000	Alcohol License Fees	600.00	600.00	0.00	0.00	0.00	600.00-	0
001-355-050-000	General Municipal Pension State Aid	45,300.21	45,300.21	45,040.40	45,040.40	0.00	259.81-	99
001-355-070-000	Volunteer Fire Relief Association	102,103.80	102,103.80	102,451.40	102,451.40	0.00	347.60	100
<b>355 Total</b>		<b>151,587.07</b>	<b>151,587.07</b>	<b>147,491.80</b>	<b>147,491.80</b>	<b>0.00</b>	<b>4,095.27-</b>	<b>97</b>

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
001-361-300-000	Land Development Fees	30,550.00	3,000.00	0.00	0.00	0.00	3,000.00-	0
001-361-330-000	Conditional Use Fees	1,000.00	900.00	0.00	0.00	0.00	900.00-	0
001-361-340-000	Zoning Hearing Board Fees	19,105.00	14,450.00	850.00	12,750.00	0.00	1,700.00-	88
001-361-500-000	Map And Publication Sales	7.00	5.00	0.00	0.00	0.00	5.00-	0
001-362-410-000	Building Permit Fees	282,900.36	75,000.00	8,562.86	101,880.59	0.00	26,880.59	136
001-362-420-000	Zoning Permit Fees	45,952.50	19,500.00	1,571.00	21,001.00	0.00	1,501.00	108
001-362-450-000	Commercial U&O Fees	800.00	200.00	100.00	300.00	0.00	100.00	150
001-362-460-000	Driveway Permit Fees	5,407.50	500.00	140.00	1,035.00	0.00	535.00	207
001-362-460-000	362 Total	335,060.36	95,200.00	10,373.86	124,216.59	0.00	29,016.59	130
001-367-400-000	PRPS Ticket Sales	28.50	0.00	0.00	0.00	0.00	0.00	0
001-367-408-000	Sports & Lesson Fees	4,486.07	3,400.00	0.00	1,903.00	0.00	1,497.00-	56
001-367-420-000	Park Miscellaneous	12,482.50	13,300.00	275.00	12,576.00	0.00	724.00-	95
001-367-420-000	367 Total	16,997.07	16,700.00	275.00	14,479.00	0.00	2,221.00-	87
001-381-000-000	Miscellaneous Income	13,676.41	1,000.00	0.00	99,660.22	0.00	98,660.22	***
001-381-001-000	Service Charge Fees	357.82	225.00	10.16	254.48	0.00	29.48	113
001-383-200-000	Escrow Administration	550.00	880.00	110.00	770.00	0.00	110.00-	88
001-395-000-000	Refund of Prior Year Expenditures	21,032.50	0.00	0.00	19,060.24-	0.00	19,060.24-	0
001 Fund 001 Revenue Total		5,351,795.05	4,067,624.21	380,595.95	3,309,961.30	0.00	757,662.91-	82
001-400-000-000	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-110-000	Legislative Payroll	7,500.00	7,500.00	630.00	5,670.00	0.00	1,830.00	76
001-400-150-000	Legislative Benefits	26,788.91	33,136.74	2,292.03	22,157.21	0.00	10,979.53	67
001-400-312-000	Legislative Consultant Services	36,267.25	20,500.00	281.25	24,968.75	0.00	4,468.75-	122
001-400-337-000	Legislative Mortgage Reimbursement	0.00	400.00	0.00	0.00	0.00	400.00	0
001-400-420-000	Legislative Dues & Subscriptions	800.00	4,495.00	0.00	2,741.00	0.00	1,754.00	61

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-400-460-000	Legislative- Meetings & Seminars	3,444.12	5,000.00	0.00	3,480.49	0.00	1,519.51	70
	<b>400 LEGISLATIVE BODY:</b>	<b>74,800.28</b>	<b>71,031.74</b>	<b>3,203.28</b>	<b>59,017.45</b>	<b>0.00</b>	<b>12,014.29</b>	<b>83</b>
001-401-000-000	MANAGER:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-120-000	Management- Payroll	193,261.71	246,750.00	16,538.46	152,980.75	0.00	93,769.25	62
001-401-150-000	Management- Benefits	56,522.81	48,162.33	3,494.60	38,640.09	0.00	9,522.24	80
001-401-312-000	Management- Consultant Services	5,480.00	11,700.00	0.00	0.00	0.00	11,700.00	0
001-401-321-000	Management- Mobile Phone	914.06	900.00	104.41	987.67	0.00	87.67-	110
001-401-337-000	Management- Mileage Reimbursement	4,271.27	5,040.00	400.00	4,162.42	0.00	877.58	83
001-401-460-000	Management- Meetings & Seminars	2,412.99	3,160.00	0.00	6,101.29	0.00	2,941.29-	193
	<b>401 MANAGER:</b>	<b>262,862.84</b>	<b>315,712.33</b>	<b>20,537.47</b>	<b>202,872.22</b>	<b>0.00</b>	<b>112,840.11</b>	<b>64</b>
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Payroll	71,178.02	79,863.00	6,538.46	60,360.16	0.00	19,502.84	76
001-402-150-000	Finance- Benefits	34,851.11	41,823.15	2,289.65	24,607.21	0.00	17,215.94	59
001-402-321-000	Finance- Mobile Phone	300.00	300.00	25.00	175.00	0.00	125.00	58
001-402-337-000	Finance- Mileage Reimbursement	324.87	250.00	0.00	86.20	0.00	163.80	34
001-402-460-000	Finance- Meeting & Seminars	0.00	700.00	55.00	90.00	0.00	610.00	13
	<b>402 FINANCIAL ADMINISTRATION:</b>	<b>106,654.00</b>	<b>122,936.15</b>	<b>8,908.11</b>	<b>85,318.57</b>	<b>0.00</b>	<b>37,617.58</b>	<b>69</b>
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Payroll	2,210.06	2,257.50	0.00	2,780.70	0.00	523.20-	123
001-403-150-000	Tax Collection- Benefits	169.07	123.52	0.00	212.72	0.00	89.20-	172
001-403-210-000	Tax Collection- Office Supplies	4,740.84	5,250.00	0.00	5,544.29	0.00	294.29-	106
001-403-310-000	Tax Collection- Professional Services	35,783.44	33,825.28	1,514.35	29,122.21	0.00	4,703.07	86
	<b>403 TAX COLLECTION:</b>	<b>42,903.41</b>	<b>41,456.30</b>	<b>1,514.35</b>	<b>37,659.92</b>	<b>0.00</b>	<b>3,796.38</b>	<b>91</b>
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	280,638.51	157,263.50	35,752.95	209,053.41	0.00	51,789.91-	133
001-404-320-000	Legal- RTK Services	3,320.50	12,000.00	0.00	0.00	0.00	12,000.00	0
	<b>404 LEGAL SERVICES:</b>	<b>283,959.01</b>	<b>169,263.50</b>	<b>35,752.95</b>	<b>209,053.41</b>	<b>0.00</b>	<b>39,789.91-</b>	<b>124</b>
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	54,177.26	125,541.15	3,520.00	59,774.00	0.00	65,767.15	48
001-405-150-000	Clerical- Benefits	15,162.79	31,972.93	737.96	19,745.42	0.00	12,227.51	62

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-405-210-000	Clerical- Office Supplies	6,507.15	6,700.00	107.83	3,078.26		3,621.74	46
001-405-310-000	Payroll Services	15,809.13	20,439.00	941.26	8,796.43		11,642.57	43
001-405-321-000	Clerical- Telephone	3,713.41	4,773.00	281.39	3,290.98		1,482.02	69
001-405-325-000	Clerical- Postage	5,173.45	5,575.00	0.00	3,124.23		2,450.77	56
001-405-337-000	Clerical- Mileage Reimbursement	0.00	240.00	0.00	0.00		240.00	0
001-405-340-000	Clerical- Advertisement	6,361.76	6,300.00	0.00	2,985.58		3,314.42	47
001-405-460-000	Clerical- Meetings & Seminars	296.80	1,840.00	0.00	0.00		1,840.00	0
001-405-465-000	Clerical- Computer Expense	67,785.78	74,210.00	9,213.95	38,952.71		35,257.29	52
001-405-470-000	Clerical- Other Expense	7,452.72	7,260.00	955.36	6,993.80		266.20	96
<b>405 CLERICAL: 182,440.25 284,851.08 15,757.75 146,741.41 0.00 138,109.67 52</b>								
001-408-000-000	ENGINEERING SERVICES:	0.00	32,250.00	0.00	9,256.31		6,597.33	120
001-408-310-000	Engineering Services	25,592.88	32,250.00	9,256.31	38,847.33		6,597.33	0
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:	0.00	0.00	0.00	0.00		0.00	0
001-409-136-000	Administration- Utilities	8,538.51	10,524.00	139.33	7,629.57		2,894.43	72
001-409-137-000	Administration- Maintenance & Repairs	14,260.67	18,444.00	1,196.75	9,123.26		8,730.74	53
001-409-142-000	Administration- Alarm Service	3,448.11	4,188.00	235.58	2,569.94		1,618.06	61
001-409-147-000	Administration- Other Expenses	2,034.72	2,400.00	94.81	854.25		1,545.75	36
001-409-236-000	Garage- Utilities	14,213.11	15,300.00	54.44	8,815.96		6,484.04	58
001-409-237-000	Garage- Maintenance & Repairs	10,532.65	11,904.00	307.05	6,960.85		4,943.15	58
001-409-242-000	Garage- Alarm Service	1,643.08	2,664.00	151.29	1,288.58		1,375.42	48
001-409-247-000	Garage- Other Expenses	1,912.65	1,620.00	279.73	1,082.94		537.06	67
001-409-436-000	Community Hall- Utilities	7,074.03	6,060.00	102.68	4,720.42		1,339.58	78
001-409-437-000	Community Hall- Maintenance & Repairs	7,568.32	6,576.00	284.85	4,160.05		2,415.95	63
001-409-447-000	Community Hall- Other Expenses	40.94	660.00	0.00	56.00		604.00	8
001-409-536-000	Historical Bldg- Utilities	6,890.54	4,952.50	43.55	2,089.63		2,862.87	42
001-409-537-000	Historical Bldg- Maintenance & Repairs	94.91	1,848.00	0.00	125.00		1,723.00	7
001-409-636-000	Hollow Rd Rental- Utilities	0.00	250.00	0.00	0.00		250.00	0
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	7,890.00	4,248.00	0.00	0.00		4,248.00	0
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	1,000.00	0.00	0.00		1,000.00	0
<b>409 GOVERNMENT BUILDINGS &amp; PLANT: 86,142.24 92,638.50 2,890.06 50,066.45 0.00 42,572.05 54</b>								
001-411-000-000	FIRE:	0.00	0.00	0.00	0.00		0.00	0
001-411-380-000	Fire Protection- Hydrant Rentals	29,300.65	29,565.00	961.22	1,649.26		27,915.74	6
001-411-540-000	Fire Protection- WFPD Contributions	378,254.22	386,704.80	102,451.40	378,552.40		8,552.40	98
<b>411 FIRE: 407,554.87 416,269.80 103,412.62 380,001.66 0.00 36,268.14 91</b>								



TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-432-200-000	Snow Removal- Materials	22,792.43	42,500.00	0.00	9,194.96	0.00	33,305.04	22
001-432-450-000	Snow Removal- Contractor	0.00	1,500.00	0.00	0.00	0.00	1,500.00	0
<b>432 WINTER MAINTENANCE- SNOW REMOVAL: 22,792.43 44,000.00 0.00 9,194.96 0.00 34,805.04 21</b>								
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Signal- Engineering	1,330.00	5,000.00	0.00	3,319.77	0.00	1,680.23	66
001-433-361-000	Traffic Signal- Electricity	3,965.33	3,540.00	373.17	3,023.15	0.00	516.85	85
001-433-374-000	Traffic Signal- Maintenance	8,649.67	11,400.00	1,043.20	4,904.63	0.00	6,495.37	43
<b>433 TRAFFIC CONTROL DEVICES: 13,945.00 19,940.00 1,416.37 11,247.55 0.00 8,692.45 56</b>								
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	87,740.78	75,000.00	2,765.78	50,092.75	0.00	24,907.25	67
001-437-260-000	Machinery & Tools- Small Tools	11,169.08	16,000.00	340.29	3,367.54	0.00	12,632.46	21
<b>437 REPAIRS OF TOOLS AND MACHINERY: 98,909.86 91,000.00 3,106.07 53,460.29 0.00 37,539.71 59</b>								
001-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	5,500.19	5,200.00	405.79	3,759.34	0.00	1,440.66	72
001-438-232-000	Diesel Fuel	32,720.17	29,176.52	1,194.53	14,926.11	0.00	14,250.41	51
001-438-242-000	Road signs	3,332.26	3,000.00	527.55	1,416.82	0.00	1,583.18	47
001-438-245-000	Road supplies	22,292.09	52,500.00	16,035.16	22,503.89	0.00	29,996.11	43
001-438-313-000	Engineering	8,258.22	25,000.00	363.03	15,991.75	0.00	9,008.25	64
001-438-370-000	Road Program- Contractor	0.00	13,500.00	0.00	0.00	0.00	13,500.00	0
<b>438 ROADS &amp; BRIDGES: 72,102.93 128,376.52 18,526.06 58,597.91 0.00 69,778.61 46</b>								
001-446-000-000	STORM WATER MANAGEMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	4,418.62	35,000.00	3,107.50	4,195.41	0.00	30,804.59	12
<b>452 PARTICIPANT RECREATION: 19,291.83 21,744.00 300.00 1,800.00 0.00 19,944.00 8</b>								
001-452-000-000	PARTICIPANT RECREATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-452-248-000	Camps & Sport Leagues	3,300.00	2,800.00	300.00	1,800.00	0.00	1,000.00	64
001-452-250-000	Community Day	7,949.83	10,500.00	0.00	0.00	0.00	10,500.00	0
001-452-520-000	Library	8,042.00	8,444.00	0.00	0.00	0.00	8,444.00	0
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- utilities	2,738.84	3,336.00	0.00	6,543.82	0.00	3,207.82-	196

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-454-437-001	Heebner Park- Athletic Fields	12,305.81	15,800.00	1,045.69	4,661.81	0.00	11,138.19	30
001-454-437-002	Heebner Park- Expenses	5,544.73	8,000.00	656.26	5,437.75	0.00	2,562.25	68
001-454-438-001	Mount Kirk Park- Athletic Fields	2,779.11	3,700.00	160.87	503.52	0.00	3,196.48	14
001-454-438-002	Mount Kirk Park- Expenses	1,114.95	1,000.00	234.76	1,425.05	0.00	425.05-	143
001-454-438-003	Mount Kirk Park- Utilities	0.00	700.00	0.00	844.96	0.00	144.96-	121
001-454-439-001	Sunny Brook Park- Athletic Fields	4,581.66	4,700.00	402.19	1,042.82	0.00	3,657.18	22
001-454-439-002	Sunny Brook Park- Expenses	1,244.73	3,602.00	234.77	1,087.00	0.00	2,515.00	30
001-454-446-000	Sunny Brook Park- Utilities	1,167.93	1,680.00	0.00	988.90	0.00	691.10	59
001-454-470-000	Heyser Park- Horse Ring	0.00	500.00	0.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	0.00	350.00	0.00	42.31	0.00	307.69	12
001-454-480-000	Trail Expenses	477.88	2,850.00	0.00	4,143.32	0.00	1,293.32-	145
001-454-490-000	Other Parks	831.70	5,215.00	179.60	1,508.67	0.00	3,706.33	29
	<b>454 PARKS:</b>	<b>32,787.34</b>	<b>51,433.00</b>	<b>2,914.14</b>	<b>28,229.93</b>	<b>0.00</b>	<b>23,203.07</b>	<b>55</b>
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	21,533.26	20,700.00	5,629.88	16,795.63	0.00	3,904.37	81
001-459-341-000	Public Relations- Other Communications	105.26	2,000.00	2,248.14	2,248.14	0.00	248.14-	112
	<b>459 PUBLIC RELATIONS:</b>	<b>21,638.52</b>	<b>22,700.00</b>	<b>7,878.02</b>	<b>19,043.77</b>	<b>0.00</b>	<b>3,656.23</b>	<b>84</b>
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	92,314.00	109,454.80	1,930.00	74,349.55	0.00	35,105.25	68
001-492-300-000	Transfer To Capital Fund	<u>3,189,808.03</u>	<u>872,109.81</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>872,109.81</u>	<u>0</u>
	<b>001 Fund 001 Expend Total</b>	<b>6,022,956.55</b>	<b>4,070,868.55</b>	<b>306,269.19</b>	<b>2,150,110.53</b>	<b>0.00</b>	<b>1,920,758.02</b>	<b>53</b>

001 Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	5,351,795.05	380,595.95	3,309,961.30
Expended:	<u>6,022,956.55</u>	<u>306,269.19</u>	<u>2,150,110.53</u>
Net Income:	671,161.50-	74,326.76	1,159,850.77

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	20,173.80	5,000.00	5,317.28	44,364.30	0.00	39,364.30	887
*008-351-100-000	ARPA Funds	351,224.24	0.00	0.00	0.00	0.00	0.00	0
008-364-110-000	Tapping Fees	8,300.00	48,577.62	30,292.61	68,332.04	0.00	19,754.42	141
008-364-120-000	Sewer Fees- Residential	537,700.18	545,403.40	17,286.22-	435,600.52	0.00	109,802.88-	80
008-364-130-000	Sewer Fees- Commercial	172,082.69	145,000.00	28,001.72	131,788.93	0.00	13,211.07-	91
008-364-140-000	Late Fees	8,477.74	7,500.00	535.73	7,742.66	0.00	242.66	103
008-364-150-000	Certification Fees	1,355.00	1,350.00	25.00	600.00	0.00	750.00-	44
364 Total		727,915.61	747,831.02	41,568.84	644,064.15	0.00	103,766.87-	86
008-381-000-000	Miscellaneous Income	0.00	25.00	0.00	0.00	0.00	25.00-	0
008-395-000-000	Refund of Prior Year Expenditures	0.00	0.00	0.00	61.89	0.00	61.89	0
008 Fund 008 Revenue Total		1,099,313.65	752,856.02	46,886.12	688,490.34	0.00	64,365.68-	91
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-000-000	WASTEWATER COLLECTION AND TREATMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-242-000	Alarm Services	551.88	1,232.00	0.00	551.88	0.00	680.12	45
008-429-300-000	Other Expenses	157,902.74	178,296.00	25,663.80	135,801.73	0.00	42,494.27	76
008-429-313-000	Engineering	1,968.76	12,500.00	33.75	3,034.75	0.00	9,465.25	24
008-429-314-000	Legal	2,031.25	2,500.00	450.00	7,075.53	0.00	4,575.53-	283
008-429-316-000	Plant Operations	89,372.44	86,100.00	6,895.00	57,614.25	0.00	28,485.75	67
008-429-321-000	Telephone	964.99	1,080.00	39.64	729.13	0.00	350.87	68
008-429-361-000	Utilities	102,141.32	110,688.00	0.00	111,522.00	0.00	834.00-	101
008-429-374-000	Equipment & Repairs	12,756.45	39,132.00	0.00	11,214.83	0.00	27,917.17	29
008-429-421-001	Center Point-Operations	5,730.00	6,150.00	492.50	3,940.00	0.00	2,210.00	64
008-429-421-002	Center Point-Utilities & Repairs	4,276.16	6,792.00	65.19	3,969.52	0.00	2,822.48	58
008-429-422-001	Meadowood-Operations	8,894.00	6,150.00	492.50	4,635.25	0.00	1,514.75	75
008-429-422-002	Meadowood-Utilities & Repairs	7,803.71	6,660.00	284.26	2,835.09	0.00	3,824.91	43
008-429-423-001	Heritage Village-Operations	5,730.00	6,150.00	492.50	3,940.00	0.00	2,210.00	64
008-429-423-002	Heritage Village-Utilities & Repairs	4,101.58	6,048.00	0.00	2,801.27	0.00	3,246.73	46
008-429-424-001	Fawn Creek-Operations	5,730.00	6,150.00	492.50	4,043.00	0.00	2,107.00	66
008-429-424-002	Fawn Creek-Utilities & Repairs	2,791.65	4,692.00	39.53	2,779.51	0.00	1,912.49	59
008-429-425-001	Chadwick Place-Operations	5,806.50	6,150.00	492.50	3,940.00	0.00	2,210.00	64
008-429-425-002	Chadwick Place-Utilities & Repairs	3,185.66	5,460.00	0.00	2,064.90	0.00	3,395.10	38
008-429-426-001	Adair Pump-Operations	5,830.00	6,150.00	492.50	3,940.00	0.00	2,210.00	64



TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-426-002	Adair Pump- Utilities & Repairs	2,575.73	4,560.00	0.00	1,804.93	0.00	2,755.07	40
008-429-700-000	Capital Improvements	65,082.96	73,000.00	6,971.85	731,638.02	0.00	658,638.02-	***
008-429-800-000	Depreciation	287,297.00	0.00	0.00	0.00	0.00	0.00	0
<b>429 WASTWATER COLLECTION AND TREATMENT:</b>		<b>782,524.78</b>	<b>575,640.00</b>	<b>43,398.02</b>	<b>1,099,875.59</b>	<b>0.00</b>	<b>524,235.59-</b>	<b>191</b>
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General obligation Bond- Principal	0.00	130,000.00	0.00	0.00	0.00	130,000.00	0
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General obligation Bond- Interest	40,001.26	41,431.26	0.00	19,188.13	0.00	22,243.13	46
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	1,050.00	0.00	50.00	95
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	4,130.00	5,001.20	0.00	5,001.20	0.00	0.00	100
<b>008 Fund 008 Expend Total</b>		<b>827,706.04</b>	<b>753,172.46</b>	<b>43,398.02</b>	<b>1,125,114.92</b>	<b>0.00</b>	<b>371,942.46-</b>	<b>149</b>

008 Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	1,099,313.65	46,886.12	688,490.34
Expended:	827,706.04	43,398.02	1,125,114.92
Net Income:	271,607.61	3,488.10	436,624.58-

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	233,909.83	240,000.00	72,019.87	604,797.19	0.00	364,797.19	252
030-354-351-000	Grants	238,124.00	701,750.00	0.00	802,455.00	0.00	100,705.00	114
030-363-100-000	Traffic Impact Fees	3,977.00	14,204.00	0.00	7,954.00	0.00	6,250.00-	56
030-381-000-000	Miscellaneous Income	11,467.00	2,000.00	47,120.00	48,120.00	0.00	46,120.00	***
030-392-010-000	Transfer From General Fund	3,189,808.03	872,109.81	0.00	0.00	0.00	872,109.81-	0
*030-393-000-000	Proceeds of General Long Term Debt	2,115,000.00	0.00	0.00	0.00	0.00	0.00	0
030-395-000-000	Refund of Prior Year Expenditures	0.00	0.00	0.00	600.00	0.00	600.00	0
030 Fund 030 Revenue Total		5,792,285.86	1,830,063.81	119,139.87	1,463,926.19	0.00	366,137.62-	80
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	Office Equipment	4,371.54	10,000.00	2,073.00	2,642.05	0.00	7,357.95	26
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	108,522.84	43,500.00	916.10	6,896.68	0.00	36,603.32	16
030-430-600-000	Capital Roads	1,609,204.72	1,665,190.00	27,915.45	665,409.75	0.00	999,780.25	40
030-430-740-000	Equipment Purchases	113,585.74	453,518.47	0.00	731.48	0.00	452,786.99	0
430 Total		1,722,790.46	2,118,708.47	27,915.45	666,141.23	0.00	1,452,567.24	31
030-433-600-000	Traffic Signs & Signals	0.00	15,300.00	0.00	0.00	0.00	15,300.00	0
030-454-600-000	Parks and Trails	417,732.72	343,500.00	5,644.94	97,836.38	0.00	245,663.62	28
030-454-710-000	Land Acquisition	2,093,366.90	31,000.00	165,313.95	179,994.21	0.00	148,994.21-	581
454 Total		2,511,099.62	374,500.00	170,958.89	277,830.59	0.00	96,669.41	74
030-472-200-000	Loan Interest	0.00	0.00	78,347.50	109,881.56	0.00	109,881.56-	0
*030-475-000-000	Bond Expenses	50,116.09	0.00	0.00	0.00	0.00	0.00	0
030 Fund 030 Expend Total		4,396,900.55	2,562,008.47	280,210.94	1,063,392.11	0.00	1,498,616.36	42

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
----------------	-------------	---------------	----------	--------------	--------------	--------	---------	--------

030 Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	5,792,285.86	119,139.87	1,463,926.19
Expended:	<u>4,396,900.55</u>	<u>280,210.94</u>	<u>1,063,392.11</u>
Net Income:	1,395,385.31	161,071.07-	400,534.08

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	4,725.99	1,500.00	1,780.33	12,175.81	0.00	10,675.81	812
035-355-020-000	Liquid Fuel Funds	347,096.97	355,938.36	0.00	364,920.35	0.00	8,981.99	103
035 Fund 035 Revenue Total		351,822.96	357,438.36	1,780.33	377,096.16	0.00	19,657.80	106
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	333,000.00	347,000.00	0.00	0.00	0.00	347,000.00	0
035 Fund 035 Expend Total		333,000.00	347,000.00	0.00	0.00	0.00	347,000.00	0

035 Fund

Revenues:	351,822.96	1,780.33	377,096.16
Expended:	333,000.00	0.00	0.00
Net Income:	18,822.96	1,780.33	377,096.16
	Prior	Current	YTD

TOWNSHIP OF WORCESTER  
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
040-341-200-000	Interest Earnings Developers	<u>403.82</u>	<u>0.00</u>	<u>108.94</u>	<u>898.49</u>	<u>0.00</u>	<u>898.49</u>	<u>0</u>
	040 Fund 040 Revenue Total	<u>403.82</u>	<u>0.00</u>	<u>108.94</u>	<u>898.49</u>	<u>0.00</u>	<u>898.49</u>	<u>0</u>

040 Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	<u>403.82</u>	<u>108.94</u>	<u>898.49</u>
Expended:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income:	<u>403.82</u>	<u>108.94</u>	<u>898.49</u>

Grand Totals

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	<u>12,595,621.34</u>	<u>548,511.21</u>	<u>5,840,372.48</u>
Expended:	<u>11,580,563.14</u>	<u>629,878.15</u>	<u>4,338,617.56</u>
Net Income:	<u>1,015,058.20</u>	<u>81,366.94-</u>	<u>1,501,754.92</u>



# Permit Attribute Report

09/01/2023 to 09/30/2023

Total: 40



ID #	Type	Location	Status	N/A	N/A	Issue Date	Cost
<a href="#">B-2019-227</a>	Building Permit	2 UMBRELL DR	Completed			9/15/2023	\$8,419.30
<b>Description:</b> New Townhouse Construction							
<a href="#">B-2022-199</a>	Building Permit	2620 Skippack Pike	Completed			9/11/2023	\$3,408.63
<b>Description:</b> Construction of NSFD							
<a href="#">B-2022-260</a>	Building Permit	3 UMBRELL DR	Completed			9/27/2023	\$9,254.92
<b>Description:</b> New construction - Townhomes							
<a href="#">B-2022-457</a>	Building Permit	2622 HAWTHORN DR	Application			9/11/2023	\$3,442.25
<b>Description:</b> Construction of a new SFD							
<a href="#">B-2023-228</a>	Building Permit	2643 HAWTHORN DR	Application			9/1/2023	\$242.50
<b>Description:</b> Install inground concrete swimming pool.							
<a href="#">B-2023-229</a>	Building Permit	1902 LINDEN WAY	In Progress			9/11/2023	\$109.50
<b>Description:</b> Construct a 294 square foot deck.							
<a href="#">G-2023-51</a>	Grading Permit	1902 LINDEN WAY	In Progress			9/11/2023	\$365.00
<b>Description:</b> Grading for construction of patio and deck.							
<a href="#">G-2023-52</a>	Grading Permit	2643 HAWTHORN DR	In Progress			9/1/2023	\$365.00
<b>Description:</b> Grading for installation of inground concrete swimming pool.							

# Permit Attribute Report

09/01/2023 to 09/30/2023

Total: 40



ID #	Type	Location	Status	N/A	N/A	Issue Date	Cost
<a href="#">B-2023-235</a>	Building Permit	2500 CREEKSIDE DR	In Progress			9/19/2023	\$222.50
<b>Description:</b> Remove existing 248 square foot deck and replace with new 640 square foot partially covered deck.							
<a href="#">B-2023-243</a>	Building Permit	3281 HEEBNER RD	In Progress			9/19/2023	\$2,068.81
<b>Description:</b> New SFD Lot 2							
<a href="#">Z-2023-119</a>	Zoning Permit	3100 SKIPPACK PIKE	Application			9/5/2023	\$28.00
<b>Description:</b> Install wooden greenhouse.							
<a href="#">B-2023-245</a>	Building Permit	3061 MILL RD	In Progress			9/7/2023	\$154.50
<b>Description:</b> Demolish Existing Structure (1700 square feet)							
<a href="#">B-2023-246</a>	Building Permit	7 CHADWICK CIR	In Progress			9/7/2023	\$74.50
<b>Description:</b> Water Heater Replacement							
<a href="#">B-2023-247</a>	Building Permit	1101 KRIEBEL MILL RD	In Progress			9/7/2023	\$152.50
<b>Description:</b> Installation of 37 roof mounted solar panels							
<a href="#">G-2023-53</a>	Grading Permit	1233 MERRYBROOK RD	In Progress			9/13/2023	\$365.00
<b>Description:</b> Grading for septic system repair							
<a href="#">B-2023-248</a>	Building Permit	2538 STONY CREEK RD	In Progress			9/7/2023	\$89.50
<b>Description:</b> Direct replacement of gas furnace and air conditioner.							



# Permit Attribute Report

09/01/2023 to 09/30/2023

Total: 40



ID #	Type	Location	Status	N/A	N/A	Issue Date	Cost
<a href="#">B-2023-249</a>	Building Permit	2220 WEBER RD	In Progress			9/7/2023	\$174.50
<b>Description:</b> Residential alterations to bathroom changing out tub to roll in shower.							
<a href="#">Z-2023-120</a>	Zoning Permit	2617 HAWTHORN DR	In Progress			9/12/2023	\$28.00
<b>Description:</b> Construction of 140 sq ft shed in rear yard.							
<a href="#">B-2023-250</a>	Building Permit	2617 HAWTHORN DR	In Progress			9/19/2023	\$32.50
<b>Description:</b> Construct a 12 x 24 Pavilion in rear yard.							
<a href="#">Z-2023-121</a>	Zoning Permit	2921 DEFFORD RD	In Progress			9/13/2023	\$28.00
<b>Description:</b> Zoning review for a 30 x 10 5' second floor addition to include relocation of master bath and new laundry space.							
<a href="#">B-2023-251</a>	Building Permit	1902 LINDEN WAY	In Progress			9/19/2023	\$32.50
<b>Description:</b> Installation of 4 lights, 2 switches and 1 ceiling fan.							
<a href="#">B-2023-252</a>	Building Permit	23 UMBRELL DR	In Progress			9/19/2023	\$102.50
<b>Description:</b> Install 18KW residential generator with NG connection.							
<a href="#">B-2023-253</a>	Building Permit	2921 DEFFORD RD	In Progress			9/21/2023	\$219.05
<b>Description:</b> 315sq. ft. 2nd floor addition							
<a href="#">B-2023-254</a>	Building Permit	2214 AYRESHIRE DR	In Progress			9/21/2023	\$89.50
Replace Gas Furnace							

# Permit Attribute Report

09/01/2023 to 09/30/2023

Total: 40



ID #	Type	Location	Status	N/A	N/A	Issue Date	Cost
<b>Description:</b>							
<a href="#">B-2023-255</a>	Building Permit	4 UMBRELL DR	Completed			9/15/2023	\$0.00
<b>Description:</b> New Townhouse Construction							
<a href="#">Z-2023-122</a>	Zoning Permit	2253 OAK TER	In Progress			9/19/2023	\$28.00
<b>Description:</b> Replacement of existing aluminum fence in rear yard.							
<a href="#">B-2023-258</a>	Building Permit	1716 WHITEHALL RD	In Progress			9/21/2023	\$89.50
<b>Description:</b> Remove and Install New Boiler.							
<a href="#">Z-2023-124</a>	Zoning Permit	2597 HAWTHORN DR	In Progress			9/19/2023	\$28.00
<b>Description:</b> Install 4ft fence in rear yard for security.							
<a href="#">Z-2023-125</a>	Zoning Permit	2592 HILLCREST DR	In Progress			9/19/2023	\$28.00
<b>Description:</b> Install walkway and patio in rear of home.							
<a href="#">Z-2023-126</a>	Zoning Permit	37 UMBRELL DR	In Progress			9/25/2023	\$28.00
<b>Description:</b> Install 10 x 16 Patio in rear yard,							
<a href="#">B-2023-259</a>	Building Permit	1825 WHITEHALL RD	In Progress			9/21/2023	\$89.50
<b>Description:</b> Installation of a 275 gallon oil tank replacement.							
<a href="#">B-2023-260</a>	Building Permit	2697 ELDER WAY	In Progress			9/26/2023	\$102.50

# Permit Attribute Report

09/01/2023 to 09/30/2023

Total: 40



ID #	Type	Location	Status	N/A	N/A	Issue Date	Cost
<b>Description:</b> Install 24KW Generator with NG Connection.							
<a href="#">B-2023-261</a>	Building Permit	2052 BETHEL RD	In Progress			9/26/2023	\$89.50
<b>Description:</b> Replace oil tank							
<a href="#">B-2023-262</a>	Building Permit	3327 CUSTER WAY	In Progress			9/26/2023	\$32.50
<b>Description:</b> 40 amp service for in-ground pool							
<a href="#">B-2023-264</a>	Building Permit	2875 HICKORY HILL DR	In Progress			9/26/2023	\$89.50
<b>Description:</b> Replace A/C Unit							
<a href="#">Z-2023-127</a>	Zoning Permit	2619 HAWTHORN DR	In Progress			9/25/2023	\$28.00
<b>Description:</b> Installation of 252 LF of Aluminum Fence to enclose back yard.							
<a href="#">B-2023-265</a>	Building Permit	124 BRINDLE CT	In Progress			9/26/2023	\$89.50
<b>Description:</b> Replace Gas Furnace							
<a href="#">Z-2023-128</a>	Zoning Permit	2620 Skippack Pike	In Progress			9/25/2023	\$28.00
<b>Description:</b> Add 213 square feet to front walk and install 220 square feet of pavers in rear yard. Total 433 square feet.							
<a href="#">B-2023-266</a>	Building Permit	2202 SYCAMORE CIR	In Progress			9/27/2023	\$89.50
<b>Description:</b> Replace existing above ground oil tank.							

# Permit Attribute Report

09/01/2023 to 09/30/2023

Total: 40



ID #	Type	Location	Status	N/A	N/A	Issue Date	Cost
<a href="#">B-2023-267</a>	Building Permit	1161 N TROOPER RD	In Progress			9/27/2023	\$202.50

**Description:** Remodel Basement

<b>Total</b>	<b>\$30,511.46</b>
--------------	--------------------

**MEMORANDUM**

**TO:** Worcester Township Board of Supervisors  
**FROM:** John W. Evarts, P.E., Township Engineer  
**DATE:** October 9, 2023  
**SUBJECT:** Engineering Report - Project Status

---

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of September 6, 2023.

1. Turnpike Sound Barriers Grant Project: The pre-construction meeting for the project was held on February 1, 2022. The Notice to Proceed was issued and the project is scheduled for September 2022 completion. All submittals have now been approved and the panels and steel posts are in production. Construction has started. All occasions are installed, and the panel installation is now complete. Final site restoration is underway. Project is now complete. Final Grant submission due June 30, 2023. Documentation was provided to The Commonwealth Financing Authority on July 6, 2023 for reimbursement.
2. Valley Green WWTP Filter Project: The contracts for the Tertiary Filter Project have been awarded. The new filter has been ordered and is ready for delivery. We continue with reviewing submittals for the project. Construction on the building and the filter installation is nearing completion. Filter is now in operation and working well. Electrical contractors need to complete work. Electrical panel has been received and work is anticipated to be completed in September. Final inspection complete and contractor has a small punch list to complete.
3. Evansburg Park Trail: The revised trail location has been approved. CKS has completed the additional field survey work due to the changes. We are proceeding with the plan preparation, and we are coordinating this project with the Township, and the Township's traffic engineer. We are working on the trail design and the pedestrian bridge. McMahon will design the Kratz Road Crossing. We are coordinating the final trail location within the park. Coordination with PennDOT and Evansburg Park on the road crossing. Meeting with MCCD held on June 12, 2023. Trial design continues along with coordination with outside agencies and Township Traffic engineer.
4. Classroom in the Park: We are working with Township Staff on selecting a building for this project and as well as the site-plan for the project. We are evaluating a second building option for this project. This project is on hold.
5. Storage Building at Compost Facility: Bids will be opened on April 5, 2023 for a storage building at the Compost Facility at Nice Park. We will review and provide a recommendation to the Township. Contract is awarded. Township has prepared

site. Notice to Proceed has been issued. Contractor to deliver building materials to the site in the near future. Public works to observe construction of the building. CKS Engineers has reviewed and approved the shop drawings. Work on the building is scheduled to begin shortly.

6. Weber Road Culvert Replacement: This contract has been awarded, and we are reviewing project submittals. Coordination with PECO and Contractor on going. Culvert was delivered in the second week of July and is currently being stored by Contractor/Manufacturer.
7. 2023 Roadway Improvement Project: Bids opened on April 26, 2023. The board of Supervisors Awarded contract on May 17, 2023. The award included the base bid and Alternate/Add-On No. 1 for a total award amount of \$880,983.10. Pre-construction meeting held on June 26, 2023. Work began on August 14 and will continue through the next few weeks.
8. Miscellaneous Items
  - a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.
  - b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
  - c. CKS Engineers reviewed numerous grading permit applications and storm-water applications for the Township during the month.
  - d. CKS Engineers continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects, as requested.
  - e. CKS Engineers continues to assist in work required in conjunction with the review and approval of subdivisions and land developments and Conditional Use applications submitted to the Township. These currently include the Palmer Tract, Huginar property (under construction), the Dubner property, Zacharczuk property (aka Bell Flower, under construction) and North Grange LLC, (Waiver of Land Development). There is also a project in the sketch plan phase for the property at 1570 Whitehall Road. A minor subdivision plan (Kerper Property) has also been reviewed and has been approved.

The above represents a status report on the projects and services currently being performed by CKS Engineers. Please contact me if you have any questions on any of these items.

Respectfully submitted,  
CKS ENGINEERS  
Township Engineers




John W. Evarts, P.E.

JWE/paf

cc: Sean Halborn, Township Manager  
Amanda Lafty, Assistant Township Manager  
File

**MEMORANDUM**

TO: Sean Halbom, Township Manager

FROM: John W. Evarts, P.E., Township Engineer 

DATE: October 9, 2023

SUBJECT: Public Works Project – Status Report

---

This memorandum will provide an update and status report on the public works projects currently underway in the Township.

1. Turnpike Sound Barriers (No Change)

---

- a. Contract Awarded: January 19, 2022
- b. Notice to Proceed: February 1, 2022
- c. Contract Completion Date: September 30, 2022
- d. Submittals have been received by CKS for review. Panel and steel post submittals are approved. Materials are in production.
- e. Mobilization has started, and drilling will begin the week of October 3, 2022.
- f. Panel installation is complete. Final site restoration is underway.
- g. Project is Complete. Final Grant submission due June 30, 2023.
- h. Documentation was provided to The Commonwealth Financing Authority on July 6, 2023 for reimbursement.

2. Valley Green WWTP Filter Project

---

- a. CKS has completed design of project for bidding of new building and site work.
- b. Electrical design is being finalized.
- c. Contract documents will be finalized upon completed of Electrical Design.
- d. Received equipment quote from Dutchland and are evaluating project costs.
- e. Blower noise abatement will be part of project.
- f. DEP Part 2 Construction Permit Application has been submitted to PADEP.
- g. Equipment has been ordered with Dutchland.
- h. Contracts for site work will be bid on May 9, 2022 with bid opening on June 8, 2022. Anticipate award at June BOS meeting.
- i. Contracts have been awarded and submittals are being received.
- j. Pre-construction meeting has been held.
- k. Construction is now underway. The building is now complete and modifications to the plant are underway.
- l. New filter is now operational and performing well.
- m. Waiting on the electrical contractor to complete work. Electrical panel has been delivered and installed.
- n. A final inspection was performed, and a Punch List was provided to the contractor.



### 3. Classroom in the Park Project (No Change)

---

- a. Working with Township on evaluating building options. Received additional quotes for review.
- b. Preliminary site plan for project is complete.
- c. Once the building is selected, design plans for site work and utilities will be completed. If pole barn building is selected, building fit-out contracts will also be required. (Similar to Public Works Building)
- d. Project is on hold.

### 4. Evansburg Trail Project (No Change)

---

- a. Final route of trail has now been established. Most surveying and field work is complete.
- b. Project will require crossing Kratz Road, which is a State Road.
- c. Project will involve crossing creek with pedestrian bridge. Need wetlands study and bridge design.
- d. Project design is underway with base plan preparation.
- e. McMahan has designed the Kratz Road crossing for the Township.
- f. Coordinating with Park to finalize trail location.
- g. Pre-Application meeting held the MCCD on June 12.
- h. Continue trail design and coordination with outside agencies.

### 5. Weber Road Culvert Replacement (No Change)

---

- a. Preliminary design complete.
- b. Application for DEP Permit is being prepared.
- c. Detour plan is being prepared for PennDOT approval.
- d. Waiting for DEP permit.
- e. Project has been awarded.
- f. Project submittal reviews underway.
- g. Anticipated culver delivery is the second week of July.
- h. Coordination between PECO and contractor is currently being worked out to perform the work.

### 6. Nike Park Storage Building

---

- a. Storage building for compost site is out for bid.
- b. Bids will be opened on April 5, 2023.
- c. Contract is awarded. Township has prepared site for building.
- d. CKS Engineers approved shop drawings.
- e. Work is scheduled to begin shortly.

### 7. Valley Green WWTP Re-Rating (No Change)

---

- a. CKS has completed an evaluation of the potential to re-rate the treatment plant for additional capacity.
- b. We are waiting for feedback from PADEP on preliminary treatment criteria.
- c. This will require a revision to the Township's Act 537 Sewage Facilities Plan, and then an application to DEP to re-rate the WWTP capacity.
- d. Project is temporarily on hold.

8. 2023 Road Program

---

- a. CKS assisted the Township with preparation of Contract Documents for project. We have received the bidding information from the Township and have prepared the bidding documents.
- b. Bids received for Road Project and township has awarded bids.
- c. The Township will oversee this project.
- d. A pre-construction meeting was held on June 26, 2023.
- e. Work began on August 14, 2023 and will continue through the next few weeks.

9. Terra Landscaping – North Grange LLC – Waiver of Land Development (No Change)

---

- a. Plans submitted for waiver of Land Development.
- b. CKS issued a review for the August 16 Board of Supervisors meeting.
- c. Plan has been granted a Waiver of Land Development.

JWE/paf

cc: Amanda Lafty, Assistant Township Manager  
File

## **Public Works Department Report**

**September 2023**

### **1) Road Maintenance**

- A. Cleared inlets and drains throughout the Township**
- B. Filled potholes throughout the Township**
- C. Reestablishing edge of roadway swales**
- D. Pruning vegetation to increase visibility of roadway signage and intersections**
- E. Third round of ROW mowing underway**
- F. Weber Road Culvert project delayed due to PECO gas relocation issue**
- G. 2023 Road Program – Paving completed, only a few punch list items remain**
- H. Grange Avenue drainage project completed**
- I. Heebner guiderail project completed**
- J. #4 stone placed along railing roadway edges**

### **2) Storm Maintenance**

- A. No storm events in the month of September**

### **3) Parks**

- A. Twice weekly cleaning of restrooms, emptying trash receptacles, and stocking dog bags**
- B. Weekly mowing of all Township properties**
- C. Repairing washouts and general trail maintenance**
- D. Removal of dead trees on Township properties/parks**
- E. Infield maintenance**

### **4) Vehicle Maintenance**

- A. Performed weekly maintenance of all Township vehicles**
- B. 64-39 Inspection**
- C. 64-25 Electrical repair and oil leak**
- D. 64-50 Hydraulic leak**
- E. 64-67 Delivery taken**

### **5) Miscellaneous**

- A. Setting up and cleaning of Community Hall for rentals and Township events**
- B. Nike Compost facility open to residents twice weekly**
- C. Public Works training – Defensive Driver Training for Trucks**

# Worcester Volunteer Fire Department

Worcester, PA

This report was generated on 10/2/2023 8:06:16 PM



## Incidents by Shift for Date Range

Start Date: 09/01/2023 | End Date: 09/30/2023



SHIFT	# INCIDENTS
Fire	34
Fire Police	1
Officers Investigation	2
<b>TOTAL:</b>	<b>37</b>

Fire Call Avg. Attendance: 17.8

FP Call Avg. Attendance: 3

Drill Avg. Attendance: 40

Daytime Calls Twp Employees Assisted On: 12

Call Man Hours: 340

Drill Man Hours: 423:30

Total Time on Scenes: 19:29:20

Events: 9

Incidents with multiple EXPOSURES, with distinct stations, may create a slight difference between the report total and total number of actual incidents for the DATE RANGE provided. The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



# Worcester Volunteer Fire Department

Worcester, PA

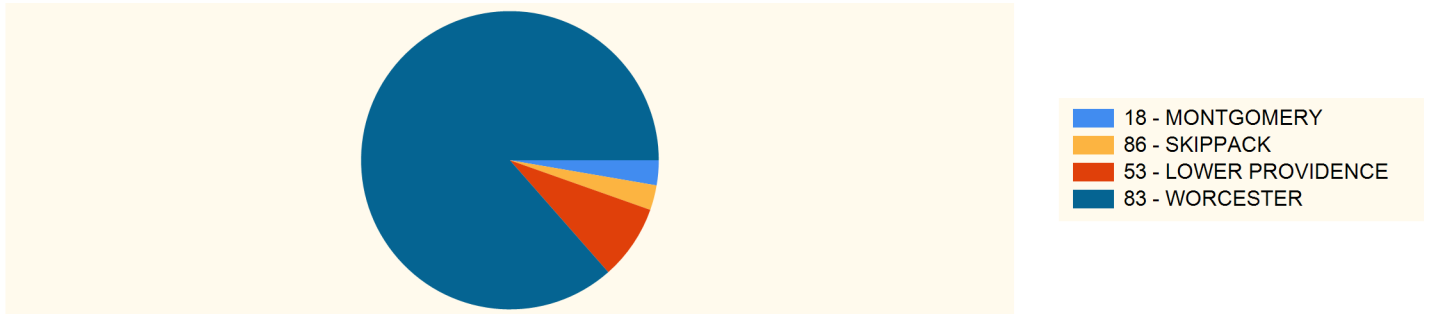
This report was generated on 10/2/2023 8:42:11 PM



## Count of Incidents by Incident Type per Zone

Incident Status: Reviewed | Start Date: 09/01/2023 | End Date: 09/30/2023

% of Incidents per Zone



INCIDENT TYPE	# INCIDENTS	% of TOTAL
<b>18 - MONTGOMERY</b>		
571 - Cover assignment, standby, moveup	1	2.70%
Zone: 18 - MONTGOMERY Total Incident:	1	2.70%
<b>53 - LOWER PROVIDENCE</b>		
651 - Smoke scare, odor of smoke	1	2.70%
745 - Alarm system activation, no fire - unintentional	2	5.41%
Zone: 53 - LOWER PROVIDENCE Total Incident:	3	8.11%
<b>83 - WORCESTER</b>		
111 - Building fire	1	2.70%
116 - Fuel burner/boiler malfunction, fire confined	1	2.70%
311 - Medical assist, assist EMS crew	3	8.11%
322 - Motor vehicle accident with injuries	3	8.11%
350 - Extrication, rescue, other	1	2.70%
351 - Extrication of victim(s) from building/structure	1	2.70%
440 - Electrical wiring/equipment problem, other	1	2.70%
445 - Arcing, shorted electrical equipment	3	8.11%
460 - Accident, potential accident, other	1	2.70%
531 - Smoke or odor removal	1	2.70%
550 - Public service assistance, other	1	2.70%
551 - Assist police or other governmental agency	1	2.70%
631 - Authorized controlled burning	1	2.70%
745 - Alarm system activation, no fire - unintentional	12	32.43%
746 - Carbon monoxide detector activation, no CO	1	2.70%
Zone: 83 - WORCESTER Total Incident:	32	86.49%
<b>86 - SKIPPACK</b>		
111 - Building fire	1	2.70%
Zone: 86 - SKIPPACK Total Incident:	1	2.70%
<b>TOTAL INCIDENTS FOR ALL ZONES:</b>	<b>37</b>	<b>100%</b>

Report shows count of incidents for Status selected.



Skippack EMS  
 September 2023 calls  
 Worcester Township

Calls dispatched	47
Transported	25
Refusals	3
No services *	0
Fire	0
Covered by other squads A off status 13 A and/or Main on other calls 3 Main covered 1	13
Lift assist	4
Recalls	2 <sup>1</sup>

\* includes: accidental/false alarm for medical alert alarm, no patient found, deceased, or police matters

<sup>1</sup>Covering 308B & 322

# PENNSYLVANIA STATE CAD Call Print Synopsis

Number of Records

which\_cad='P' and occ\_date between '09/01/2023' and '09/30/2023' and municipality='46226' and final\_case\_type<>'TS' and jurisdiction='PA'

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
07:59:29	1139881	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1139881	CLOS
08:11:13	1140043	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	SKIPPACK PIKE / SHUTT MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1140043	CLOS
08:21:34	1140217	IDENTITY THEFT	IDENTITY THEFT	1800 HAWKS NEST DR WORCESTER TWP (MONTGOMERY)	Yes	2023-1140217	GENE OFFE
14:53:15	1144114	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	SKIPPACK PIKE / SHUTT MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1144114	CLOS
14:57:09	1144150	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	256 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1144150	CLOS
16:25:49	1145237	REQUEST ASSIST - LOCAL PD GO	REQUEST ASSIST - LOCAL PD GO	15 DOGWOOD KNLS WORCESTER TWP (MONTGOMERY)	Yes	2023-1145237	GENE OFFE
16:58:19	1145563	ALARM - BURGLAR	ALARM FALSE FAULT CC	1900 HOLLOW RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1145563	CLOS
17:01:54	1145641	PATROL CHECK CC	PATROL CHECK CC	N WALES RD / SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1145641	CLOS
20:45:59	1147656	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	1600 POTSHOP RD [WORCESTER STABLES WORCESTER TWP (MONTGOMERY)	Yes	2023-1147656	CLOS
01:02:12	1149037	DISTURBANCE/NOISE COMPLAINT GO	DISTURBANCE/NOISE COMPLAINT GO	N WHITEHALL RD / WINDSTORM WAY WORCESTER TWP (MONTGOMERY)	Yes	2023-1149037	GENE OFFE
10:03:51	1151076	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	270 I476 S WORCESTER TWP (MONTGOMERY)	Yes	2023-1151076	CLOS
12:47:09	1152497	TRAFFIC VIOLATION/ERRATIC DRIVER CC	PATROL CHECK CC	S VALLEY FORGE RD / MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1152497	CLOS
13:45:11	1152992	WELFARE CHECK GO	WELFARE CHECK GO	108 CLYDESDALE CIR WORCESTER TWP (MONTGOMERY)	Yes	2023-1152992	GENE OFFE
23:49:21	1157240	ALARM - BURGLAR	ALARM FALSE FAULT CC	3047 PAWLINGS FORD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1157240	CLOS

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
11:12:14	1159915	MISSING PERSON	REFER TO OTHER AGENCY - PD	1200 N GRANGE AVE WORCESTER TWP (MONTGOMERY)	Yes	2023-1159915	REFE
12:47:55	1160647	MVC - REPORTABLE, NO INJURIES	MVC - REPORTABLE, NO INJURIES	W GERMANTOWN PIKE / N TROOPER RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1160647	TRAC REPC
21:24:58	1164462	PATROL CHECK CC	PATROL CHECK CC	W TOWNSHIP LINE RD / BRINDLE CT WORCESTER TWP (MONTGOMERY)	Yes	2023-1164462	CLOS
09:43:45	1166964	ALARM - BURGLAR	CANCELLED BY COMPLAINANT X	1003 ANVIL DR WORCESTER TWP (MONTGOMERY)	Yes	2023-1166964	CAN
13:07:01	1168753	REQUEST ASSIST - OTHER AGENCY GO	PATROL CHECK CC	2222 S VALLEY FORGE RD [MERRY MEADE WORCESTER TWP (MONTGOMERY)	Yes	2023-1168753	CLOS
13:26:14	1168943	MISSING PERSON	MISSING PERSON	1716 VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1168943	GENE OFFE
13:11:11	1174990	THEFT	IDENTITY THEFT	1051 QUARRY HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1174990	GENE OFFE
15:51:15	1175607	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	S BROAD ST / SCHULTZ RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1175607	TRAF
19:45:58	1176479	DISABLED MOTORIST CC	DISABLED MOTORIST CC	1415 VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1176479	CLOS
09:11:21	1178219	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	3012 W GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1178219	TRAC REPC
12:47:51	1179132	SEE OFFICER GO	SEE OFFICER GO	2949 W GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1179132	GENE OFFE
15:59:21	1179864	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	BUSTARD RD / SADDLE WOOD CT WORCESTER TWP (MONTGOMERY)	Yes	2023-1179864	CLOS
09:07:26	1182575	DISTURBANCE/NOISE COMPLAINT GO	DISTURBANCE/NOISE COMPLAINT GO	1030 WINDY HILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1182575	GENE OFFE
11:42:39	1183183	MVC - HIT AND RUN, NO INJURIES	MVC - HIT AND RUN, NO INJURIES	2900 W GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1183183	TRAC REPC
12:57:33	1183441	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	SKIPPACK PIKE / N WHITEHALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1183441	CLOS
15:24:28	1184030	SUSPICIOUS PERSON GO	REQUEST ASSIST - OTHER AGENCY GO	2222 S VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1184030	GENE OFFE
16:32:42	1184312	SUSPICIOUS PERSON GO	TRAFFIC VIOLATION - OTHER CC	STEELMAN RD / S VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1184312	CLOS
16:42:26	1184339	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	259 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1184339	WAR (TRA
10:02:11	1187096	TRAFFIC VIOLATION/ERRATIC DRIVER CC	TRAFFIC VIOLATION/ERRATIC DRIVER CC	SKIPPACK PIKE / VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1187096	CLOS



# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
11:20:19	1187379	DISABLED MOTORIST ON ROAD CC	DISABLED MOTORIST ON ROAD CC	SKIPPACK PIKE / BUSTARD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1187379	CLOS
11:25:42	1187402	FIGHT	HARASSMENT - COMM - STALK - OTHER	1001 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1187402	GENE OFFE
16:39:52	1188677	WELFARE CHECK GO	WELFARE CHECK GO	2240 BUSTARD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1188677	GENE OFFE
16:44:51	1188703	POLICE INFORMATION CC	POLICE INFORMATION CC	1005 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1188703	CLOS
19:58:26	1189471	ALARM - BURGLAR	ALARM FALSE FAULT CC	1111 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1189471	CLOS
00:03:14	1190104	DOMESTIC - INACTIVE	DOMESTIC - OTHER GO	1905 MAPLE CIR WORCESTER TWP (MONTGOMERY)	Yes	2023-1190104	GENE OFFE
10:13:34	1191359	MVC - INJURIES	REFER TO OTHER AGENCY - PD	W GERMANTOWN PIKE / N TROOPER RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1191359	REFE
16:57:28	1192608	MVC - NON-REPORTABLE	REFER TO OTHER AGENCY - PD	MORRIS RD / TRUMBAUER RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1192608	REFE
19:32:11	1193128	POLICE INFORMATION CC	POLICE INFORMATION CC	2033 CEDARS HILL RD [BARLEY LN ] WORCESTER TWP (MONTGOMERY)	Yes	2023-1193128	CLOS
18:37:44	1196535	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	SKIPPACK PIKE / VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1196535	TRAC REPC
20:45:18	1196858	POLICE INFORMATION CC	POLICE INFORMATION CC	MORRIS RD / BETHEL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1196858	CLOS
10:19:07	1198999	DISABLED MOTORIST CC	DISABLED MOTORIST CC	WENTZ CHURCH RD / MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1198999	CLOS
10:34:35	1199066	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1199066	CLOS
11:23:13	1199313	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	SKIPPACK PIKE / SHUTT MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1199313	CLOS
14:37:13	1200112	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	W GERMANTOWN PIKE / VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1200112	TRAC REPC
09:37:51	1203433	ALARM - BURGLAR	CANCELLED BY COMPLAINANT	2028 HOLLIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1203433	CANC
11:26:49	1203848	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	VALLEY FORGE RD / STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1203848	TRAC REPC

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
18:28:03	1205543	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	270 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1205543	CLOS
20:46:51	1205928	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	S VALLEY FORGE RD / EMERGENCY ACCESS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1205928	CLOS
21:10:55	1205983	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	MILL RD / KRIEBEL MILL RD [MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1205983	CLOS
07:56:38	1207098	ALARM - BURGLAR	ALARM FALSE FAULT CC	2202 BUSTARD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1207098	CLOS
08:48:39	1207394	MVC - SCHOOL BUS, NO INJURIES	MVC - NON-REPORTABLE	VALLEY FORGE RD / GRIFFITH RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1207394	TRAC REPC
10:10:06	1207668	DISABLED MOTORIST ON ROAD CC	DISABLED MOTORIST CC	N TROOPER RD / W GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1207668	CLOS
12:32:42	1208091	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	SKIPPACK PIKE / MEADOWOOD WORCESTER TWP (MONTGOMERY)	Yes	2023-1208091	TRAF
13:07:30	1208226	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	SKIPPACK PIKE / CASSEL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1208226	WAR (TRA
16:43:17	1209115	MVC - PRIVATE PROPERTY GO	REQUEST ASSIST - OTHER AGENCY GO	3310 WATER STREET RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1209115	GENE OFFE
17:23:30	1209278	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	1810 BERKS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1209278	CLOS
18:01:15	1209423	SEE OFFICER GO	TRESPASSING	2718 MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1209423	GENE OFFE
18:06:48	1209443	MVC - PRIVATE PROPERTY GO	MVC - NON-REPORTABLE	VALLEY FORGE RD / ARTMAR RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1209443	TRAC REPC
20:10:37	1209870	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	253 I476 S WORCESTER TWP (MONTGOMERY)	Yes	2023-1209870	TRAF
23:42:15	1210306	ALARM - BURGLAR	ALARM FALSE FAULT CC	2202 BUSTARD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1210306	CLOS
08:03:33	1211329	MVC - HIT AND RUN, NO INJURIES	MVC - HIT AND RUN, NO INJURIES	270 I476 S WORCESTER TWP (MONTGOMERY)	Yes	2023-1211329	TRAC REPC
10:40:55	1212057	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1212057	CLOS
15:53:08	1213285	SUSPICIOUS VEHICLE GO	CANCELLED BY COMPLAINANT X	BROADVIEW LN / POTSHOP RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1213285	CANC

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
19:34:21	1214156	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	261 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1214156	CLOS
19:39:04	1214175	MVC - NON-REPORTABLE	MVC - REPORTABLE, NO INJURIES	HOLLOW RD / STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1214175	TRAC REPC
22:26:39	1214635	TRAFFIC VIOLATION/ERRATIC DRIVER CC	CANCELLED BY COMPLAINANT X	S VALLEY FORGE RD / MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1214635	CANC
06:42:20	1215313	ALARM - BURGLAR	ALARM FALSE FAULT CC	2764 MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1215313	CLOS
07:45:03	1215715	HARASSMENT - COMM - STALK - OTHER	SEE OFFICER GO	1001 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1215715	GENE OFFE
15:40:08	1217704	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	SKIPPACK PIKE / N WHITEHALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1217704	TRAC REPC CLOS
18:46:15	1218432	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / MILL RD [METHACTON HIGH SCHOOL KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1218432	CLOS
20:21:13	1218777	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / MILL RD [KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1218777	CLOS
20:37:41	1218834	ANIMAL LOST - FOUND CC	ANIMAL LOST - FOUND CC	1650 SHEFLEY LN WORCESTER TWP (MONTGOMERY)	Yes	2023-1218834	CLOS
10:37:23	1220877	ALARM - BURGLAR	ALARM FALSE FAULT CC	802 CHERRY CIR WORCESTER TWP (MONTGOMERY)	Yes	2023-1220877	CLOS
11:05:39	1220979	LOST ITEM - NCIC	SEE OFFICER GO	TOWNSHIP LINE RD / VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1220979	GENE OFFE
17:08:09	1222146	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	263 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1222146	CLOS
18:14:05	1222361	LOST ITEM - NON NCIC CC	SEE OFFICER GO	711 RADCLIFF CT WORCESTER TWP (MONTGOMERY)	Yes	2023-1222361	GENE OFFE
01:36:16	1223703	ALARM - BURGLAR	ALARM FALSE FAULT CC	1364 SPRING HILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1223703	CLOS
02:06:28	1223778	TRAFFIC STOP CC	TRAF VIOL-DUI ALCOHOL & DRUG	SKIPPACK PIKE / S VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1223778	GENE OFFE
13:30:27	1225242	PATROL CHECK CC	PATROL CHECK CC	GREEN HILL RD / STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1225242	CLOS
14:40:06	1225427	REQUEST ASSIST - OTHER AGENCY GO	PATROL CHECK CC	2160 WEBER RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1225427	CLOS

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
01:12:34	1226817	ATTEMPT LOCATE PERSON - VEHICLE GO	CANCELLED BY COMPLAINANT X	177 ORCHARD CIR WORCESTER TWP (MONTGOMERY)	Yes	2023-1226817	CAN
10:39:38	1228509	DOMESTIC - INACTIVE	DISTURBANCE/NOISE COMPLAINT GO	3407 MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1228509	GENE OFFE
12:37:18	1228977	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	274 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1228977	WAR (TRA
22:41:03	1231198	REFER TO OTHER AGENCY - PD R	REFER TO OTHER AGENCY - PD R	1253 N GRANGE AVE WORCESTER TWP (MONTGOMERY)	Yes	2023-1231198	REFE
00:55:36	1231362	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE [METHACTON WORCESTER TWP (MONTGOMERY)]	Yes	2023-1231362	CLOS
09:23:32	1232825	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	1122 HOLLOW RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1232825	CLOS
12:20:27	1233702	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	3017 SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1233702	CLOS
12:28:55	1233756	DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC	DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC	3246 SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1233756	CLOS
15:50:40	1234630	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	270 I476 S WORCESTER TWP (MONTGOMERY)	Yes	2023-1234630	CLOS
18:21:38	1235247	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	W GERMANTOWN PIKE / VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1235247	TRAC REPC
21:30:23	1235811	DISABLED MOTORIST ON ROAD CC	DISABLED MOTORIST CC	N WALES RD / OLD MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1235811	CLOS
21:46:01	1235839	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	MORRIS RD / BETHEL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1235839	CLOS
04:00:48	1236265	ALARM - BURGLAR	ALARM FALSE FAULT CC	3218 STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1236265	CLOS
08:19:18	1237252	MISSING PERSON	WELFARE CHECK GO	31 HAMPTON CT WORCESTER TWP (MONTGOMERY)	Yes	2023-1237252	GENE OFFE
09:21:41	1237537	DISABLED MOTORIST ON ROAD CC	DISABLED MOTORIST CC	N TROOPER RD / W GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1237537	CLOS
18:14:11	1240183	DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC	DOMESTIC SECURITY CHECK - HOUSE OF WORSHIP CC	SKIPPACK PIKE / WENTZ CHURCH RD [WENTZ CHURCH WORCESTER TWP (MONTGOMERY)]	Yes	2023-1240183	CLOS

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
06:59:44	1241584	ALARM - BURGLAR	ALARM FALSE NO FAULT CC	100 - 2750 MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1241584	CLOS
07:05:20	1241775	PATROL CHECK CC	PATROL CHECK CC	N WALES RD / MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1241775	CLOS
09:59:42	1242675	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	SKIPPACK PIKE / SHUTT MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1242675	CLOS
10:34:13	1242837	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1242837	CLOS
10:59:20	1242963	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	259 I476 S WORCESTER TWP (MONTGOMERY)	Yes	2023-1242963	CLOS
13:11:10	1243595	ALARM - BURGLAR	ALARM FALSE FAULT CC	2714 APPLEWOOD DR WORCESTER TWP (MONTGOMERY)	Yes	2023-1243595	CLOS
00:58:59	1245839	ALARM - BURGLAR	ALARM FALSE FAULT CC	3218 STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1245839	CLOS
06:29:07	1246247	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	N WALES RD / HALLMAN DR WORCESTER TWP (MONTGOMERY)	Yes	2023-1246247	TRAC
09:35:31	1247293	DOMESTIC - INACTIVE	DOMESTIC - OTHER GO	2217 BETHEL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1247293	GENE OFFE
10:19:43	1247486	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	3000 BLOCK SKIPPACK PIKE [WORCESTER ELEM WORCESTER TWP (MONTGOMERY)	Yes	2023-1247486	CLOS
11:14:22	1247765	VEHICLE REPOSSESSION CC	VEHICLE REPOSSESSION CC	1005 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1247765	CLOS
15:25:29	1248895	ABANDONED VEHICLE GO	ABANDONED VEHICLE GO	MORRIS RD / N WALES RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1248895	GENE OFFE
10:17:04	1252263	ROAD HAZARD - ANIMAL - DEBRIS CC	MVC - NON-REPORTABLE	2555 SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1252263	TRAC REPC
17:15:05	1253519	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	2501 BEAN RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1253519	CLOS
20:38:28	1254062	SUSPICIOUS PERSON GO	SEE OFFICER GO	3218 STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1254062	GENE OFFE
00:47:30	1254732	TRAFFIC STOP CC	TRAF VIOL-DUI DRUG	SKIPPACK PIKE / MEADOWOOD WORCESTER TWP (MONTGOMERY)	Yes	2023-1254732	GENE OFFE
07:39:59	1255505	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	256 I476 S WORCESTER TWP (MONTGOMERY)	Yes	2023-1255505	CLOS

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
08:03:17	1255611	ALARM - BURGLAR	CANCELLED BY COMPLAINANT X	1585 BROADVIEW LN WORCESTER TWP (MONTGOMERY)	Yes	2023-1255611	CAN
12:28:15	1256189	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	SKIPPACK PIKE / S VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1256189	TRAC REPC CLOS
15:21:11	1256691	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	BEAN RD / N WHITEHALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1256691	
07:03:04	1258661	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	BERKS RD / POTSHOP RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1258661	CLOS
07:45:00	1258863	DISABLED MOTORIST ON ROAD CC	DISABLED MOTORIST CC	STUMP HALL RD / KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1258863	CLOS
08:04:22	1259026	REFER TO OTHER AGENCY - PD R	REFER TO OTHER AGENCY - PD R	SKIPPACK PIKE / N WHITEHALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1259026	REFE
09:01:36	1259302	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	SKIPPACK PIKE / SHUTT MILL RD [WORCESTER ELEMENTARY WORCESTER TWP (MONTGOMERY)	Yes	2023-1259302	CLOS
12:58:09	1260491	REFER TO OTHER AGENCY - PD R	REFER TO OTHER AGENCY - PD R	2222 S VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1260491	REFE
19:15:36	1262068	SEE OFFICER GO	TRAFFIC VIOLATION - OTHER CC	1090 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1262068	CLOS
08:23:29	1263880	SEE OFFICER GO	SEE OFFICER GO	1005 KRIEBEL MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1263880	GENE OFFE CLOS
08:46:07	1264003	ALARM - BURGLAR	ALARM FALSE FAULT CC	2594 HAWTHORN DR WORCESTER TWP (MONTGOMERY)	Yes	2023-1264003	
09:36:44	1264272	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	3000 BLOCK SKIPPACK PIKE [WORCESTER ELEMENTARY WORCESTER TWP (MONTGOMERY)	Yes	2023-1264272	CLOS
16:59:00	1266497	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	SKIPPACK PIKE / BUSTARD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1266497	TRAC REPC CLOS
00:24:42	1267743	ALARM - BURGLAR	ALARM FALSE NO FAULT CC	3218 STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1267743	
09:24:37	1269248	MOTOR CARRIER SAFETY CC	MOTOR CARRIER SAFETY CC	273 I476 N WORCESTER TWP (MONTGOMERY)	Yes	2023-1269248	CLOS
19:09:23	1272360	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	INTERSTATE HIGHWAY - CLEAR LINE ZONE CC	255 I476 N [22 WORCESTER TWP (MONTGOMERY)	Yes	2023-1272360	CLOS
06:56:01	1273801	PATROL CHECK CC	PATROL CHECK CC	QUARRY HALL RD / WATER STREET RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1273801	CLOS

# PENNSYLVANIA STATE

## CAD Call Print Synopsis

Time	Call Number	Original Call Type	Final Call Type	Location	Founded	Report #	Clear
10:44:21	1274996	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1274996	CLOS
13:46:19	1275821	SUSPICIOUS PERSON GO	SUSPICIOUS PERSON GO	3017 SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1275821	GENE OFFE
14:06:51	1275926	THEFT	THEFT	2750 MORRIS RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1275926	GENE OFFE
19:08:30	1277405	TRAFFIC VIOLATION - OTHER CC	TRAFFIC VIOLATION - OTHER CC	2645 SHADY LN WORCESTER TWP (MONTGOMERY)	Yes	2023-1277405	CLOS
21:06:38	1277839	ALARM - BURGLAR	ALARM FALSE NO FAULT CC	3047 PAWLINGS FORD RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1277839	CLOS
22:02:32	1277990	DOMESTIC - INACTIVE	DOMESTIC - OTHER GO	1453 N TROOPER RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1277990	GENE OFFE
08:00:47	1279268	MVC - NON-REPORTABLE	MVC - NON-REPORTABLE	SKIPPACK PIKE / WENTZ CHURCH RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1279268	TRAC REPC
09:28:30	1279611	SEE OFFICER GO	ASSAULT - SIMPLE	14 E ADAIR DR WORCESTER TWP (MONTGOMERY)	Yes	2023-1279611	GENE OFFE
09:38:31	1279628	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	SKIPPACK PIKE / SHUTT MILL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1279628	CLOS
10:21:51	1279828	DOMESTIC SECURITY CHECK - SCHOOL CC	DOMESTIC SECURITY CHECK - SCHOOL CC	KRIEBEL MILL RD / GERMANTOWN PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1279828	CLOS
10:47:31	1279931	SEE OFFICER GO	ROAD HAZARD - ANIMAL - DEBRIS CC	3216 SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1279931	CLOS
15:05:26	1281027	VEHICLE REPOSSESSION CC	VEHICLE REPOSSESSION CC	3030 STUMP HALL RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1281027	CLOS
18:17:26	1281941	ROAD HAZARD - ANIMAL - DEBRIS CC	ROAD HAZARD - ANIMAL - DEBRIS CC	TOWNSHIP LINE RD / VALLEY FORGE RD WORCESTER TWP (MONTGOMERY)	Yes	2023-1281941	CLOS
18:34:06	1282001	PATROL CHECK CC	PATROL CHECK CC	3000 BLOCK SKIPPACK PIKE WORCESTER TWP (MONTGOMERY)	Yes	2023-1282001	CLOS
20:08:21	1282397	WELFARE CHECK GO	CANCELLED BY COMPLAINANT X	3122 METHACTON AVE WORCESTER TWP (MONTGOMERY)	Yes	2023-1282397	CANC

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 296**

**AN ORDINANCE ESTABLISHING SPEED LIMITS ON  
CERTAIN TOWNSHIP ROADS**

**WHEREAS**, from time to time, corrections and other revisions are required to be made to Township Code of Worcester Township; and

**WHEREAS**, the Board of Supervisors of Worcester Township has undertaken an engineering and traffic investigation in accordance with the Pennsylvania Vehicle Code;

**WHEREAS**, the Board of Supervisors of Worcester Township deem it necessary to establish maximum lawful speeds for vehicles traveling on Landis Road, Kriebel Mill Road, and Hollow Road pursuant to the Pennsylvania Motor Vehicle Code; and

**NOW, THEREFORE**, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania hereby ordains and enacts as follows:

**SECTION I**

1. Chapter 145, Vehicles and Traffic, Article I, Speed Limits, Section §145-1, Speed Limits Established, shall be amended to add the following:

Name of Street:	Kriebel Mill Road
Speed Limit (mph)	25
Location:	Between Mill Road and Water Street Road

2. Chapter 145, Vehicles and Traffic, Article I, Speed Limits, Section §145-1, Speed Limits Established, shall be amended to repeal and replace the applicable speed limits with the following:

Name of Street:	Landis Road
Speed Limit (mph)	25
Location:	entirety

Name of Street:	Hollow Road
Speed Limit (mph)	35, 25
Location:	35 mph from Mill Road to Heebner Road, 25 mph from Heebner Road to Skippack Pike (SR 73)

**SECTION II**

1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part



of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

2. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
3. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
4. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 18<sup>th</sup> day of October, 2023.

**FOR WORCESTER TOWNSHIP**

By: \_\_\_\_\_  
Richard DeLello, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Sean Halbom, Secretary

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2023-19**

**A RESOLUTION TO SUBMIT A GRANT APPLICATION TO THE  
COMMONWEALTH FINANCING AUTHORITY, LOCAL SHARE ACCOUNT FOR  
\$900,000 FOR ENGINEERING DESIGN WORK FOR THE KRIEBEL MILL BRIDGE  
AND ROADWAY IMPROVEMENT PROJECT.**

**WHEREAS**, the Board of Supervisors of Worcester Township is responsible under the Pennsylvania Second Class Township Code for Road and Bridge Maintenance, Repair, and Construction;

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby requests a Statewide Local Share Account grant of \$900,000 from the Commonwealth Financing Authority to be used for the engineering design of the Kriebel Mill Road Bridge and Roadway Improvement Project.

**FURTHER, BE IT RESOLVED THAT** the Worcester Township does hereby designate Sean Halbom, Township Manager, and Richard DeLello, Chair of The Board of Supervisors, as the officials to execute all documents and agreements between Worcester Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

**BE IT RESOLVED THIS 18<sup>TH</sup> DAY OF OCTOBER, 2023.**

**FOR WORCESTER TOWNSHIP**

By: \_\_\_\_\_  
Richard F. DeLello, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Sean Halbom, Secretary

I, Sean Halbom, duly qualified Secretary of Worcester Township of Montgomery County hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held October 18, 2023 and said Resolution has been recorded in the Minutes of Worcester and remains in effect as of this date.

\_\_\_\_\_  
Sean Halbom, Secretary

Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant & Associates, LLC  
572 W. Main Street  
P.O. Box 26865  
Trappe, PA 19426  
Phone: 610-489-9199

PREMISES: portion of 3045 Woodlyn Avenue,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-04207-81-1

**STORM WATER MANAGEMENT FACILITIES EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT ("Agreement") is made this 11<sup>th</sup> day of October, 2023, by and between GREGORY S. SWABOWICZ and DANIELLE SWABOWICZ, of 3045 Woodlyn Avenue, P.O. Box 57, Worcester, Montgomery County, Pennsylvania, 19490 (hereinafter, collectively referred to as "Grantor") and WORCESTER TOWNSHIP, a municipality located in Montgomery County, Pennsylvania, and having an address of 1721 Valley Forge Road, Worcester, Montgomery County, Pennsylvania, 19490 (hereinafter referred to as "Grantee").

**BACKGROUND**

A. Grantors are the legal owners of a certain parcel of land located at 3045 Woodlyn Avenue, Worcester, Worcester Township, Montgomery County, Pennsylvania 19490, which parcel is more particularly identified as Montgomery County Tax Parcel Number 67-00-04207-81-1 (the "Grantor Property").

B. The Grantor Property is depicted on a plan prepared by McMahon Associates, Inc. dated February 24, 2022, a copy of which is attached hereto and identified as Exhibit "A" (the "Plan").

C. Grantee has requested a 374.65 square foot permanent storm water management facilities easement on, over, under and through the Grantor Property ("**Storm Water Management Facilities Easement**"). The Storm Water Management Facilities Easement is necessary to enable the Grantee to install, maintain, repair or replace certain storm water management facilities and related improvements (hereinafter collectively referred to as the "**Improvements**") on the Grantor Property.

D. The portion of the Grantor Property to be used for the Storm Water Management Facilities Easement (the "**Easement Area**") is more fully described in the legal description attached hereto as Exhibit "B".

E. Grantors are willing to grant such easements on, over, under and through the Easement Area on the Grantor Property to Grantee subject to the terms and conditions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and promises herein contained, as well as the sum of One Dollar (\$1.00), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. GRANT OF STORM WATER MANAGEMENT FACILITIES

**EASEMENT**. Grantors, on behalf of themselves and their heirs, personal representatives, successors and assigns, hereby grant to Grantee, its agents, servants, workers, employees, contractors, subcontractors, independent contractors and material suppliers, for the purposes set forth herein, and subject to the restrictions and conditions contained herein, the full, perpetual, uninterrupted, right, right-of-way, privilege and easement on, over, under, across and through the Easement Area on the Grantor Property, as depicted on the Plan attached hereto as Exhibit "A", and as more particularly described in the legal description attached hereto as Exhibit "B", for the purposes of the installation, access, use, operation, maintenance, repair, and replacement of the Improvements located, or to be located, within the Easement Area, and located, or to be located, on adjoining properties in accordance with the Plan. Specifically, and not in limitation of the foregoing, Grantee shall have the right to: (a) enter onto the Easement Area in order to install, operate, inspect and perform maintenance and repairs to the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties; (b) to replace all or any portion of the Improvements; and (c) to perform excavation, grading or other work necessary in connection with the foregoing. Grantee shall provide the Grantor reasonable notice prior to its exercise of the rights provided in this Storm Water Management Facilities Easement.

2. **WORK WITHIN THE EASEMENT AREA**. All work to be performed on and access to or through the Grantor Property by Grantee

pursuant to this Agreement shall be performed at reasonable times, upon reasonable advance notice (except in the case of emergency), and shall be completed as promptly as is reasonably possible.

3. **RESTORATION OF EASEMENT AREA.** Upon completion of any work related to the installation, maintenance, repair or replacement of the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties by Grantee or its employees, agents or contractors, the Grantee shall restore the portions of the Grantor Property affected by such work to a condition substantially similar to that which existed immediately prior to the commencement of such work, subject however, to the construction and modification of the Improvements as contemplated on the Plan.

4. **MAINTENANCE OBLIGATION.** Grantors, on behalf of themselves and their heirs, personal representatives, successors and assigns, hereby agree that Grantors, at their sole expense, shall be responsible for the maintenance of the surface of the Easement Area. Grantee shall be responsible, at its sole expense, for the maintenance of the Improvements located within the Easement Area.

5. **RESERVATIONS TO GRANTORS.** Except to the extent inconsistent with the easements granted to Grantee hereunder, and the other rights and obligations granted herein, Grantors, their heirs, personal representatives, successors and assigns, shall have the right to use and enjoy all areas of the Grantor Property

including the Easement Area.

6. **RESTRICTIONS ON GRANTOR'S USE.** Grantors agree for themselves, their contractors, employees and invitees, and their heirs, successors and assigns:

a. That they will not do or fail to do anything which would unreasonably interfere with Grantee's use of the Easement Area;

b. That they will not erect any building, barrier, fence or other structure or improvement within the Easement Area;

c. That they will not plant any new trees or other plant life which could interfere with the Improvements within the Easement Area; and

d. That they will not modify the grade of all or any portion of the Easement Area.

7. **GENERAL PROVISIONS.**

a. **Entire Agreement.** The terms set forth in this Agreement are intended by the parties hereto as a final expression of their agreement with respect to such terms and may not be contradicted by evidence of any prior agreement or of any contemporaneous oral agreement. This Agreement may not be amended or modified by any act or conduct, unless reduced to a writing

signed by the parties hereto, their heirs, personal representatives, successors or assigns. In the event of any ambiguity or mistake contained herein, or any dispute among the parties with respect to any provisions hereof, no provision of this Agreement shall be construed against any of the parties solely on the basis that such party or its counsel was the drafter thereof.

b. **Controlling Law.** This Agreement shall be interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

c. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

d. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of Grantors and Grantee and their respective heirs, personal representatives, successors and assigns.

e. **Headings.** The headings incorporated in this Agreement are for convenience and reference only and are not a part of this Agreement and do not in any way control, define, limit, or add to the terms and provisions hereof.

f. **Recording.** This Agreement is intended to



be, and shall be, recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, at the sole expense of Grantee.

g. Obligations to Run With the Land. The covenants, restrictions and obligations of this Agreement shall be perpetual, and shall be deemed covenants running with the Grantor Property.

[Signature page to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates set forth below.

**GRANTORS:**

10-11-23  
Date

  
Gregory S. Swabowicz

10-11-23  
Date

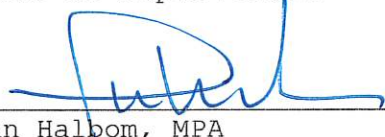
  
Danielle Swabowicz

**GRANTEE:  
WORCESTER TOWNSHIP**

\_\_\_\_\_  
Date

By:   
Richard DeLello, Chairperson  
Board of Supervisors

\_\_\_\_\_  
Date

Attest:   
Sean Halpoum, MPA  
Secretary

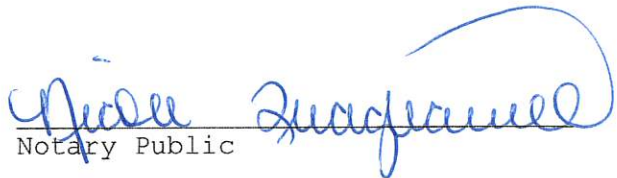
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 11<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **GREGORY S. SWABOWICZ**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

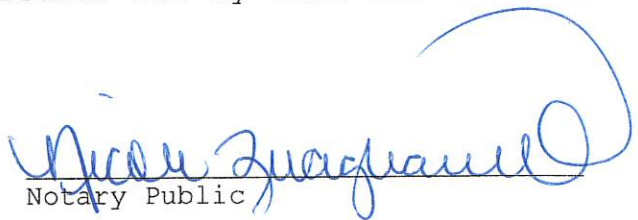
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 11<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **DANIELLE SWABOWICZ**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 18<sup>th</sup> day of October, 2023, before me, the undersigned officer, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself as such officer.

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

  
Notary Public

Exhibit A

PLAN

TOTAL AREA OF REQUIRED DRAINAGE EASEMENT  
 AREA= 374.85 SF, 0.008 AC

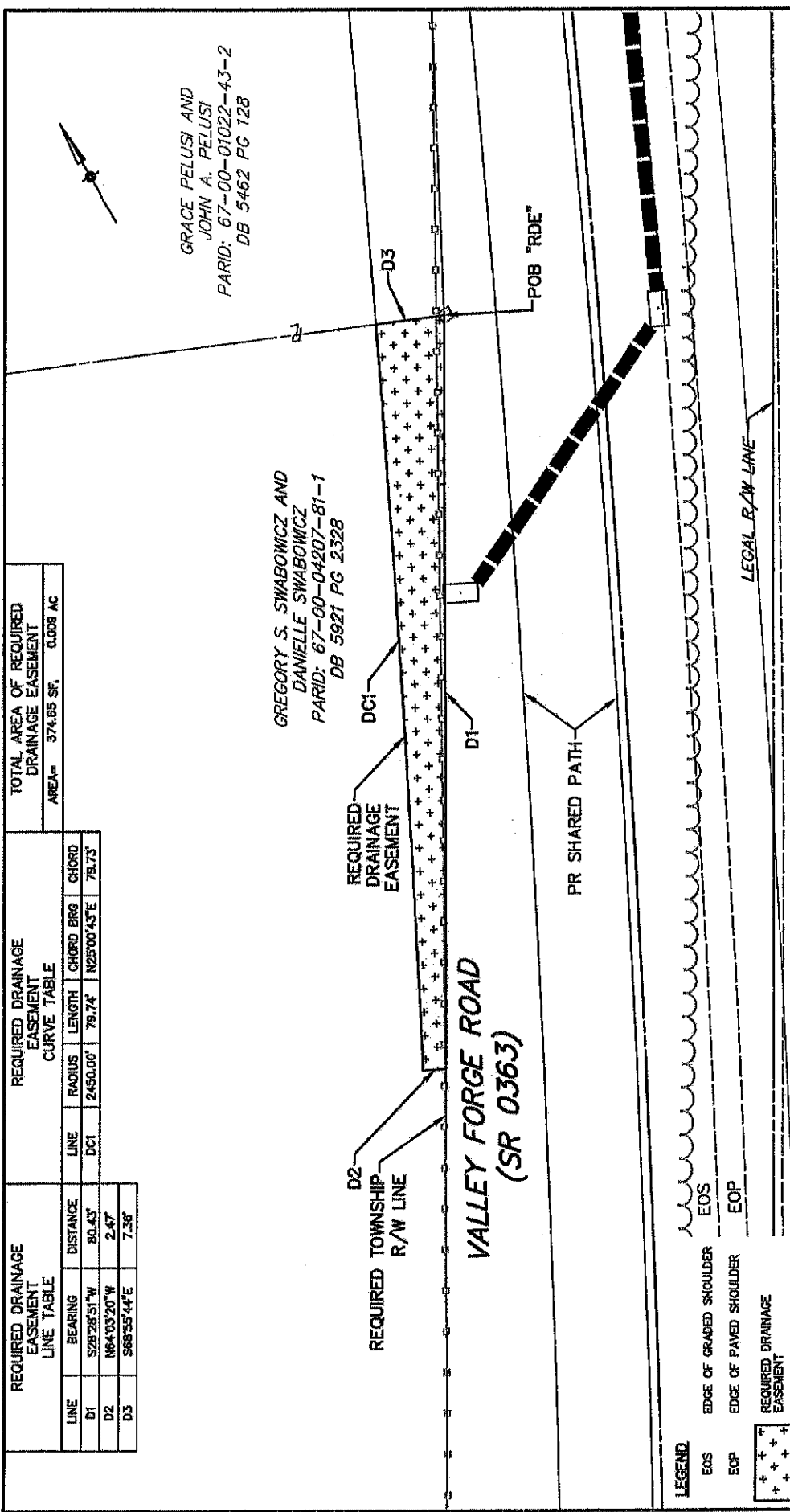
REQUIRED DRAINAGE EASEMENT CURVE TABLE

LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHORD BRG	CHORD
D1	S28°28'51"W	80.43'	2450.00'	78.74'	N25°00'45"E	78.73'
D2	N64°03'20"W	2.47'				
D3	S68°55'44"E	7.38'				

LINE	BEARING	DISTANCE
D1	S28°28'51"W	80.43'
D2	N64°03'20"W	2.47'
D3	S68°55'44"E	7.38'

GRACE PELUSI AND  
 JOHN A. PELUSI  
 PARID: 67-00-01022-43-2  
 DB 5462 PG 128

GREGORY S. SWABOWICZ AND  
 DANIELLE SWABOWICZ  
 PARID: 67-00-04207-81-1  
 DB 5921 PG 2328



**LEGEND**

EOS	EDGE OF GRADED SHOULDER
EOP	EDGE OF PAVED SHOULDER
+	REQUIRED DRAINAGE EASEMENT

PLAN OF REQUIRED DRAINAGE EASEMENT  
 FROM THE LANDS OF GREGORY S. SWABOWICZ AND DANIELLE SWABOWICZ (PARID# 67-00-04207-81-1)

FEBRUARY 24, 2022  
 JOB #B19493.2A  
 SCALE: 1" = 10'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY



425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA, 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447

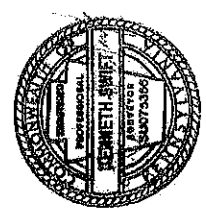


Exhibit B

STORM WATER MANAGEMENT FACILITIES  
EASEMENT AREA LEGAL DESCRIPTION



McMahon Associates, Inc.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
P. 215.283.9444  
mcmahonassociates.com

February 24, 2022

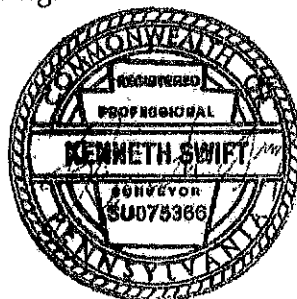
**DESCRIPTION OF REQUIRED DRAINAGE EASEMENT  
OVER LANDS OF GREGORY S. SWABOWICZ AND DANIELLE SWABOWICZ  
(PARID #67-00-04207-81-1)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of July, 2014 in Deed Book 5921 Page 2328 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED DRAINAGE EASEMENT FROM THE LANDS GREGORY S. SWABOWICZ AND DANIELLE SWABOWICZ (67-00-04207-81-1)" dated February 24, 2022, as follows to wit;

Beginning at a point of intersection of the westerly Township Right-of-Way line of Valley Forge Road (SR 0363) with the northerly property line of the lands of Gregory S. Swabowicz and Danielle Swabowicz; extending thence the following courses:

- 1) Along the westerly Township Right-of-way line of Valley Forge Road (SR 0363), South 28 degrees 28 minutes 51 seconds West, a distance of 80.43 feet to a point.
- 2) Thence, through portions of lands of Gregory S. Swabowicz and Danielle Swabowicz, North 64 degrees 03 minutes 20 seconds West, a distance of 2.47 feet to a point.
- 3) Thence, on a curve to the left having a radius of 2450.00 feet, an arc length of 79.74 feet, and being subtended by a chord bearing North 25 degrees 00 minutes 43 seconds East, a chord distance of 79.73 feet to a point.
- 4) Thence along the northerly lines of grantor, South 68 degrees 55 minutes 44 seconds East, a distance of 7.36 feet to the point and place of beginning.

Containing 374.65 square feet, or 0.009 acres.





ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

September 14, 2023

Gregory S. and Danielle Swabowicz  
P.O. Box 57  
Worcester, PA 19490

**RE: Valley Forge Road Corridor Improvement Project**

Dear Greg and Danielle:

Following up to my recent communications with Greg, this shall serve to modify the Township's compensation offer to you as follows:

- SWE – 374.65 SF x \$0.81/SF = \$303.47
- Trees – 1 tree x \$200.00/tree = \$200.00
- **Additional compensation for landscaping = \$3,577.50**

Total Compensation **\$4,100.00 (rounded)**

In addition, this will serve as confirmation that the trees referenced in Mr. Ryan's previous correspondence of July 20, 2022 (copy enclosed) will not be impacted by the project.

Please contact me at your earliest convenience so that we can arrange for execution of the document and prompt processing to you of the compensation payment. Thanks very much for your assistance in this matter.

Sincerely,



Sean Halbom, MPA  
Township Manager

Enclosure

cc: Project File  
Wendy Feiss McKenna, Esquire, Township Solicitor  
Stephanie Butler, Project Engineer

Prepared by and return to:  
Wendy Feiss McKenna, Esquire  
Robert L. Brant & Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1300 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00881-00-6

**TEMPORARY CONSTRUCTION AND  
ACCESS EASEMENT AGREEMENT**

THIS INDENTURE, made this 11 day of OCT, 2023,  
between DAVID W. REEVES, of 1300 Valley Forge Road, Norristown,  
Pennsylvania, 19403 (hereinafter called the "Grantor"), of the one  
part;

A N D

WORCESTER TOWNSHIP, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Worcester  
Township, Pennsylvania, 19490 (hereinafter called the "Grantee"),  
of the other part.

**W I T N E S S E T H:**

The said Grantor, for and in consideration of the sum of One  
Dollars (\$1.00) and other good and valuable consideration unto him  
well and truly paid by the said Grantee, and intending to be

legally bound, at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, released and confirmed, and by these presents does grant, convey, bargain, sell and release and confirm unto the said Grantee, its successors and assigns, a Temporary Construction and Access Easement, as hereinafter defined, extending over that certain strip of land more fully described on a plan prepared by McMahon Associates, Inc., a copy of which is attached hereto as Exhibit "A."

1. The affected property is identified as part of Tax Parcel No. 67-00-00881-00-6.

2. The legal description of the easement area, as prepared by McMahon Associates, Inc., is attached hereto as Exhibit "B."

3. For the purpose of the Indenture, the term "Temporary Construction and Access Easement" shall mean the full, free, unlimited and unrestricted right, liberty, privilege and easement to enter upon and use the land affected by such easement, for the purpose of providing ingress and egress for workmen and vehicular traffic, delivery of construction materials, grading adjustments within the right-of-way, grading adjustments on the land immediately adjacent to the right-of-way, and any other purpose necessary for construction in accordance with Grantee's plans until the Valley Forge Road Corridor Improvements Project is complete, together with the right to do whatever may be required

for the enjoyment of said easement, including the right of ingress and egress to and from, over, under, and through the land affected by such easement for the purposes as hereinbefore set forth, provided, however, that the Grantee of such easement, its successors and assigns, agents, servants, or employees, shall restore the land constituting the easement as reasonably possible to its pre-existing condition.

**TO HAVE AND TO HOLD** the said rights of easement and hereditaments hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, and the said Grantor, for himself and his successors and assigns, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that he, the said Grantor, and his successors and assigns, all and singular, the rights, easements and hereditaments hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will warrant and defend.

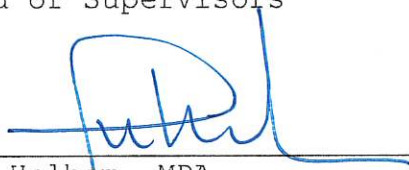
IN WITNESS WHEREOF, the said Grantor has caused this Indenture to be executed the day and year first above written.

**GRANTOR:**

  
\_\_\_\_\_  
David W. Reeves

**GRANTEE:  
WORCESTER TOWNSHIP**

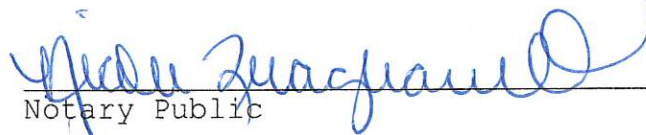
By:   
\_\_\_\_\_  
Richard DeLello, Chairperson  
Board of Supervisors

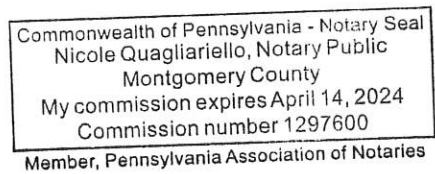
Attest:   
\_\_\_\_\_  
Sean Halbon, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the 11<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **DAVID W. REEVES**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

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

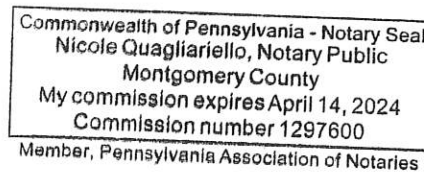


COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 18<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name himself as such officer.

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

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



**EXHIBIT A**

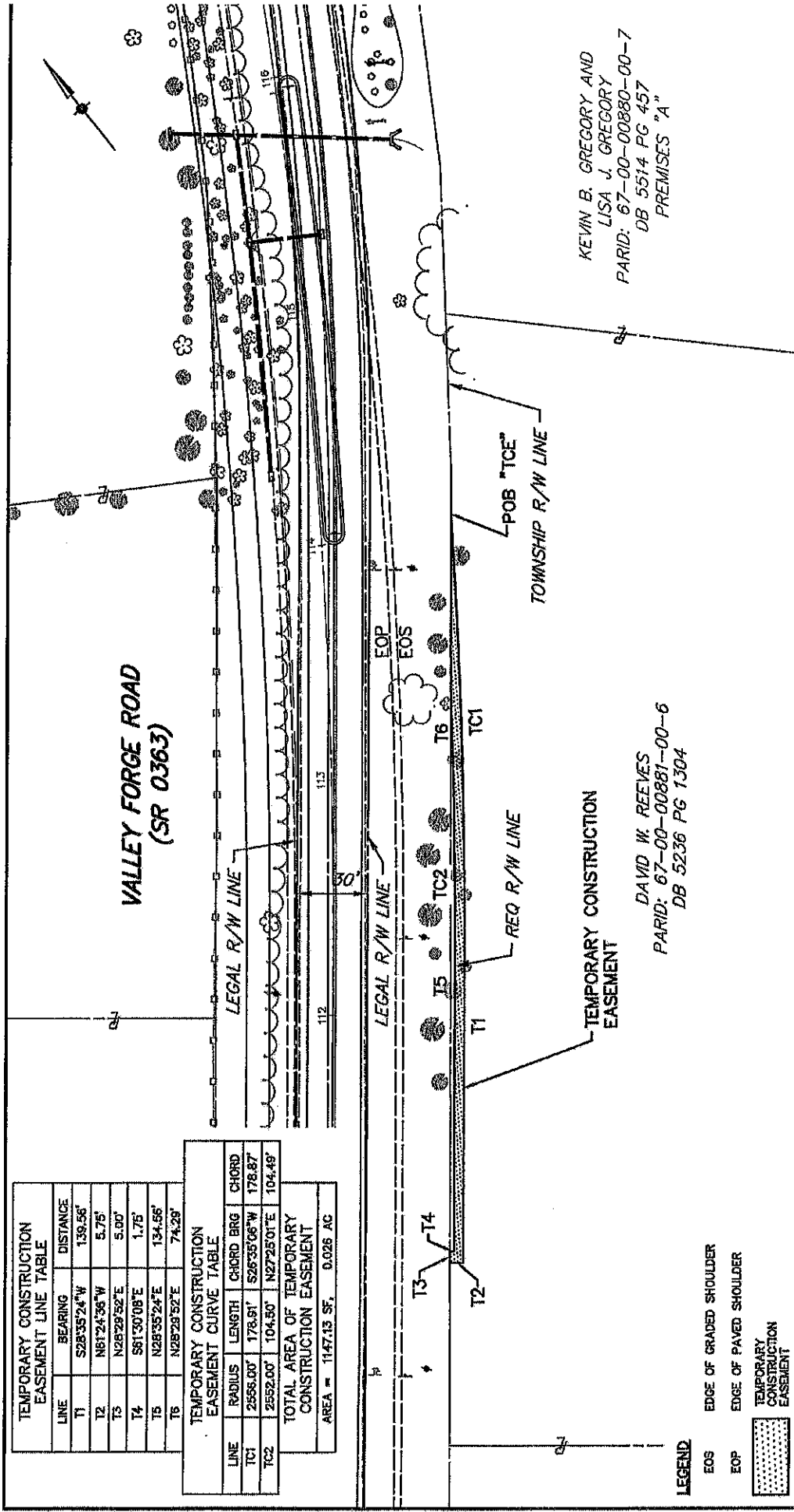
**PLAN**



LINE	BEARING	DISTANCE
T1	S28°35'24"W	139.56'
T2	N61°24'36"W	5.75'
T3	N28°28'52"E	5.00'
T4	S81°30'08"E	1.76'
T5	N28°35'24"E	134.56'
T6	N28°28'52"E	74.29'

LINE	RADIUS	LENGTH	CHORD BRG	CHORD
TC1	2556.00'	178.91'	S26°35'06"W	178.87'
TC2	2552.00'	104.50'	N27°25'01"E	104.49'

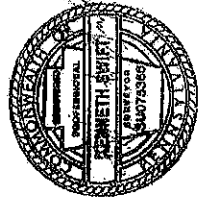
TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT  
 AREA = 1147.13 SF, 0.026 AC



KEVIN B. GREGORY AND  
 LISA J. GREGORY  
 PARID: 67-00-00880-00-7  
 DB 5514 PG 457  
 PREMISES "A"

DAVID W. REEVES  
 PARID: 67-00-00881-00-6  
 DB 5236 PG 1304

- LEGEND**
- EOS EDGE OF GRADED SHOULDER
  - EOP EDGE OF PAVED SHOULDER
  - TEMPORARY CONSTRUCTION EASEMENT



PLAN OF TEMPORARY CONSTRUCTION EASEMENT  
 FROM THE LANDS OF DAVID W. REEVES (PARID# 67-00-00881-00-6)

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



DECEMBER 27, 2021  
 JOB #B19493.2A  
 SCALE: 1" = 40'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

**EXHIBIT B**

**LEGAL DESCRIPTION**

January 5, 2022

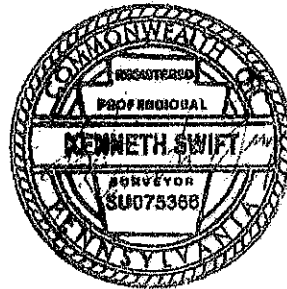
**DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT  
FROM LANDS OF DAVID W. REEVES  
(PARID #67-00-00881-00-6)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 22nd day of July, 1998 in Deed Book 5236 Page 1304 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF DAVID W. REEVES (PARID #67-00-00881-00-6)" dated December 27, 2021, as follows to wit;

Beginning at a point on the easterly Township right-of-way line of Valley Forge Road (SR 0363); said point being at a distance of 85.24 southwest from the common properly line of David W. Reeves and Kevin B. Gregory and Lisa B. Gregory; extending thence the following courses:

- 1) Thence through the lands of grantor, on a curve to the right having a radius of 2556.00 feet, an arc length of 178.91 feet, and being subtended by a chord bearing South 26 degrees 35 minutes 06 seconds West and a chord distance of 178.87 feet to a point.
- 2) Thence, South 28 degrees 35 minutes 24 seconds West, a distance of 139.56 feet to a point.
- 3) Thence, North 61 degrees 24 minutes 36 seconds West, a distance of 5.75 feet to a point.
- 4) Thence, North 28 degrees 29 minutes 52 seconds West, a distance of 5.00 feet to a point.
- 5) Thence, South 61 degrees 30 minutes 08 seconds West, a distance of 1.75 feet to a point.
- 6) Thence, North 28 degrees 35 minutes 24 seconds East, a distance of 134.56 feet to a point of curvature.
- 7) Thence, on a curve to the left having a radius of 2552.00 feet, an arc length of 104.50 feet, and being subtended by a chord bearing North 27 degrees 25 minutes 01 seconds East and a chord distance of 104.49 feet to a point.
- 8) Thence, North 28 degrees 29 minutes 52 seconds East, a distance of 74.29 feet to the point and place of beginning.

Containing 1147.13 square feet, or 0.026 acres.



Prepared by and return to:  
Wendy Feiss McKenna, Esquire  
Robert L. Brant & Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00881-01-5

**TEMPORARY CONSTRUCTION AND  
ACCESS EASEMENT AGREEMENT**

THIS INDENTURE, made this 11 day of Oct, 2023,  
between DAVID W. REEVES, of 1300 Valley Forge Road, Norristown,  
Pennsylvania, 19403 (hereinafter called the "Grantor"), of the one  
part;

A N D

WORCESTER TOWNSHIP, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Worcester  
Township, Pennsylvania, 19490 (hereinafter called the "Grantee"),  
of the other part.

**W I T N E S S E T H:**

The said Grantor, for and in consideration of the sum of One  
Dollars (\$1.00) and other good and valuable consideration unto him  
well and truly paid by the said Grantee, and intending to be

legally bound, at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, released and confirmed, and by these presents does grant, convey, bargain, sell and release and confirm unto the said Grantee, its successors and assigns, a Temporary Construction and Access Easement, as hereinafter defined, extending over those certain strips of land more fully described on a plan prepared by McMahon Associates, Inc., a copy of which is attached hereto as Exhibit "A."

1. The affected property is identified as part of Tax Parcel No. 67-00-00881-01-5.

2. The legal descriptions of the easement areas, as prepared by McMahon Associates, Inc., are attached hereto as Exhibit "B."

3. For the purpose of the Indenture, the term "Temporary Construction and Access Easement" shall mean the full, free, unlimited and unrestricted right, liberty, privilege and easement to enter upon and use the land affected by such easement, for the purpose of providing ingress and egress for workmen and vehicular traffic, delivery of construction materials, grading adjustments within the right-of-way, grading adjustments on the land immediately adjacent to the right-of-way, and any other purpose necessary for construction in accordance with Grantee's plans until the Valley Forge Road Corridor Improvements Project is

complete, together with the right to do whatever may be required for the enjoyment of said easements, including the right of ingress and egress to and from, over, under, and through the land affected by such easements for the purposes as hereinbefore set forth, provided, however, that the Grantee of such easements, its successors and assigns, agents, servants, or employees, shall restore the land constituting the easements as reasonably possible to its pre-existing condition.

**TO HAVE AND TO HOLD** the said rights of easement and hereditaments hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, and the said Grantor, for himself and his successors and assigns, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that he, the said Grantor, and his successors and assigns, all and singular, the rights, easements and hereditaments hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will warrant and defend.


IN WITNESS WHEREOF, the said Grantor has caused this Indenture to be executed the day and year first above written.

**GRANTOR:**

  
\_\_\_\_\_  
David W. Reeves

**GRANTEE:**  
**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
Richard DeLello, Chairperson  
Board of Supervisors

Attest:   
\_\_\_\_\_  
Sean Halbom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the 11<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **DAVID W. REEVES**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public


Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

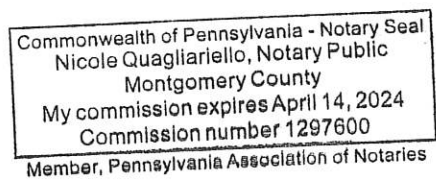


COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 15<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name himself as such officer.

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

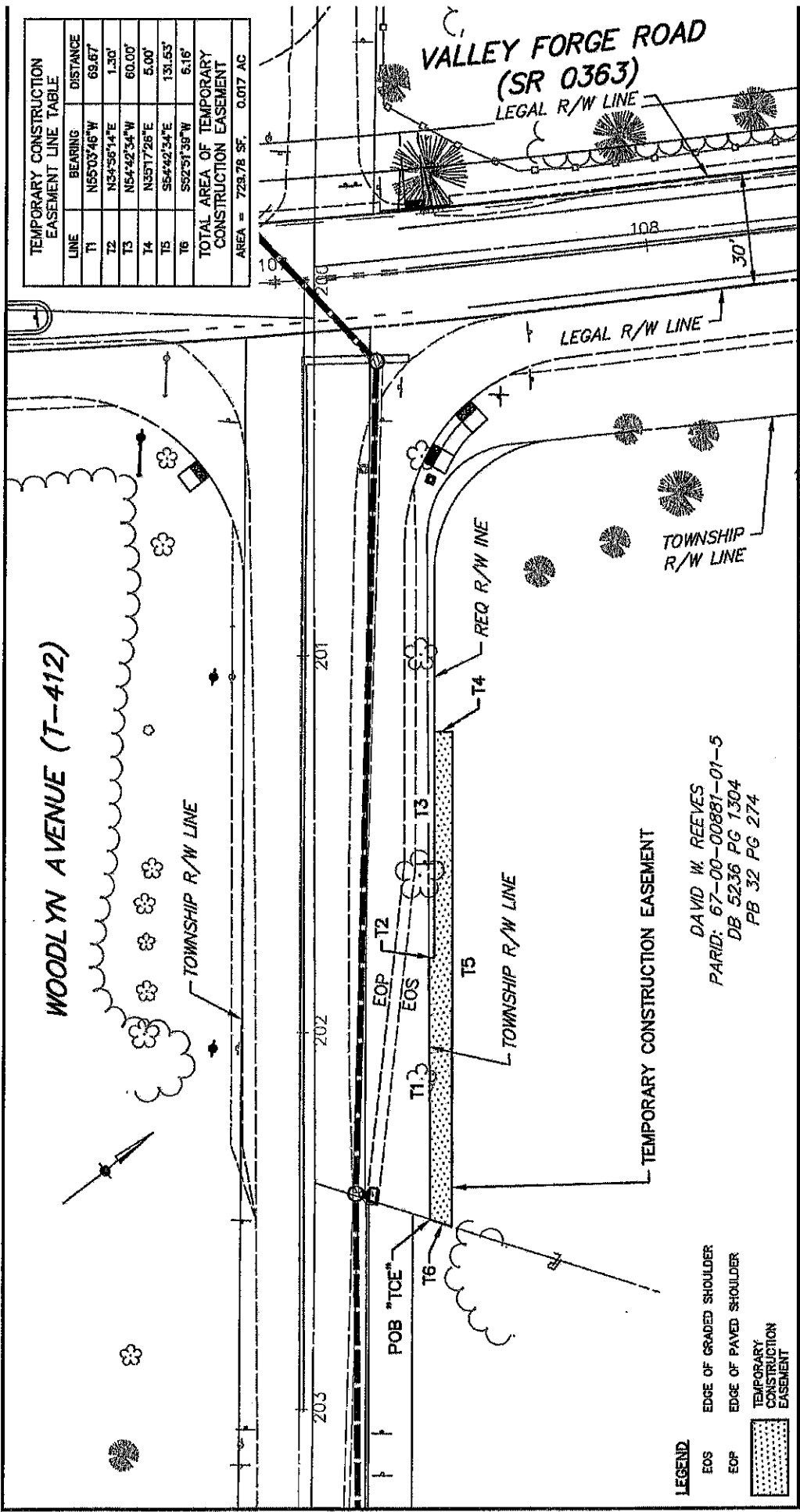
  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**PLAN**

TEMPORARY CONSTRUCTION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
T1	N65°03'46"W	69.67'
T2	N64°56'14"E	1.30'
T3	N54°42'34"W	60.00'
T4	N65°17'26"E	5.00'
T5	S64°42'34"E	131.65'
T6	S82°51'38"W	6.16'
TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT		
AREA = 728.78 SF.		0.017 AC



VALLEY FORGE ROAD  
(SR 0363)  
LEGAL R/W LINE

WOODLYN AVENUE (T-412)  
TOWNSHIP R/W LINE

LEGAL R/W LINE

REQ R/W LINE

TOWNSHIP R/W LINE

TEMPORARY CONSTRUCTION EASEMENT

DAVID W. REEVES  
PARID: 67-00-00881-01-5  
DB 5236 PG 1304  
PB 32 PG 274

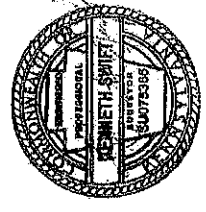
- LEGEND**
- EOS EDGE OF GRADED SHOULDER
  - EOP EDGE OF PAVED SHOULDER
  - TEMPORARY CONSTRUCTION EASEMENT

PLAN OF TEMPORARY CONSTRUCTION EASEMENT  
FROM THE LANDS OF DAVID W. REEVES (PARID# 67-00-00881-01-5)

DECEMBER 27, 2021  
JOB #619493.2A  
SCALE: 1" = 25'  
SHEET: 1 of 1  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY



425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



**EXHIBIT B**

**LEGAL DESCRIPTION**



January 27, 2022

**DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENTS  
FROM LANDS OF DAVID W. REEVES  
(PARID #67-00-00881-01-5)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 22nd day of July, 1998 in Deed Book 5236 Page 1304 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF TEMPORARY CONSTRUCTION EASEMENTS FROM THE LANDS OF DAVID W. REEVES (PARID #67-00-00881-01-5)" dated January 27, 2021, as follows to wit;

**DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT #1**

Beginning at a point at the intersection of the northern Township Right-of Way line of Woodlyn Avenue and the southern property line of David W. Reeves; extending thence the following courses:

- 1) Along the northerly Township Right-of-Way line of Woodlyn Avenue (T-412), North 55 degrees 03 minutes 46 seconds West, a distance of 69.67 feet to a point.
- 2) Thence through the lands of grantor, North 34 degrees 56 minutes 14 seconds East, a distance of 1.30 feet to a point.
- 3) Thence along the required northerly Township Right-of-Way line of Woodlyn Avenue (T-412), North 54 degrees 42 minutes 34 seconds West, a distance of 60.00 feet to a point.
- 4) Thence through the lands of grantor, North 35 degrees 17 minutes 26 seconds East, a distance of 5.00 feet to a point.
- 5) Thence, South 54 degrees 42 minutes 34 seconds East, a distance of 131.53 feet to a point.
- 6) Thence along the southern property line of David W. Reeves, South 52 degrees 51 minutes 39 seconds West, a distance of 6.16 feet to the point and place of beginning.

Containing 729.78 square feet, or 0.017 acres.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT #2

Beginning at a point along in the northeasterly required Right-of-Way line of Woodlyn Avenue (T-412), said point being located the following three courses from the intersection of the northeasterly required Right-of-Way line of Woodlyn Avenue with the southeasterly property line of David W. Reeves:

- 1) Along the northeasterly required Right-of-Way line of Woodlyn Avenue, North 55 degrees 03 minutes 46 seconds West, a distance of 69.67 feet to a point.
- 2) Thence continuing along the northeasterly required Right-of-Way line of Woodlyn Avenue, North 34 degrees 56 minutes 14 seconds East, a distance of 1.30 feet to a point.
- 3) Thence a continuing along the northeasterly required Right-of-Way line of Woodlyn Avenue, North 54 degrees 42 minutes 34 seconds West, a distance of 102.76 feet to a point.

Thence from said point of beginning the following courses:

- 1) Along a curve to the right having a radius of 35.00 feet, an arc length of 51.40 feet, and being subtended by a chord bearing North 12 degrees 38 minutes 29 seconds West and a chord distance of 46.90 feet to a point.
- 2) Thence through the lands of David W. Reeves, South 60 degrees 54 minutes 59 seconds East, a distance of 35.02 feet to a point.
- 3) Thence continuing through the lands of David W. Reeves, South 35 degrees 17 minutes 26 seconds West, a distance of 35.21 feet to a point.

Containing 903.11 square feet, or 0.021 acres.



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1300 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00881-00-6

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

THIS INDENTURE, made this 11 day of OCT.,  
2023, by and between **DAVID W. REEVES**, of 1300 Valley Forge Road,  
Norristown, Pennsylvania, 19403, party of the first part  
(hereinafter called the "Grantor"); and

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Montgomery  
County, Pennsylvania, 19490, party of the second part (hereinafter  
called the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of  
One Dollar (\$1.00) in hand paid, the advantages to it accruing as  
well as for divers and other considerations affecting the public  
welfare which he seeks to advance, has granted, conveyed,

bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Valley Forge Road, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.




AND, the said Grantor, for himself, his heirs, administrators, successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantor, nor his heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

AND, the said Grantor, for himself, his heirs, administrators, successors and assigns, does, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against it, the said Grantor, his heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the date and year first above written, intending to be legally bound hereby.

GRANTOR:



---

David W. Reeves

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 1<sup>st</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **DAVID W. REEVES**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

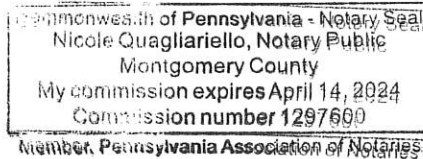


Exhibit "A"

Legal Description

January 5, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FROM LANDS OF DAVID W. REEVES  
(PARID #67-00-00881-00-6)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 22nd day of July, 1998 in Deed Book 5236 Page 1304 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF DAVID W. REEVES (PARID #67-00-00881-00-6)" dated December 27, 2021, as follows to wit;

Beginning at a point on the easterly Township right-of-way line of Valley Forge Road (SR 0363); said point being at a distance of 159.52 southwest from the common properly line of David W. Reeves and Kevin B. Gregory and Lisa B. Gregory; extending thence the following courses:

- 1) Thence through the lands of grantor, on a curve to the right having a radius of 2552.00 feet, an arc length of 104.50 feet, and being subtended by a chord bearing South 27 degrees 25 minutes 01 seconds West and a chord distance of 104.49 feet to a point.
- 2) Thence, South 28 degrees 35 minutes 24 seconds West, a distance of 134.56 feet to a point.
- 3) Thence, North 61 degrees 30 minutes 08 seconds West, a distance of 1.75 feet to a point.
- 4) Thence, North 28 degrees 29 minutes 52 seconds East, a distance of 239.03 feet to the point and place of beginning.

Containing 390.84 square feet, or 0.009 acres.



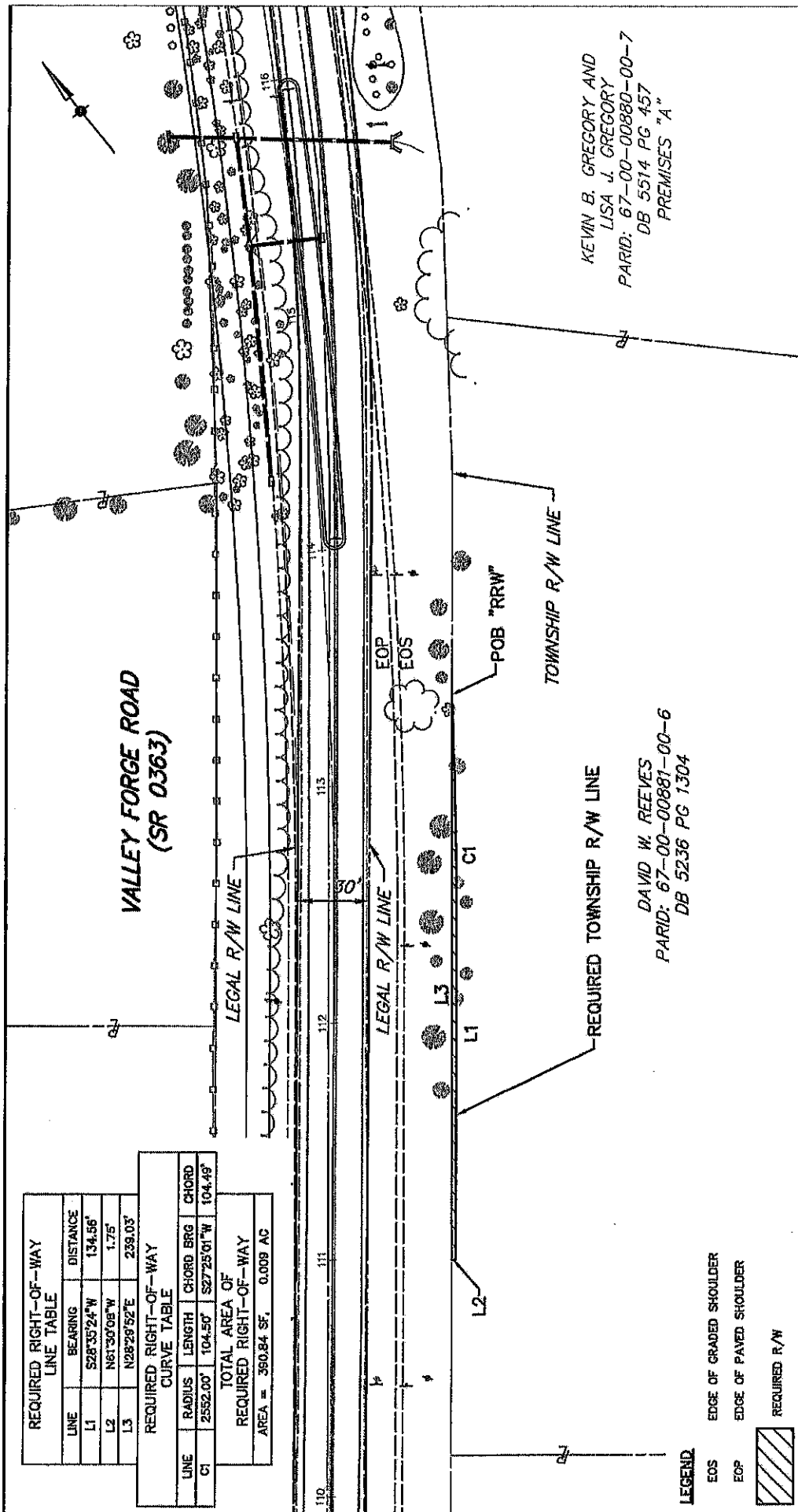
Exhibit "B"

Plan

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°35'24"W	134.56'
L2	N61°30'08"W	1.75'
L3	N28°29'52"E	239.03'

REQUIRED RIGHT-OF-WAY CURVE TABLE			
LINE	RADIUS	LENGTH	CHORD BRG
C1	2552.00'	104.50'	S27°23'01"W
			104.49'

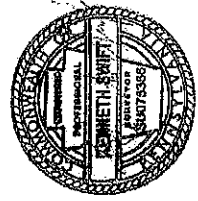
TOTAL AREA OF REQUIRED RIGHT-OF-WAY	
AREA =	350.84 SF, 0.008 AC



**LEGEND**  
 EOS EDGE OF GRADED SHOULDER  
 EOP EDGE OF PAVED SHOULDER  
 [Hatched Box] REQUIRED R/W

**PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP  
 FROM THE LANDS OF DAVID W. REEVES (PARID# 67-00-00881-00-6)**

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



DECEMBER 27, 2021  
 JOB #819493.2A  
 SCALE: 1" = 40'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

KEVIN B. GREGORY AND  
 LISA J. GREGORY  
 PARID: 67-00-00880-00-7  
 DB 5514 PG 457  
 PREMISES "A"

DAVID W. REEVES  
 PARID: 67-00-00881-00-6  
 DB 5236 PG 1304

Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00881-01-5

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

THIS INDENTURE, made this 11 day of OCT.,  
2023, by and between **DAVID W. REEVES**, of 1300 Valley Forge Road,  
Norristown, Pennsylvania, 19403, party of the first part  
(hereinafter called the "Grantor"); and

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Montgomery  
County, Pennsylvania, 19490, party of the second part (hereinafter  
called the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of  
One Dollar (\$1.00) in hand paid, the advantages to it accruing as  
well as for divers and other considerations affecting the public  
welfare which he seeks to advance, has granted, conveyed,



bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Woodlyn Avenue, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.

AND, the said Grantor, for himself, his heirs, administrators, successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantor, nor his heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

AND, the said Grantor, for himself, his heirs, administrators, successors and assigns, does, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against it, the said Grantor, his heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the date and year first above written, intending to be legally bound hereby.

GRANTOR:

A handwritten signature in black ink, appearing to read 'DWR', is written over a horizontal line.

David W. Reeves

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 14<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **DAVID W. REEVES**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

**Exhibit "A"**

**Legal Description**

January 27, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FROM LANDS OF DAVID W. REEVES  
(PARID #67-00-00881-01-5)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 22nd day of July, 1998 in Deed Book 5236 Page 1304 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF DAVID W. REEVES (PARID #67-00-00881-01-5)" dated December 27, 2021, as follows to wit;

Beginning at a point on the easterly Township right-of-way line of Valley Forge Road (SR 0363) said point being on a bearing North 29 degrees 25 minutes 37 seconds East and a distance of 53.04 feet from the title line in the bed of Woodlyn Avenue (T-412); extending thence the following courses:

- 1) Thence through the lands of grantor, on a curve to the left having a radius of 35.00 feet, an arc length of 51.40 feet, and being subtended by a chord bearing South 12 degrees 38 minutes 29 seconds East and a chord distance of 46.90 feet to a point.
- 2) Thence, South 54 degrees 42 minutes 34 seconds East, a distance of 102.76 feet to a point.
- 3) Thence, South 34 degrees 56 minutes 14 seconds West, a distance of 1.30 feet to a point.
- 4) Along the northerly Township Right-of-Way line of Woodlyn Avenue (T-412), North 55 degrees 03 minutes 46 seconds West, a distance of 111.41 feet to a point.
- 5) Thence continuing along easterly Township Right-of-Way line of Valley Forge Road (SR 0363) on a curve to the right having a radius of 25.00 feet, an arc length of 36.91 feet, and being subtended by a chord bearing North 12 degrees 49 minutes 48 seconds West and a chord distance of 33.65 feet to the point.
- 6) Thence continuing along easterly Township Right-of-Way line of Valley Forge Road, North 29 degrees 25 minutes 37 seconds East a distance of 11.01 feet to the point and place of beginning.

Containing 330.19 square feet, or 0.008 acres.



**Exhibit "B"**

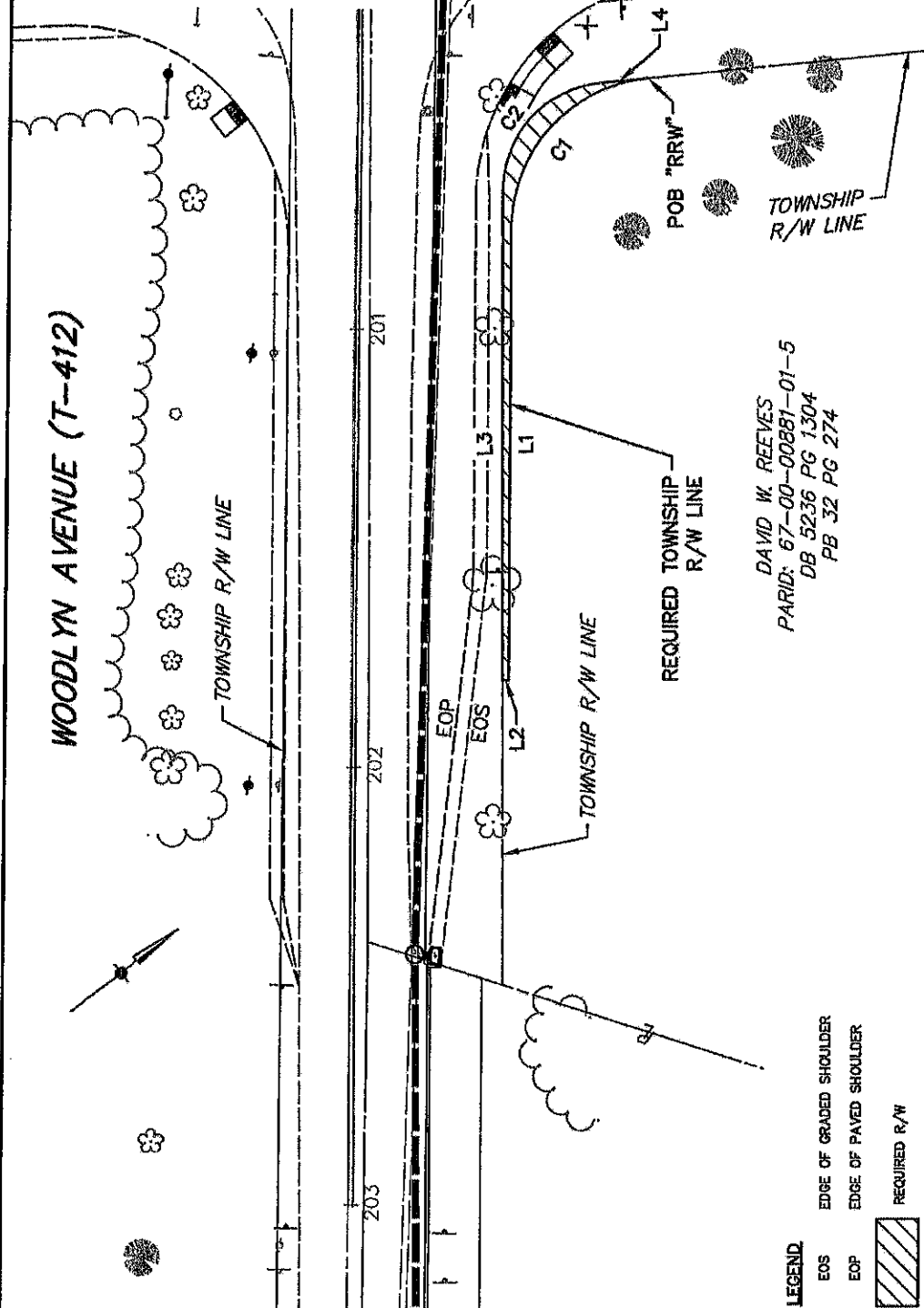
**Plan**

**WOODLYN AVENUE (T-412)**

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°42'34"E	102.76'
L2	S34°56'14"W	1.30'
L3	N55°03'46"W	111.44'
L4	N28°25'57"E	11.01'

REQUIRED RIGHT-OF-WAY CURVE TABLE					
LINE	RADIUS	LENGTH	CHORD	BRG	CHORD
C1	35.00'	51.40'	S12°38'29"E	46.90'	
C2	25.00'	36.91'	N12°48'48"W	33.65'	

TOTAL AREA OF REQUIRED RIGHT-OF-WAY	
AREA =	330.19 SF, 0.008 AC



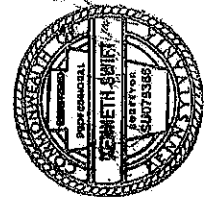
**VALLEY FORGE ROAD (SR 0363)**

DAVID W. REEVES  
 PARID: 67-00-00881-01-5  
 DB 5236 PG 1304  
 PB 32 PG 274

- LEGEND**
- EOS      EDGE OF GRADED SHOULDER
  - EOP      EDGE OF PAVED SHOULDER
  - REQUIRED R/W

**PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF DAVID W. REEVES (PARID# 67-00-00881-01-5)**

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



DECEMBER 27, 2021  
 JOB #519493.2A  
 SCALE: 1" = 25'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant & Associates, LLC  
572 W. Main Street  
P.O. Box 26865  
Trappe, PA 19426  
Phone: 610-489-9199

PREMISES: portion of 1301 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-01021-00-1

**STORM WATER MANAGEMENT FACILITIES EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT ("Agreement") is made this 13<sup>th</sup> day of October, 2023, by and between **RALPH A. GAUDIO, III and MARLENE SERAFINE GAUDIO**, adult individuals residing at 1301 Valley Forge Road, Norristown, Montgomery County, Pennsylvania, 19403 (hereinafter, collectively referred to as "**Grantor**") and **WORCESTER TOWNSHIP**, a municipality located in Montgomery County, Pennsylvania, and having an address of 1721 Valley Forge Road, Worcester, Montgomery County, Pennsylvania, 19490 (hereinafter referred to as "**Grantee**").

**BACKGROUND**

A. Grantors are the legal owners of a certain parcel of land located at 1301 Valley Forge Road, Norristown, Montgomery County, Pennsylvania, 19403, which parcel is more particularly identified as Montgomery County Tax Parcel Number 67-00-01021-00-1

(the "Grantor Property").

B. The Grantor Property is depicted on a plan prepared by McMahon Associates, Inc. dated June 28, 2022, a copy of which is attached hereto and identified as Exhibit "A" (the "Plan").

C. Grantee has requested a 2,046.97 square foot permanent storm water management facilities easement on, over, under and through the Grantor Property ("**Storm Water Management Facilities Easement**"). The Storm Water Management Facilities Easement is necessary to enable the Grantee to install, maintain, repair or replace certain storm water management facilities, related improvements, and fence, which shall be relocated by Grantee to the location set forth on Exhibit "A" (hereinafter collectively referred to as the "**Improvements**") on the Grantor Property.

D. The portion of the Grantor Property to be used for the Storm Water Management Facilities Easement (the "**Easement Area**") is more fully described in the legal description attached hereto as Exhibit "B".

E. Grantors are willing to grant such easements on, over, under and through the Easement Area on the Grantor Property to Grantee subject to the terms and conditions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and promises herein contained, as well as the sum of One Dollar (\$1.00), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto,

intending to be legally bound hereby, agree as follows:

1. GRANT OF STORM WATER MANAGEMENT FACILITIES

EASEMENT. Grantors, on behalf of themselves and their heirs, personal representatives, successors and assigns, hereby grant to Grantee, its agents, servants, workers, employees, contractors, subcontractors, independent contractors and material suppliers, for the purposes set forth herein, and subject to the restrictions and conditions contained herein, the full, perpetual, uninterrupted, right, right-of-way, privilege and easement on, over, under, across and through the Easement Area on the Grantor Property, as depicted on the Plan attached hereto as Exhibit "A", and as more particularly described in the legal description attached hereto as Exhibit "B", for the purposes of the installation, access, use, operation, maintenance, repair, and replacement of the Improvements located, or to be located, within the Easement Area, and located, or to be located, on adjoining properties in accordance with the Plan. Specifically, and not in limitation of the foregoing, Grantee shall have the right to: (a) enter onto the Easement Area in order to install, operate, inspect and perform maintenance and repairs to the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties; (b) to replace all or any portion of the Improvements; and (c) to perform excavation, grading or other work necessary in connection with the foregoing. Grantee shall provide the Grantor reasonable notice prior to its exercise of the rights provided in this Storm Water Management Facilities Easement.

2. **WORK WITHIN THE EASEMENT AREA.** All work to be performed on and access to or through the Grantor Property by Grantee pursuant to this Agreement shall be performed at reasonable times, upon reasonable advance notice (except in the case of emergency), and shall be completed as promptly as is reasonably possible.

3. **RESTORATION OF EASEMENT AREA.** Upon completion of any work related to the installation, maintenance, repair or replacement of the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties by Grantee or its employees, agents or contractors, the Grantee shall restore the portions of the Grantor Property affected by such work to a condition substantially similar to that which existed immediately prior to the commencement of such work, subject however, to the construction and modification of the Improvements as contemplated on the Plan.

4. **MAINTENANCE OBLIGATION.** Grantee, on behalf of itself, its successors and assigns, hereby agrees that Grantee, at its sole expense, shall be responsible for the maintenance of the surface of the Easement Area, and for the maintenance of the Improvements located within the Easement Area.

5. **RESERVATIONS TO GRANTORS.** Except to the extent inconsistent with the easements granted to Grantee hereunder, and the other rights and obligations granted herein, Grantors, their heirs, personal representatives, successors and assigns, shall

have the right to use and enjoy all areas of the Grantor Property including the Easement Area.

6. **RESTRICTIONS ON GRANTOR'S USE.** Grantors agree for themselves, their contractors, employees and invitees, and their heirs, successors and assigns:

a. That they will not do or fail to do anything which would unreasonably interfere with Grantee's use of the Easement Area;

b. That they will not erect any building, barrier, fence or other structure or improvement within the Easement Area;

c. That they will not plant any new trees or other plant life which could interfere with the Improvements within the Easement Area; and

d. That they will not modify the grade of all or any portion of the Easement Area.

7. **GENERAL PROVISIONS.**

a. **Entire Agreement.** The terms set forth in this Agreement are intended by the parties hereto as a final expression of their agreement with respect to such terms and may not be contradicted by evidence of any prior agreement or of any contemporaneous oral agreement. This Agreement may not be amended

or modified by any act or conduct, unless reduced to a writing signed by the parties hereto, their heirs, personal representatives, successors or assigns. In the event of any ambiguity or mistake contained herein, or any dispute among the parties with respect to any provisions hereof, no provision of this Agreement shall be construed against any of the parties solely on the basis that such party or its counsel was the drafter thereof.

b. **Controlling Law**. This Agreement shall be interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

c. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

d. **Successors and Assigns**. This Agreement shall be binding upon and inure to the benefit of Grantors and Grantee and their respective heirs, personal representatives, successors and assigns.

e. **Headings**. The headings incorporated in this Agreement are for convenience and reference only and are not a part of this Agreement and do not in any way control, define, limit, or add to the terms and provisions hereof.

f. **Recording.** This Agreement is intended to be, and shall be, recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, at the sole expense of Grantee.

g. **Obligations to Run With the Land.** The covenants, restrictions and obligations of this Agreement shall be perpetual, and shall be deemed covenants running with the Grantor Property.

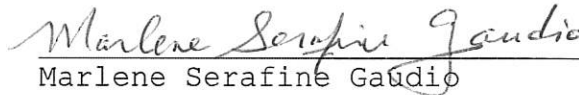
**IN WITNESS WHEREOF,** the parties hereto have caused this Agreement to be executed on the dates set forth below.

**GRANTORS:**

10/13/23  
Date


  
Ralph A. Gaudio, III

10/13/23  
Date


  
Marlene Serafine Gaudio

**GRANTEE:  
WORCESTER TOWNSHIP**

\_\_\_\_\_  
Date

By:   
Richard DeLello, Chairperson  
Board of Supervisors

\_\_\_\_\_  
Date

Attest:   
Sean Halbom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 13<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **RALPH A. GAUDIO, III**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY :

On this, the 13<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **MARLENE SERAFINE GAUDIO**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries



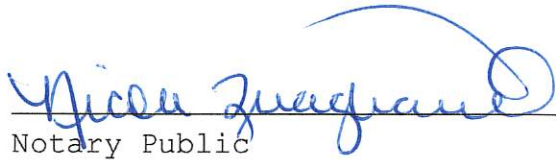
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 15<sup>th</sup> day of October, 2023, before me, the undersigned officer, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself as such officer.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

**Exhibit A**

**PLAN**

REQUIRED DRAINAGE EASEMENT CURVE TABLE

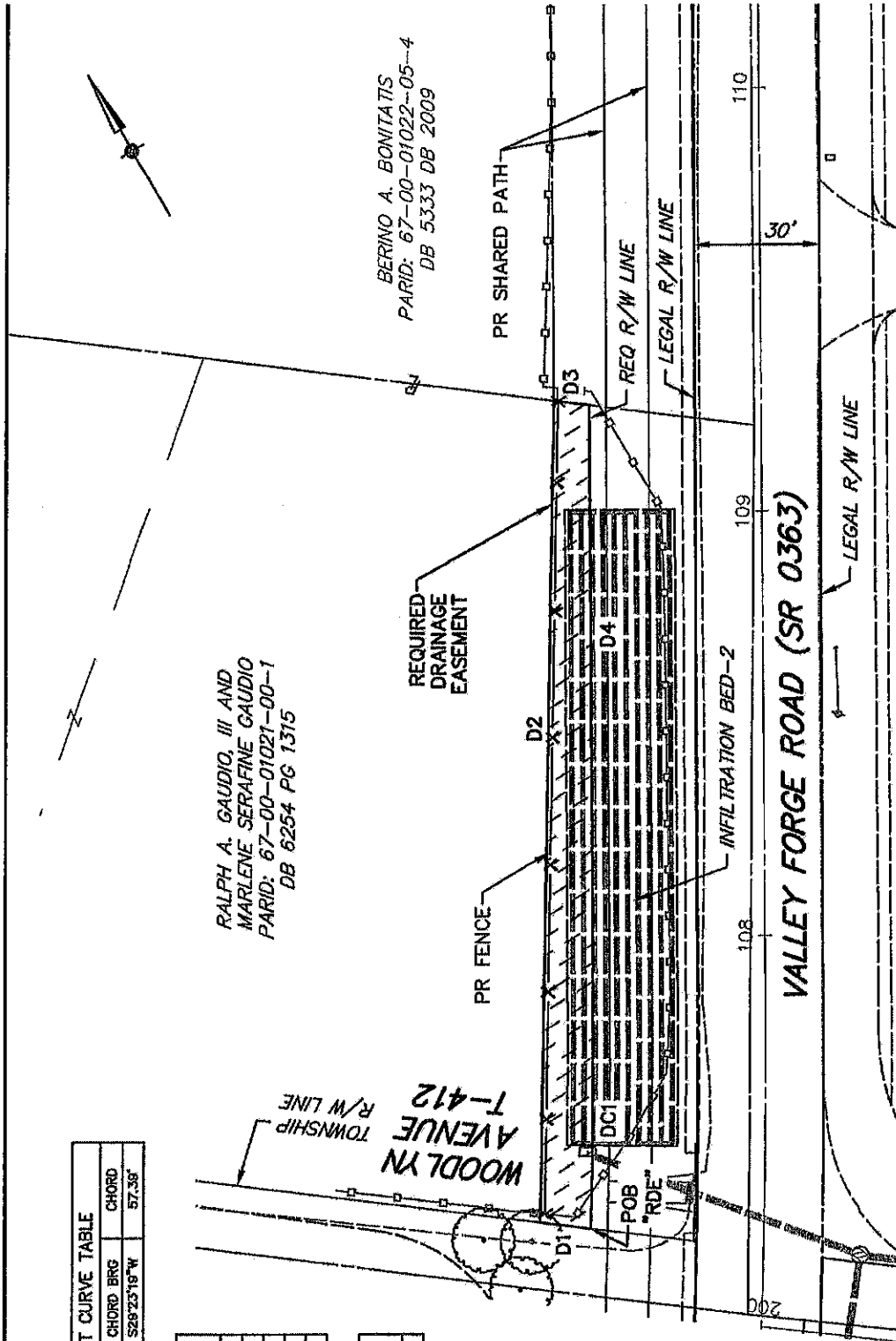
LINE	RADIUS	LENGTH	CHORD BRG	CHORD
DC1	2056.00'	57.36'	S29°23'19"W	57.36'

REQUIRED DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	N54°03'11"W	12.06'
D2	N29°51'42"E	193.80'
D3	S54°07'35"E	8.53'
D4	S28°35'24"W	138.83'

TOTAL AREA OF REQUIRED DRAINAGE EASEMENT

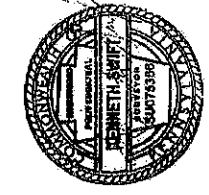
AREA=	2046.97 SF, 0.047 AC
-------	----------------------



RALPH A. GAUDIO, III AND  
MARLENE SERAFINE GAUDIO  
PARID: 67-00-01021-00-1  
DB 6254 PG 1315

BERINO A. BONITATIS  
PARID: 67-00-01022-05-4  
DB 5333 DB 2009

LEGEND  

PLAN OF REQUIRED DRAINAGE EASEMENT  
 FROM THE LANDS OF RALPH A. GAUDIO III AND MARLENE SERAFINE GAUDIO (PARID# 67-00-01021-00-1)

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA, 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



JUNE 28, 2022  
 JOB #619493.2A  
 SCALE: 1" = 25'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

Exhibit B

STORM WATER MANAGEMENT FACILITIES  
EASEMENT AREA LEGAL DESCRIPTION



TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
P. 215.283.9444  
mcmahonassociates.com

June 29, 2022

**DESCRIPTION OF REQUIRED DRAINAGE EASEMENT  
OVER LANDS OF RALPH A. GAUDIO, III AND MARLENE SERAFINE GAUDIO  
(PARID #67-00-01021-00-1)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 8th day of October in Deed Book 6254 Page 01315 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED DRAINAGE EASEMENT FROM THE LANDS OF RALPH A. GAUDIO III AND MARLENE SERAFINE GAUDIO: 67-00-01021-00-1" dated June 28, 2022, as follows to wit;

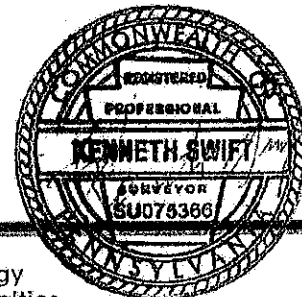
Beginning at a point of intersection of the westerly required right-of-way line of Valley Forge Road (SR 0363) with the northerly legal right-of-way line of Woodlyn Avenue (T-412); extending thence the following courses:

- 1) Along the northerly legal right-of-way line of Woodlyn Avenue, North 54 degrees 03 minutes 11 seconds West, a distance of 12.06 feet to a point.
- 2) Thence, through portions of lands of Ralph A. Gaudio, III and Marlene Serafine Gaudio, North 29 degrees 51 minutes 42 seconds East, a distance of 193.80 feet to a point in the southerly property line of lands of Berino A. Bonitatis.
- 3) Thence, along the southerly property line of lands of Berino A. Bonitatis, South 54 degrees 07 minutes 35 seconds East, a distance of 8.53 feet to a point in the westerly required right-of-way line of Valley Forge Road.

Thence, along the westerly required right-of-way line of Valley Forge Road the following two courses:

- 4) South 28 degrees 35 minutes 24 seconds West, a distance of 136.83 feet to a point of curvature.
- 5) Thence, on a curve to the right having a radius of 2059.00 feet, an arc length of 57.39 feet, a central angle of 01 degrees 35 minutes 49 seconds and being subtended by a chord bearing South 29 degrees 23 minutes 19 seconds West, a chord distance of 57.39 feet to the point and place of beginning.

Containing 2,046.97 square feet, or 0.047 acres.



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1301 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-01021-00-1

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

**THIS INDENTURE**, made this 13<sup>th</sup> day of October,  
2023, by and between **RALPH A. GAUDIO, III and MARLENE SERAFINE  
GAUDIO**, of 1301 Valley Forge Road, Norristown, Pennsylvania,  
19403, party of the first part (hereinafter called the "Grantors");  
and

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Montgomery  
County, Pennsylvania, 19490, party of the second part (hereinafter  
called the "Grantee").

**WITNESSETH:**

That the said Grantors, for and in consideration of the sum  
of One Dollar (\$1.00) in hand paid, the advantages to it accruing  
as well as for divers and other considerations affecting the public  
welfare which they seek to advance, have granted, conveyed,

bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, do grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Valley Forge Road, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.

**AND**, the said Grantors, for themselves, their heirs, administrators, successors and assigns, by these presents, covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantors, nor their heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

**AND**, the said Grantors, for themselves, their heirs, administrators, successors and assigns, do, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against it, the said Grantors, their heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.



**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals the date and year first above written, intending to be legally bound hereby.

**GRANTORS:**

  
\_\_\_\_\_  
Ralph A. Gaudio, III

  
\_\_\_\_\_  
Marlene Serafine Gaudio

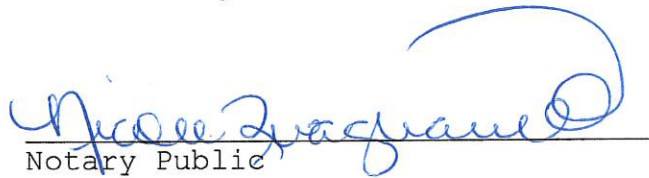
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 13<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **RALPH A. GAUDIO, III**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

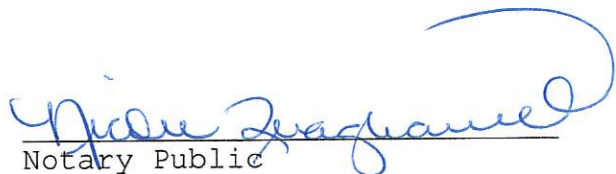
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 13<sup>th</sup> day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **MARLENE SERAFINE GAUDIO**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed same for the purposes therein contained.

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

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

**Exhibit "A"**

**Legal Description**



---

January 3, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FROM LANDS OF RALPH A. GAUDIO, III AND MARLENE SERAFINE GAUDIO  
(PARID #67-00-01021-00-1)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 8th day of October in Deed Book 6254 Page 01315 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF RALPH A. GAUDIO III AND MARLENE SERAFINE GAUDIO: 67-00-01021-00-1)" dated December 17, 2021, as follows to wit;

Beginning at a point of intersection of the westerly legal right-of-way line of Valley Forge Road (SR 0363) with the northerly legal right-of-way line of Woodlyn Avenue (T-412); extending thence the following courses:

- 1) Along the northerly legal right-of-way line of Woodlyn Avenue, North 54 degrees 03 minutes 11 seconds West, a distance of 25.07 feet to a point.

Thence, through portions of lands of Ralph A. Gaudio, III and Marlene Serafine Gaudio the following two courses:

- 2) On a curve to the left having a radius of 2,059.00 feet, an arc length of 57.39 feet, a central angle of 01 degrees 35 minutes 49 seconds, and being subtended by a chord bearing North 29 degrees 23 minutes 19 seconds East a chord distance of 57.39 feet to a point.
- 3) Thence, North 28 degrees 35 minutes 24 seconds East, a distance of 136.83 feet to a point in the southerly property line of lands of Berino A. Bonitatis.
- 4) Thence, along the southerly property line of lands of Berino A. Bonitatis, South 54 degrees 07 minutes 35 seconds East, a distance of 25.21 feet to a point in the westerly legal right-of-way line of Valley Forge Road.

Thence, along the westerly legal right-of-way line of Valley Forge Road the following two courses:

- 5) South 28 degrees 43 minutes 36 seconds West, a distance of 148.59 feet to a point on a curve.
- 6) Thence, on a curve to the right having a radius of 2032.93 feet, an arc length of 45.65 feet, a central angle of 01 degrees 17 minutes 12 seconds, and being subtended by a chord bearing

South 29 degrees 19 minutes 32 seconds West, a chord distance of 45.65 feet to the point and place of beginning.

Containing 4,822.50 square feet, or 0.111 acres.



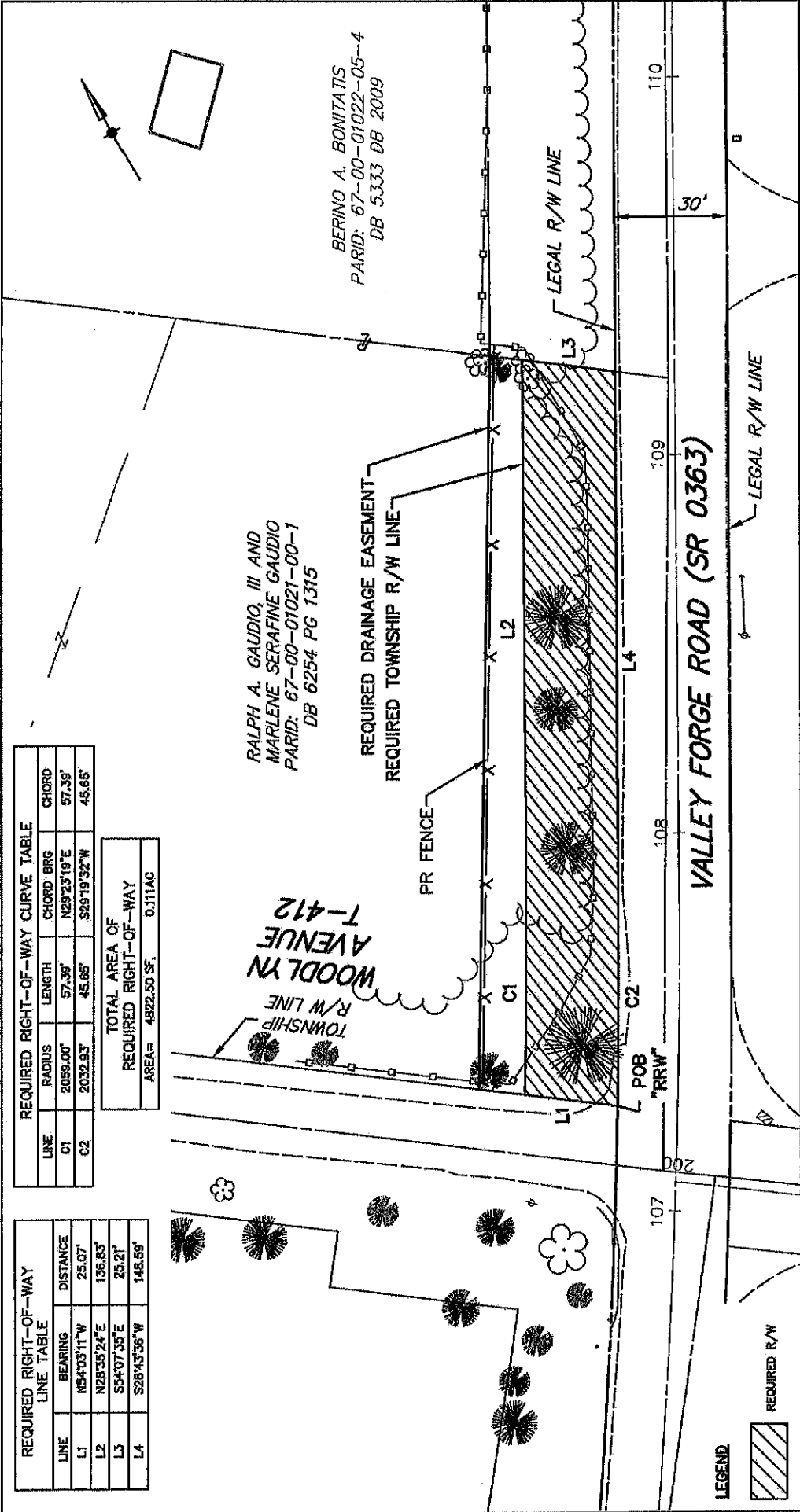
**Exhibit "B"**

**Plan**

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°03'11"W	25.07'
L2	N28°35'24"E	136.83'
L3	S54°07'35"E	25.21'
L4	S28°13'36"W	148.59'

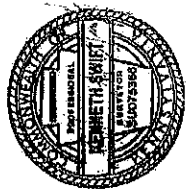
REQUIRED RIGHT-OF-WAY CURVE TABLE			
LINE	RADIUS	LENGTH	CHORD BRG
C1	2059.00'	57.39'	N29°23'19"E
C2	2032.93'	45.65'	S29°19'32"W

TOTAL AREA OF REQUIRED RIGHT-OF-WAY	
AREA=	4822.50 SF, 0.111AC



PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP  
FROM THE LANDS OF RALPH A. GAUDIO III AND MARLENE SERAFINE GAUDIO (PARID# 67-00-01021-00-1)

425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA, 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



DECEMBER 17, 2021  
JOB #819433.2A  
SCALE: 1" = 25'  
SHEET: 1 of 1  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY

Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1261 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-01018-00-4

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

**THIS INDENTURE**, made this 17<sup>th</sup> day of October,  
2023, by and between **ALLYSON DONATO and CHRISTOPHER DONATO**, of  
1261 Valley Forge Road, Norristown, Pennsylvania, 19403, party of  
the first part (hereinafter called the "Grantors"); and

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Montgomery  
County, Pennsylvania, 19490, party of the second part (hereinafter  
called the "Grantee").

**WITNESSETH:**

That the said Grantors, for and in consideration of the sum  
of One Dollar (\$1.00) in hand paid, the advantages to it accruing  
as well as for divers and other considerations affecting the public  
welfare which they seek to advance, have granted, conveyed,  
bargained, sold, aliened, enfeoffed, released and confirmed, and



by these presents, do grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Valley Forge Road and Woodlyn Avenue, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.

**AND**, the said Grantors, for themselves, their heirs, administrators, successors and assigns, by these presents,

covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantors, nor their heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

**AND**, the said Grantors, for themselves, their heirs, administrators, successors and assigns, do, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against it, the said Grantors, their heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals the date and year first above written, intending to be legally bound hereby.

**GRANTORS :**

  
\_\_\_\_\_  
Allyson Donato

  
\_\_\_\_\_  
Christopher Donato

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 17 day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **ALLYSON DONATO**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

*Mary Ann Murray*

Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 17 day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **CHRISTOPHER DONATO**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed same for the purposes therein contained.

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

*Mary Ann Murray*

Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

**Exhibit "A"**

**Legal Description**



McMahon Associates, Inc.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
P. 215.283.9444  
mcmahonassociates.com

January 3, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FROM LANDS OF ALLYSON DONATO AND CHRISTOPHER DONATO  
(PARID #67-00-01018-00-4)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 3rd day of November in Deed Book 6070 Page 01585 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF ALLYSON AND CHRISTOPHER DONATO PARRID: 67-00-01048-00-4)" dated December 27, 2021, as follows to wit:

Beginning at a point of intersection of the westerly legal right-of-way line of Valley Forge Road (SR 0363) with the southerly legal right-of-way line of Woodlyn Avenue (T-412); extending thence the following courses:

- 1) Along the westerly legal right-of-way line of Valley Forge Road, South 37 degrees 17 minutes 00 seconds West, a distance of 139.34 feet to a point.

Thence, through portions of lands of Allyson Donato and Christopher Donato the following four courses:

- 2) North 54 degrees 21 minutes 22 seconds West, a distance of 6.44 feet to a point.
- 3) Thence, on a curve to the left having a radius of 2,044.00 feet, an arc length of 88.38 feet, a central angle of 02 degrees 28 minutes 39 seconds, and being subtended by a chord bearing North 34 degrees 24 minutes 19 seconds East a chord distance of 88.37 feet to a point.
- 4) Thence, North 52 degrees 42 minutes 58 seconds West, a distance of 116.31 feet to a point.
- 5) Thence, North 35 degrees 56 minutes 49 seconds East, a distance of 63.28 feet to a point in the southerly legal right-of-way line of Woodlyn Avenue.

Thence, along the southerly legal right-of-way line of Woodlyn Avenue the following three courses:

- 6) South 54 degrees 03 minutes 11 seconds East, a distance of 78.69 feet to a point.
- 7) Thence, South 37 degrees 17 minutes 02 seconds West, a distance of 15.00 feet to a point.
- 8) Thence, South 54 degrees 03 minutes 11 seconds East, a distance of 50.00 feet to the point and place of beginning.

Containing 8270.57 square feet, or 0.190 acres.

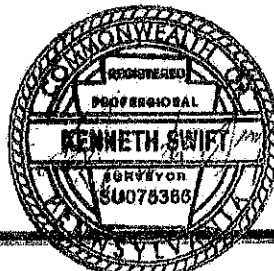
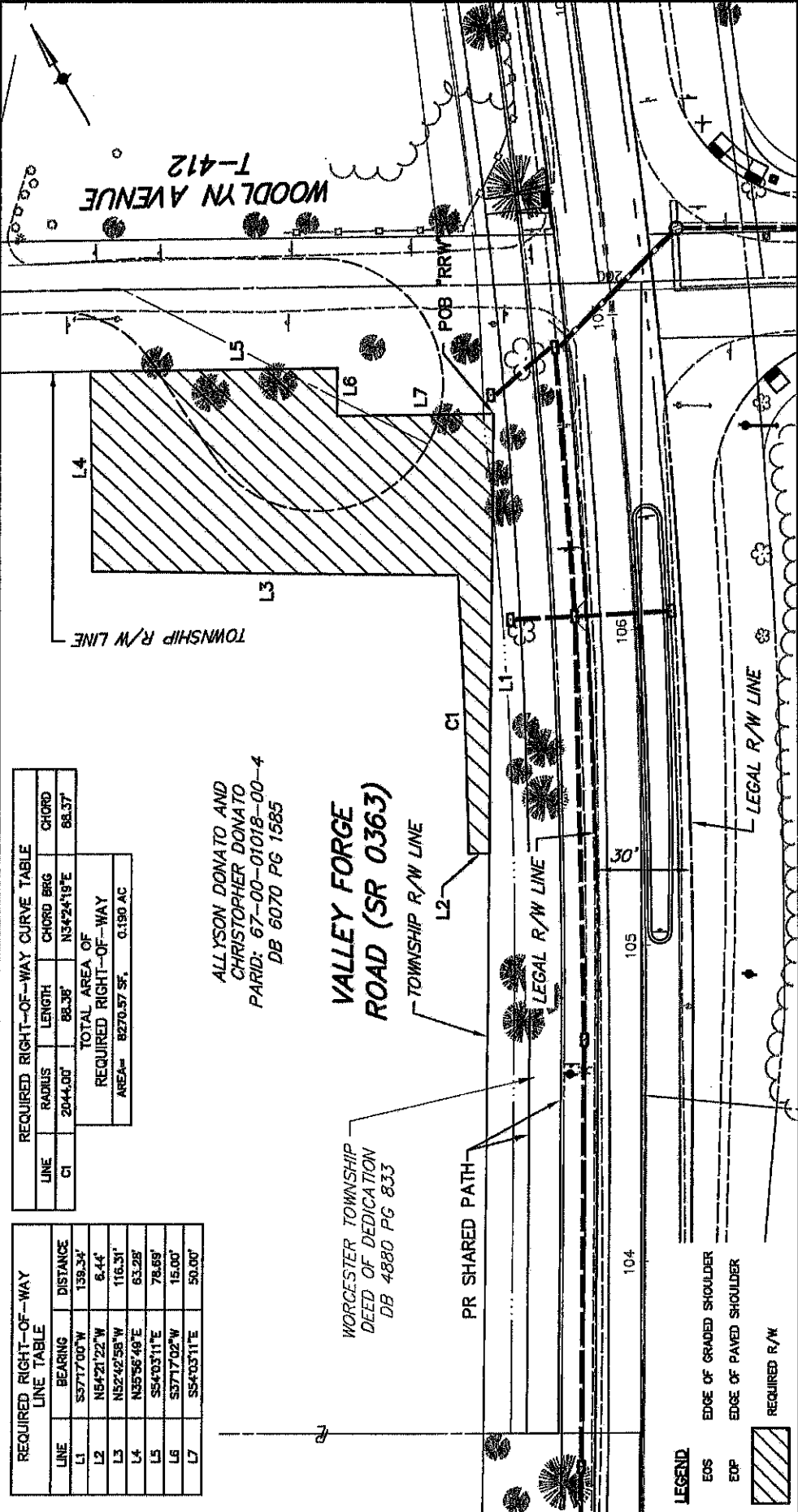


Exhibit "B"

Plan



REQUIRED RIGHT-OF-WAY CURVE TABLE				
LINE	RADIUS	LENGTH	CHORD BRG	CHORD
C1	2044.00'	88.38'	N34°24'18"E	88.37'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY	
AREA=	8270.57 SF, 0.190 AC

ALLYSON DONATO AND  
CHRISTOPHER DONATO  
PARID: 67-00-01018-00-4  
DB 6070 PG 1585

**VALLEY FORGE ROAD (SR 036.3)**

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57°17'00"W	139.34'
L2	N84°21'22"W	6.44'
L3	N82°42'58"W	116.31'
L4	N85°56'48"E	83.28'
L5	S54°03'11"E	78.69'
L6	S57°17'02"W	15.00'
L7	S54°03'11"E	50.00'

WORCESTER TOWNSHIP DEED OF DEDICATION DB 4880 PG 833

PR SHARED PATH

- LEGEND**
- EOS EDGE OF GRADED SHOULDER
  - EOP EDGE OF PAVED SHOULDER
  - REQUIRED R/W

**PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF ALLYSON DONATO AND CHRISTOPHER DONATO (PARID# 67-00-01018-00-4)**



425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA, 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



DECEMBER 27, 2021  
JOB #1919493.2A  
SCALE: 1" = 30'  
SHEET: 1 of 1  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY



Prepared by and return to:  
Wendy Feiss McKenna, Esquire  
Robert L. Brant & Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00893-00-3

**TEMPORARY CONSTRUCTION AND**  
**ACCESS EASEMENT AGREEMENT**

THIS INDENTURE, made this 16<sup>th</sup> day of October, 2023,  
between the JOHN GRAHAM (deceased) and NANCY S. BICKEL, EXECUTRIX  
OF THE ESTATE OF MARY LOUISE GRAHAM, of 3019 Stump Hall Road,  
Collegeville, Pennsylvania, 19426 (hereinafter called the  
"Grantor"), of the one part;

A N D

WORCESTER TOWNSHIP, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Worcester  
Township, Pennsylvania, 19490 (hereinafter called the "Grantee"),  
of the other part.

**W I T N E S S E T H:**

The said Grantor, for and in consideration of the sum of One  
Dollars (\$1.00) and other good and valuable consideration unto it

well and truly paid by the said Grantee, and intending to be legally bound, at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, released and confirmed, and by these presents does grant, convey, bargain, sell and release and confirm unto the said Grantee, its successors and assigns, a Temporary Construction and Access Easement, as hereinafter defined, extending over that certain strip of land more fully described on a plan prepared by McMahon Associates, Inc., a copy of which is attached hereto as Exhibit "A."

1. The affected property is identified as part of Tax Parcel No. 67-00-00892-50-8.

2. The legal description of the easement area, as prepared by McMahon Associates, Inc., is attached hereto as Exhibit "B."

3. For the purpose of the Indenture, the term "Temporary Construction and Access Easement" shall mean the full, free, unlimited and unrestricted right, liberty, privilege and easement to enter upon and use the land affected by such easement, for the purpose of providing ingress and egress for workmen and vehicular traffic, delivery of construction materials, grading adjustments within the right-of-way, grading adjustments on the land immediately adjacent to the right-of-way, and any other purpose necessary for construction in accordance with Grantee's plans until the Valley Forge Road Corridor Improvements Project is


complete, together with the right to do whatever may be required for the enjoyment of said easement, including the right of ingress and egress to and from, over, under, and through the land affected by such easement for the purposes as hereinbefore set forth, provided, however, that the Grantee of such easement, its successors and assigns, agents, servants, or employees, shall restore the land constituting the easement as reasonably possible to its pre-existing condition.

**TO HAVE AND TO HOLD** the said rights of easement and hereditaments hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, and the said Grantor, for itself and its successors and assigns, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all and singular, the rights, easements and hereditaments hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will warrant and defend.

IN WITNESS WHEREOF, the said Grantor has caused this Indenture to be executed the day and year first above written.


**GRANTOR:**

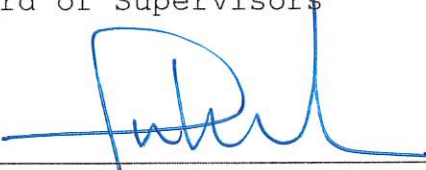
**ESTATE OF MARY LOUISE GRAHAM**

By:   
Nancy S. Bickel, Executrix

**GRANTEE:**

**WORCESTER TOWNSHIP**

By:   
Richard DeLello, Chairperson  
Board of Supervisors

Attest:   
Sean Halbom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **NANCY S. BICKEL, Executrix of the Estate of Mary Louise Graham**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

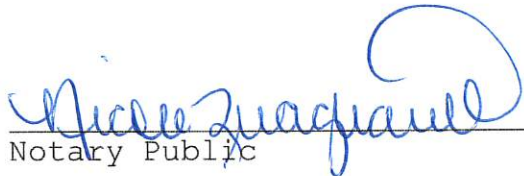
Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

Mary Ann Murray  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 18th day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name himself as such officer.

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

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

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

**EXHIBIT A**

**PLAN**





**EXHIBIT B**

**LEGAL DESCRIPTION**

January 5, 2022

**DESCRIPTION OF REQUIRED TEMPORARY CONSTRUCTION EASEMENT OVER  
LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
(PARID #67-00-00893-00-3)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of May 1961, in Deed Book 3161 Page 126 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF TEMPORARY CONSTRUCTION EASEMENT FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00893-00-3)" dated December 27, 2021, as follows to wit;

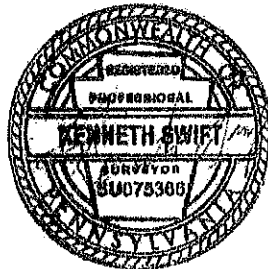
Beginning at a point in the northeasterly required right-of-way line of Township Line Road (SR 3001) said point being south westerly terminus of the required drainage easement; extending thence the following courses:

- 1) Along the required drainage easement and through portions of lands of John Graham and Mary Louise, his wife, on a curve to the right having a radius of 25.00 feet, an arc length of 25.60 feet, a central angle of 58 degrees 40 minutes 15 seconds, and being subtended by a chord bearing North 23 degrees 59 minutes 39 seconds West, a chord distance of 24.49 feet to a point.

Thence, through portions of lands of John Graham and Mary Louise, his wife, the following two courses:

- 2) South 53 degrees 19 minutes 42 seconds East, a distance of 295.18 feet to a point.
- 3) Thence, South 36 degrees 40 minutes 18 seconds West, a distance of 12.00 feet to a point in the northeasterly required right-of-way line of Township Line Road.
- 4) Thence, along the northeasterly required right-of-way line of Township Line Road, North 53 degrees 19 minutes 42 seconds West, a distance of 273.83 feet to the point and place of beginning.

Containing 3467.09 square feet, or 0.080 acres.



Prepared by and return to:  
Wendy Feiss McKenna, Esquire  
Robert L. Brant & Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1515 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00892-50-8

**TEMPORARY CONSTRUCTION AND  
ACCESS EASEMENT AGREEMENT**

**THIS INDENTURE**, made this 16<sup>th</sup> day of October, 2023,  
between the **JOHN GRAHAM (deceased) and NANCY S. BICKEL, EXECUTRIX  
OF THE ESTATE OF MARY LOUISE GRAHAM**, of 3019 Stump Hall Road,  
Collegeville, Pennsylvania, 19426 (hereinafter called the  
"Grantor"), of the one part;

A N D

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Worcester  
Township, Pennsylvania, 19490 (hereinafter called the "Grantee"),  
of the other part.

**W I T N E S S E T H:**

The said Grantor, for and in consideration of the sum of One  
Dollars (\$1.00) and other good and valuable consideration unto it

well and truly paid by the said Grantee, and intending to be legally bound, at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, released and confirmed, and by these presents does grant, convey, bargain, sell and release and confirm unto the said Grantee, its successors and assigns, a Temporary Construction and Access Easement, as hereinafter defined, extending over those certain strips of land more fully described on a plan prepared by McMahon Associates, Inc., a copy of which is attached hereto as Exhibit "A."

1. The affected property is identified as part of Tax Parcel No. 67-00-00892-50-8.

2. The legal descriptions of the easement areas, as prepared by McMahon Associates, Inc., are attached hereto as Exhibit "B."

3. For the purpose of the Indenture, the term "Temporary Construction and Access Easement" shall mean the full, free, unlimited and unrestricted right, liberty, privilege and easement to enter upon and use the land affected by such easement, for the purpose of providing ingress and egress for workmen and vehicular traffic, delivery of construction materials, grading adjustments within the right-of-way, grading adjustments on the land immediately adjacent to the right-of-way, and any other purpose necessary for construction in accordance with Grantee's plans

until the Valley Forge Road Corridor Improvements Project is complete, together with the right to do whatever may be required for the enjoyment of said easement, including the right of ingress and egress to and from, over, under, and through the land affected by such easement for the purposes as hereinbefore set forth, provided, however, that the Grantee of such easement, its successors and assigns, agents, servants, or employees, shall restore the land constituting the easement as reasonably possible to its pre-existing condition.

**TO HAVE AND TO HOLD** the said rights of easement and hereditaments hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, and the said Grantor, for itself and its successors and assigns, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all and singular, the rights, easements and hereditaments hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every person or persons whomsoever

lawfully claiming or to claim the same or any part thereof, shall and will warrant and defend.

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

**GRANTOR:**

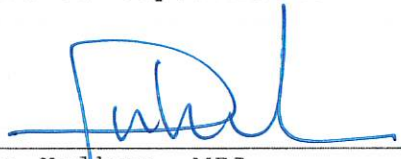
**ESTATE OF MARY LOUISE GRAHAM**

By:   
Nancy S. Bickel, Executrix

**GRANTEE:**

**WORCESTER TOWNSHIP**

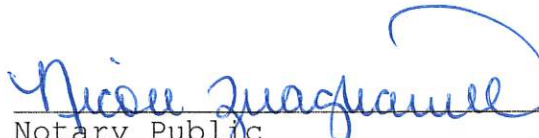
By:   
Richard DeLello, Chairperson  
Board of Supervisors

Attest:   
Sean Halbom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the 16<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **NANCY S. BICKEL, Executrix of the Estate of Mary Louise Graham**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

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

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliarello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 16 day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name himself as such officer.

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

Mary Ann Murray  
Notary Public

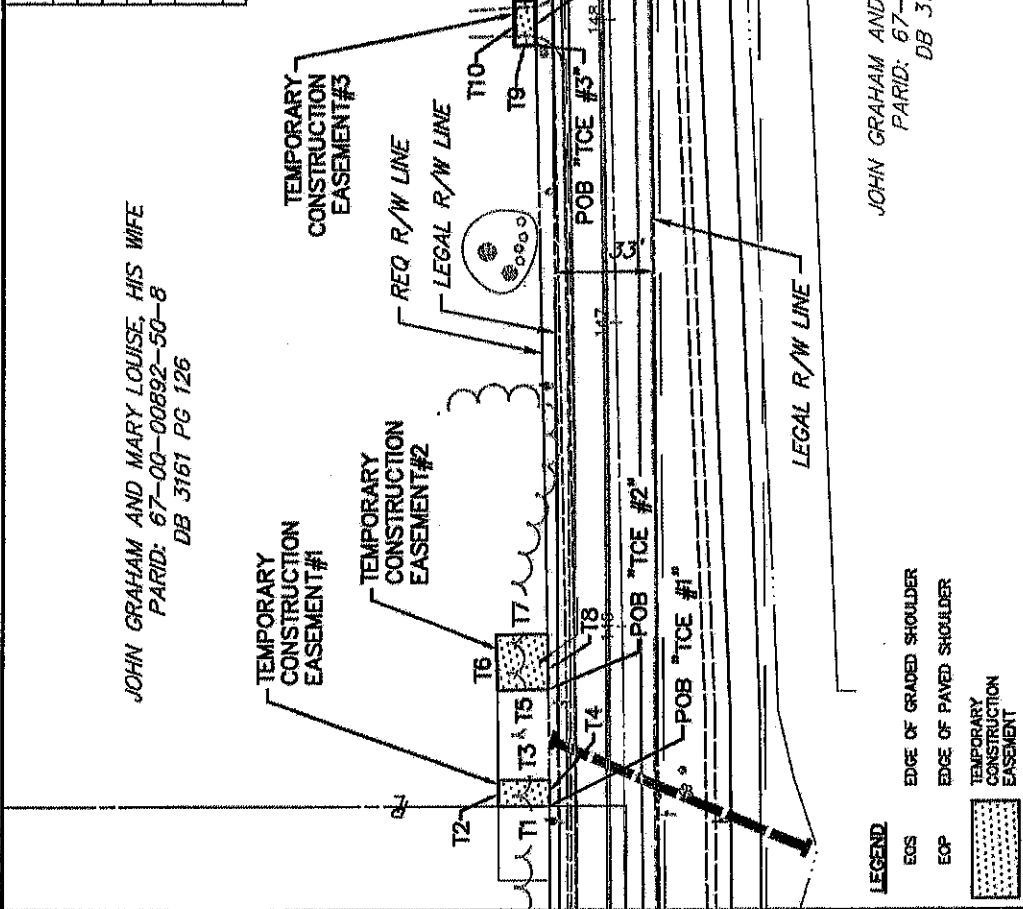
Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries



**EXHIBIT A**

**PLAN**

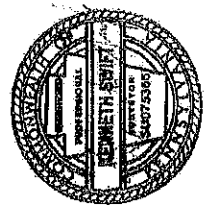
TEMPORARY CONSTRUCTION EASEMENT#1 LINE TABLE			TEMPORARY CONSTRUCTION EASEMENT#2 LINE TABLE			TEMPORARY CONSTRUCTION EASEMENT#3 LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
T1	N54°12'51"W	16.89'	T5	N55°17'50"W	18.99'	T9	N55°17'50"W	7.00'
T2	N35°23'49"E	8.50'	T6	N34°42'27"E	18.00'	T10	N34°42'20"E	18.00'
T3	S54°36'07"E	16.89'	T7	S55°17'50"E	16.89'	T11	S55°17'50"E	7.00'
T4	S35°23'53"W	8.62'	T8	S34°42'10"W	18.00'	T12	S34°42'10"W	15.00'
TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT#1			TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT#2			TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT#3		
AREA= 145.48 SF, 0.003 AC			AREA= 305.83 SF, 0.007 AC			AREA= 105.00 SF, 0.002 AC		



JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
 PARID: 67-00-00893-00-3  
 DB 3161 PG 126

**PLAN OF TEMPORARY CONSTRUCTION EASEMENTS  
 FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00892-50-8)**

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA, 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



FEBRUARY 12, 2022  
 JOB #819493.2A  
 SCALE: 1" = 40'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

**EXHIBIT B**

**LEGAL DESCRIPTIONS**



February 12, 2022

**DESCRIPTION OF REQUIRED TEMPORARY CONSTRUCTION EASEMENTS OVER  
LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
(PARID #67-00-00892-50-8)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of May 1961, in Deed Book 3161 Page 126 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF TEMPORARY CONSTRUCTION EASEMENTS FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00892-50-8)" dated February 12, 2022, as follows to wit;

**REQUIRED TEMPORARY CONSTRUCTION EASEMENT #1**

Beginning at a point of intersection of the westerly required Right-of-Way line of Valley Forge Road (SR 0363) with the southwesterly property line of lands of John Graham and Mary Louise, his wife; extending thence the following courses:

- 1) Along the southwesterly property line of lands of John Graham and Mary Louise, his wife, North 54 degrees 12 minutes 51 seconds West, a distance of 16.99 feet to a point.

Thence, through portions of lands of John Graham and Mary Louise, his wife, the following two courses:

- 2) North 35 degrees 23 minutes 49 seconds East, a distance of 8.50 feet to a point.
- 3) Thence, South 54 degrees 36 minutes 07 seconds East, a distance of 16.99 feet to a point in the westerly required Right-of-Way line of Valley Forge Road.
- 4) Thence, along the westerly required Right-of-Way line of Valley Forge Road, South 35 degrees 23 minutes 53 seconds West, a distance of 8.62 feet to the point and place of beginning.

Containing 145.48 square feet, or 0.003 acres.

## REQUIRED TEMPORARY CONSTRUCTION EASEMENT #2

Beginning at a point in westerly required Right-of-Way line of Valley Forge Road (SR 0363), said point being located the following two courses from the intersection of the westerly required Right-of-Way line of Valley Forge Road with the southwesterly property line of lands of John Graham and Mary Louise, his wife:

- 1) Along the westerly required Right-of-Way line of Valley Forge Road, North 35 degrees 23 minutes 53 seconds East, a distance of 29.78 feet to a point.
- 2) Thence continuing along the same, North 34 degrees 42 minutes 10 seconds East, a distance of 8.54 feet to a point.

Thence from said point of beginning through portions of lands of John Graham and Mary Louise, his wife, the following three courses:

- 1) North 55 degrees 17 minutes 50 seconds West, a distance of 16.99 feet to a point.
- 2) Thence, North 34 degrees 42 minutes 27 seconds East, a distance of 18.00 feet to a point.
- 3) Thence, South 55 degrees 17 minutes 50 seconds East, a distance of 16.99 feet to a point in the westerly required Right-of-Way line of Valley Forge Road.
- 4) Thence along the westerly required Right-of-Way line of Valley Forge Road, South 34 degrees 42 minutes 10 seconds West, a distance of 18.00 feet to the point and place of beginning.

Containing 305.83 square feet, or 0.007 acres.

## REQUIRED TEMPORARY CONSTRUCTION EASEMENT #3

Beginning at a point in westerly required Right-of-Way line of Valley Forge Road (SR 0363), said point being located the following two courses from the intersection of the westerly required Right-of-Way line of Valley Forge Road with the southwesterly property line of lands of John Graham and Mary Louise, his wife:

- 1) Along the westerly required Right-of-Way line of Valley Forge Road, North 35 degrees 23 minutes 53 seconds East, a distance of 29.78 feet to a point.
- 2) Thence continuing along the same, North 34 degrees 42 minutes 10 seconds East, a distance of 220.54 feet to a point.

Thence from said point of beginning through portions of lands of John Graham and Mary Louise, his wife, the following three courses:

- 1) North 55 degrees 17 minutes 50 seconds West, a distance of 7.00 feet to a point.

- 2) Thence, North 34 degrees 42 minutes 20 seconds East, a distance of 15.00 feet to a point.
- 3) Thence, South 55 degrees 17 minutes 50 seconds East, a distance of 7.00 feet to a point in the westerly required Right-of-Way line of Valley Forge Road.
- 4) Thence along the westerly required Right-of-Way line of Valley Forge Road, South 34 degrees 42 minutes 10 seconds West, a distance of 15.00 feet to the point and place of beginning.

Containing 105.00 square feet, or 0.002 acres.



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant & Associates, LLC  
572 W. Main Street  
P.O. Box 26865  
Trappe, PA 19426  
Phone: 610-489-9199

PREMISES: portion of Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00893-00-3

**STORM WATER MANAGEMENT FACILITIES EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT ("Agreement") is made this 16<sup>th</sup> day of October, 2023, by and between JOHN GRAHAM (deceased) and NANCY S. BICKEL, EXECUTRIX OF THE ESTATE OF MARY LOUISE GRAHAM, of 3019 Stump Hall Road, Collegeville, Montgomery County, Pennsylvania, 19426 (hereinafter referred to as "Grantor") and WORCESTER TOWNSHIP, a municipality located in Montgomery County, Pennsylvania, and having an address of 1721 Valley Forge Road, Worcester, Montgomery County, Pennsylvania, 19490 (hereinafter referred to as "Grantee").

**BACKGROUND**

A. Grantor is the legal owners of a certain parcel of land located at Valley Forge Road, Collegeville, Worcester Township, Montgomery County, Pennsylvania, 19426, which parcel is more particularly identified as Montgomery County Tax Parcel Number 67-

00-00893-00-3 (the "Grantor Property").

B. The Grantor Property is depicted on a plan prepared by McMahon Associates, Inc., dated December 27, 2021, a copy of which is attached hereto and identified as Exhibit "A" (the "Plan").

C. Grantee has requested a 18,632.33 square foot permanent storm water management facilities easement on, over, under and through the Grantor Property ("**Storm Water Management Facilities Easement**"). The Storm Water Management Facilities Easement is necessary to enable the Grantee to install, maintain, repair or replace certain storm water management facilities and related improvements (hereinafter collectively referred to as the "**Improvements**") on the Grantor Property.

D. The portion of the Grantor Property to be used for the Storm Water Management Facilities Easement (the "**Easement Area**") is more fully described in the legal description attached hereto as Exhibit "B."

E. Grantor is willing to grant such easement on, over, under and through the Easement Area on the Grantor Property to Grantee subject to the terms and conditions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and promises herein contained, as well as the sum of One Dollar (\$1.00), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:



1. GRANT OF STORM WATER MANAGEMENT FACILITIES

EASEMENT. Grantor, on behalf of itself and its heirs, personal representatives, successors and assigns, hereby grants to Grantee, its agents, servants, workers, employees, contractors, subcontractors, independent contractors and material suppliers, for the purposes set forth herein, and subject to the restrictions and conditions contained herein, the full, perpetual, uninterrupted, right, right-of-way, privilege and easement on, over, under, across and through the Easement Area on the Grantor Property, as depicted on the Plan attached hereto as Exhibit "A" and as more particularly described in the legal description attached hereto as Exhibit "B," for the purposes of the installation, access, use, operation, maintenance, repair, and replacement of the Improvements located, or to be located, within the Easement Area, and located, or to be located, on adjoining properties in accordance with the Plan. Specifically, and not in limitation of the foregoing, Grantee shall have the right to: (a) enter onto the Easement Area in order to install, operate, inspect and perform maintenance and repairs to the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties; (b) to replace all or any portion of the Improvements; and (c) to perform excavation, grading or other work necessary in connection with the foregoing. Grantee shall provide the Grantor reasonable notice prior to its exercise of the rights provided in this Storm Water Management Facilities Easement.

2. WORK WITHIN THE EASEMENT AREA. All work to be

performed on and access to or through the Grantor Property by Grantee pursuant to this Agreement shall be performed at reasonable times, upon reasonable advance notice (except in the case of emergency), and shall be completed as promptly as is reasonably possible.

3. **RESTORATION OF EASEMENT AREA.** Upon completion of any work related to the installation, maintenance, repair or replacement of the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties by Grantee or its employees, agents or contractors, the Grantee shall restore the portions of the Grantor Property affected by such work to a condition substantially similar to that which existed immediately prior to the commencement of such work, subject however, to the construction and modification of the Improvements as contemplated on the Plan.

4. **MAINTENANCE OBLIGATION.** Grantor, on behalf of itself and its heirs, personal representatives, successors and assigns, hereby agrees that Grantor, at its sole expense, shall be responsible for the maintenance of the surface of the Easement Area. Grantee shall be responsible, at its sole expense, for the maintenance of the Improvements located within the Easement Area.

5. **RESERVATIONS TO GRANTOR.** Except to the extent inconsistent with the easements granted to Grantee hereunder, and the other rights and obligations granted herein, Grantor, its heirs, personal representatives, successors and assigns, shall

have the right to use and enjoy all areas of the Grantor Property including the Easement Area.

6. RESTRICTIONS ON GRANTOR'S USE. Grantor agrees for itself, its contractors, employees and invitees, and their heirs, successors and assigns:

a. That it will not do or fail to do anything which would unreasonably interfere with Grantee's use of the Easement Area;

b. That it will not erect any building, barrier, fence or other structure or improvement within the Easement Area;

c. That it will not plant any new trees or other plant life which could interfere with the Improvements within the Easement Area; and

d. That it will not modify the grade of all or any portion of the Easement Area.

7. GENERAL PROVISIONS.

a. Entire Agreement. The terms set forth in this Agreement are intended by the parties hereto as a final expression of their agreement with respect to such terms and may not be contradicted by evidence of any prior agreement or of any contemporaneous oral agreement. This Agreement may not be amended

or modified by any act or conduct, unless reduced to a writing signed by the parties hereto, their heirs, personal representatives, successors or assigns. In the event of any ambiguity or mistake contained herein, or any dispute among the parties with respect to any provisions hereof, no provision of this Agreement shall be construed against any of the parties solely on the basis that such party or its counsel was the drafter thereof.

b. Controlling Law. This Agreement shall be interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

c. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

d. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, personal representatives, successors and assigns.

e. Headings. The headings incorporated in this Agreement are for convenience and reference only and are not a part of this Agreement and do not in any way control, define, limit, or add to the terms and provisions hereof.

f. Recording. This Agreement is intended to be, and shall be, recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, at the sole expense of Grantee.

g. Obligations to Run With the Land. The covenants, restrictions and obligations of this Agreement shall be perpetual, and shall be deemed covenants running with the Grantor Property.

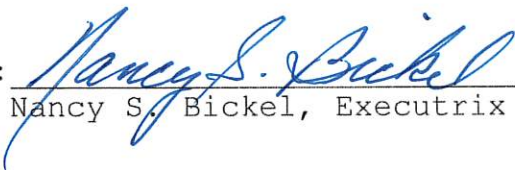
[Signature page to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates set forth below.

**GRANTORS :**

**ESTATE OF MARY LOUISE GRAHAM**

10/16/23  
Date

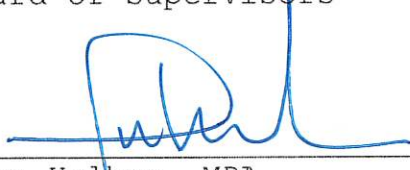
By:   
Nancy S. Bickel, Executrix

**GRANTEE :**  
**WORCESTER TOWNSHIP**

\_\_\_\_\_  
Date

By:   
Richard DeLello, Chairperson  
Board of Supervisors

\_\_\_\_\_  
Date

Attest:   
Sean Halboom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **NANCY S. BICKEL, Executrix of the Estate of Mary Louise Graham**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

Mary Ann Murray  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 18<sup>th</sup> day of October, 2023, before me, the undersigned officer, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself as such officer.

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

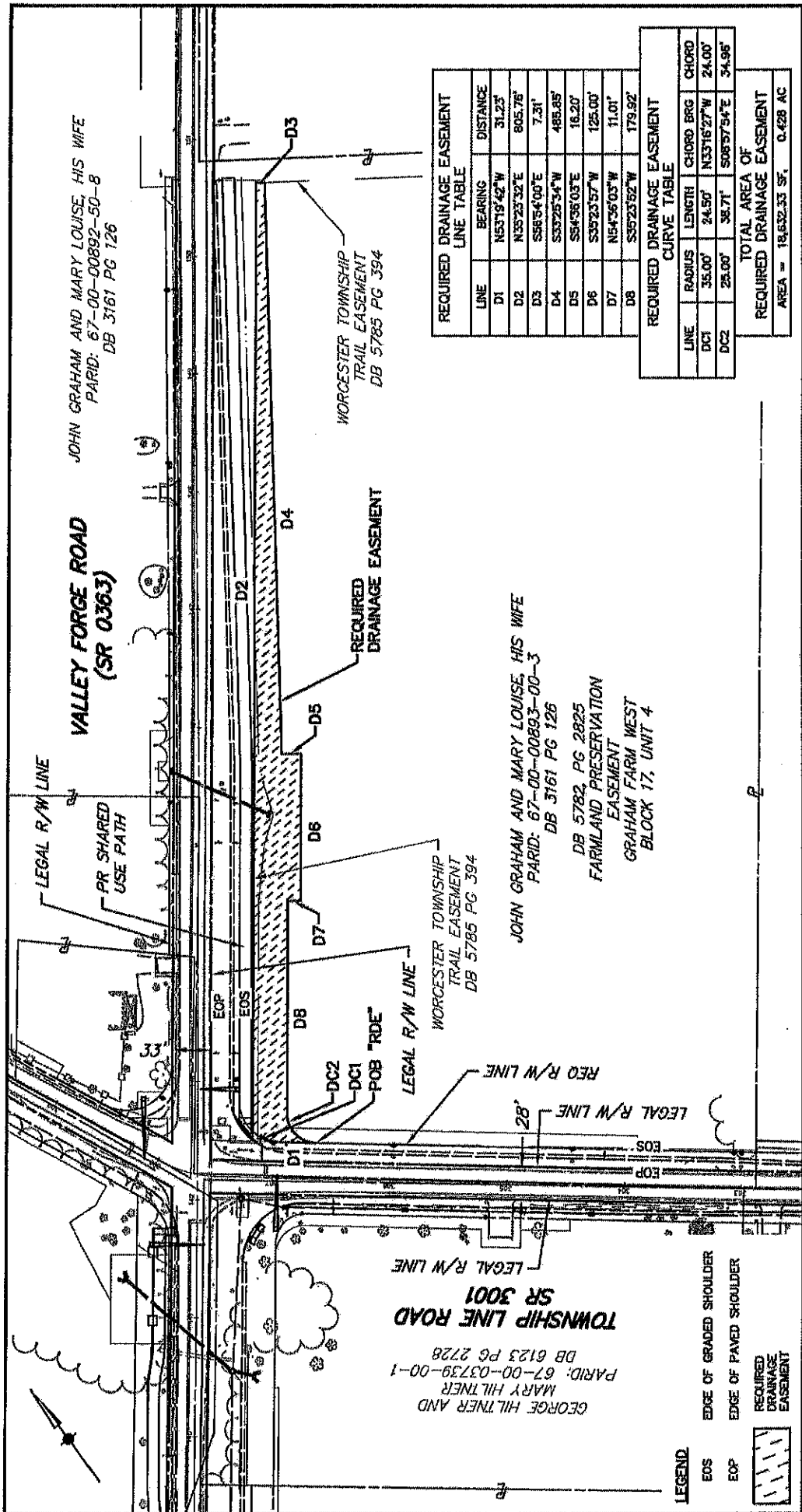
Nicole Quagliarello  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliarello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries



Exhibit A

PLAN



JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
 PARID: 67-00-00893-50-8  
 DB 3161 PG 126

VALLEY FORGE ROAD  
 (SR 0363)

LEGAL R/W LINE  
 PR SHARED  
 USE PATH

LEGEND  
 EOS EDGE OF GRADED SHOULDER  
 EOP EDGE OF PAVED SHOULDER  
 DRAW REQUIRED DRAINAGE EASEMENT

TOWNSHIP LINE ROAD  
 SR 3001  
 GEORGE HILTNER AND  
 MARY HILTNER  
 PARID: 67-00-03739-00-1  
 DB 6123 PG 2728

WORCESTER TOWNSHIP  
 TRAIL EASEMENT  
 DB 5785 PG 394

REQUIRED DRAINAGE EASEMENT

LEGAL R/W LINE

LEGAL R/W LINE

JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
 PARID: 67-00-00893-00-3  
 DB 3161 PG 126

DB 5782 PG 2825  
 FARMLAND PRESERVATION  
 EASEMENT  
 GRAHAM FARM WEST  
 BLOCK 17, UNIT 4

LEGAL R/W LINE

LEGAL R/W LINE

REQUIRED DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D1	N53°19'42"W	31.23'
D2	N35°23'32"E	805.76'
D3	S88°54'00"E	7.31'
D4	S33°25'34"W	488.85'
D5	S84°58'03"E	16.20'
D6	S35°23'57"W	125.00'
D7	N84°56'03"W	11.01'
D8	S35°23'52"W	179.92'

REQUIRED DRAINAGE EASEMENT CURVE TABLE			
LINE	RADIUS	CHORD BRG	CHORD
DC1	35.00'	N33°16'27"W	24.00'
DC2	25.00'	S08°57'54"E	34.96'

TOTAL AREA OF  
 REQUIRED DRAINAGE EASEMENT  
 AREA = 18,632.33 SF, 0.428 AC

PLAN OF REQUIRED DRAINAGE EASEMENT  
 FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00893-00-3)

DECEMBER 27, 2021  
 JOB #819493.2A  
 SCALE: 1" = 80'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY



425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA, 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447

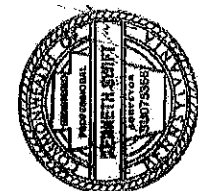


Exhibit B

STORM WATER MANAGEMENT FACILITIES  
EASEMENT AREA LEGAL DESCRIPTION



January 5, 2022

**DESCRIPTION OF REQUIRED DRAINAGE EASEMENT FROM  
LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
(PARID #67-00-00893-00-3)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of May 1961, in Deed Book 3161 Page 126 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED DRAINAGE EASEMENT FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00893-00-3)" dated December 27, 2021, as follows to wit;

Beginning at a point in the northeasterly required right-of-way line of Township Line Road (SR 3001) said point being distant 376.01 feet from the intersection of the northeasterly required right-of-way line of Township Line Road with the southeasterly property line of lands of John Graham and Mary Louise, his wife, on a course bearing North 53 degrees 19 minutes 42 seconds West, extending thence the following courses:

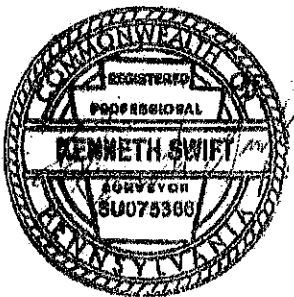
- 1) Along the northeasterly required right-of-way line of Township Line Road, North 53 degrees 19 minutes 42 seconds West, a distance of 31.23 feet to a point.
- 2) Thence, on a curve to the right having a radius of 35.00 feet, an arc length of 24.50 feet, a central angle of 40 degrees 06 minutes 25 seconds, and being subtended by a chord bearing North 33 degrees 16 minutes 27 seconds West, a chord distance of 24.00 feet.
- 3) Thence, along the easterly required right-of-way line of Valley Forge Road (SR 0363), North 35 degrees 23 minutes 32 seconds East, a distance of 805.76 feet to a point.

Thence, through portions of lands of John Graham and Mary Louise, his wife, the following seven courses:

- 4) Thence, South 56 degrees 54 minutes 00 seconds East, a distance of 7.31 feet to a point.
- 5) Thence, South 33 degrees 25 minutes 34 seconds West, a distance of 485.85 feet to a point.
- 6) Thence, South 54 degrees 36 minutes 03 seconds East, a distance of 16.20 feet to a point.
- 7) Thence, South 35 degrees 23 minutes 57 seconds West, a distance of 125.00 feet to a point.
- 8) Thence, North 54 degrees 36 minutes 03 seconds West, a distance of 11.01 feet to a point.
- 9) Thence, South 35 degrees 23 minutes 52 seconds West, a distance of 179.92 feet to a point on a curve.

10) On a curve to the left having a radius of 25.00 feet, an arc length of 38.71 feet, a central angle of 88 degrees 43 minutes 00 seconds, and being subtended by a chord bearing South 08 degrees 57 minutes 54 seconds East, a chord distance of 34.96 feet to the point and place of beginning.

Containing 18,632.33 square feet, or 0.428 acres.



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant & Associates, LLC  
572 W. Main Street  
P.O. Box 26865  
Trappe, PA 19426  
Phone: 610-489-9199

PREMISES: portion of 1515 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00892-50-8

**STORM WATER MANAGEMENT FACILITIES EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT ("Agreement") is made this 16<sup>th</sup> day of October, 2023, by and between the JOHN GRAHAM (deceased) and NANCY S. BICKEL, EXECUTRIX OF THE ESTATE OF MARY LOUISE GRAHAM, of 3019 Stump Hall Road, Collegetown, Montgomery County, Pennsylvania, 19426 (hereinafter referred to as "Grantor") and WORCESTER TOWNSHIP, a municipality located in Montgomery County, Pennsylvania, and having an address of 1721 Valley Forge Road, Worcester, Montgomery County, Pennsylvania, 19490 (hereinafter referred to as "Grantee").

**BACKGROUND**

A. Grantor is the legal owner of a certain parcel of land located at 1515 Valley Forge Road, Collegetown, Worcester Township, Montgomery County, Pennsylvania, 19426, which parcel is more particularly identified as Montgomery County Tax Parcel Number 67-

00-00892-50-8 (the "**Grantor Property**").

B. The Grantor Property is depicted on a plan prepared by McMahon Associates, Inc., dated December 17, 2021, a copy of which is attached hereto and identified as Exhibit "A" (the "**Plan**").

C. Grantee has requested a 159.89 square foot permanent storm water management facilities easement on, over, under and through the Grantor Property ("**Storm Water Management Facilities Easement**"). The Storm Water Management Facilities Easement is necessary to enable the Grantee to install, maintain, repair or replace certain storm water management facilities and related improvements (hereinafter collectively referred to as the "**Improvements**") on the Grantor Property.

D. The portion of the Grantor Property to be used for the Storm Water Management Facilities Easement (the "**Easement Area**") is more fully described in the legal description attached hereto as Exhibit "B."

E. Grantor is willing to grant such easement on, over, under and through the Easement Area on the Grantor Property to Grantee subject to the terms and conditions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and promises herein contained, as well as the sum of One Dollar (\$1.00), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. GRANT OF STORM WATER MANAGEMENT FACILITIES

EASEMENT. Grantor, on behalf of itself and its heirs, personal representatives, successors and assigns, hereby grants to Grantee, its agents, servants, workers, employees, contractors, subcontractors, independent contractors and material suppliers, for the purposes set forth herein, and subject to the restrictions and conditions contained herein, the full, perpetual, uninterrupted, right, right-of-way, privilege and easement on, over, under, across and through the Easement Area on the Grantor Property, as depicted on the Plan attached hereto as Exhibit "A" and as more particularly described in the legal description attached hereto as Exhibit "B," for the purposes of the installation, access, use, operation, maintenance, repair, and replacement of the Improvements located, or to be located, within the Easement Area, and located, or to be located, on adjoining properties in accordance with the Plan. Specifically, and not in limitation of the foregoing, Grantee shall have the right to: (a) enter onto the Easement Area in order to install, operate, inspect and perform maintenance and repairs to the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties; (b) to replace all or any portion of the Improvements; and (c) to perform excavation, grading or other work necessary in connection with the foregoing. Grantee shall provide the Grantor reasonable notice prior to its exercise of the rights provided in this Storm Water Management Facilities Easement.

2. WORK WITHIN THE EASEMENT AREA. All work to be



performed on and access to or through the Grantor Property by Grantee pursuant to this Agreement shall be performed at reasonable times, upon reasonable advance notice (except in the case of emergency), and shall be completed as promptly as is reasonably possible.

3. **RESTORATION OF EASEMENT AREA.** Upon completion of any work related to the installation, maintenance, repair or replacement of the Improvements on the Grantor Property and, if applicable, any related storm water management facilities on adjoining and adjacent properties by Grantee or its employees, agents or contractors, the Grantee shall restore the portions of the Grantor Property affected by such work to a condition substantially similar to that which existed immediately prior to the commencement of such work, subject however, to the construction and modification of the Improvements as contemplated on the Plan.

4. **MAINTENANCE OBLIGATION.** Grantor, on behalf of itself and its heirs, personal representatives, successors and assigns, hereby agrees that Grantor, at its sole expense, shall be responsible for the maintenance of the surface of the Easement Area. Grantee shall be responsible, at its sole expense, for the maintenance of the Improvements located within the Easement Area.

5. **RESERVATIONS TO GRANTOR.** Except to the extent inconsistent with the easements granted to Grantee hereunder, and the other rights and obligations granted herein, Grantor, its heirs, personal representatives, successors and assigns, shall

have the right to use and enjoy all areas of the Grantor Property including the Easement Area.

6.       **RESTRICTIONS ON GRANTOR'S USE.** Grantor agrees for itself, its contractors, employees and invitees, and their heirs, successors and assigns:

a.       That it will not do or fail to do anything which would unreasonably interfere with Grantee's use of the Easement Area;

b.       That it will not erect any building, barrier, fence or other structure or improvement within the Easement Area;

c.       That it will not plant any new trees or other plant life which could interfere with the Improvements within the Easement Area; and

d.       That it will not modify the grade of all or any portion of the Easement Area.

7.       **GENERAL PROVISIONS.**

a.       **Entire Agreement.** The terms set forth in this Agreement are intended by the parties hereto as a final expression of their agreement with respect to such terms and may not be contradicted by evidence of any prior agreement or of any contemporaneous oral agreement. This Agreement may not be amended

or modified by any act or conduct, unless reduced to a writing signed by the parties hereto, their heirs, personal representatives, successors or assigns. In the event of any ambiguity or mistake contained herein, or any dispute among the parties with respect to any provisions hereof, no provision of this Agreement shall be construed against any of the parties solely on the basis that such party or its counsel was the drafter thereof.

b. **Controlling Law.** This Agreement shall be interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

c. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

d. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, personal representatives, successors and assigns.

e. **Headings.** The headings incorporated in this Agreement are for convenience and reference only and are not a part of this Agreement and do not in any way control, define, limit, or add to the terms and provisions hereof.

f. Recording. This Agreement is intended to be, and shall be, recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, at the sole expense of Grantee.

g. Obligations to Run With the Land. The covenants, restrictions and obligations of this Agreement shall be perpetual, and shall be deemed covenants running with the Grantor Property.

[Signature page to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates set forth below.

**GRANTORS:**

**ESTATE OF MARY LOUISE GRAHAM**

10-16-23  
Date

By:   
Nancy S. Bickel, Executrix

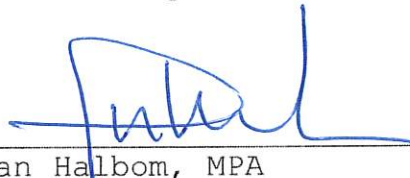
**GRANTEE:**

**WORCESTER TOWNSHIP**

\_\_\_\_\_  
Date

By:   
Richard DeLello, Chairperson  
Board of Supervisors

10/16/2023  
Date

Attest:   
Sean Halbom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **NANCY S. BICKEL, Executrix of the Estate of Mary Louise Graham**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

*Mary Ann Murray*  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 18<sup>th</sup> day of October, 2023,  
before me, the undersigned officer, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself as such officer.

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

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

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

Exhibit A

PLAN





Exhibit B

STORM WATER MANAGEMENT FACILITIES  
EASEMENT AREA LEGAL DESCRIPTION



McMahon Associates, Inc.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
P. 215.283.9444  
mcmahonassociates.com

February 12, 2022

**DESCRIPTION OF REQUIRED DRAINAGE EASEMENT OVER  
LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
(PARID #67-00-00892-50-8)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of May 1961, in Deed Book 3161 Page 126 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP AND REQUIRED DRAINAGE EASEMENT FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00892-50-8)" dated February 12, 2022, as follows to wit;

Beginning at a point in the westerly required Right-of-Way line of Valley Forge Road (SR 0363), said point being distant 8.62 feet from the intersection of the westerly required Right-of-Way line of Valley Forge Road with the southwesterly property line of lands of John Graham and Mary Louise, his wife, on a course bearing North 35 degrees 23 minutes 53 second East; extending thence the following courses:

Through portions of lands of John Graham and Mary Louise Graham the following three courses:

- 1) North 54 degrees 36 minutes 07 seconds West, a distance of 16.99 feet to a point.
- 2) Thence, North 35 degrees 12 minutes 01 seconds East, a distance of 29.49 feet to a point.
- 3) Thence, South 55 degrees 17 minutes 50 seconds East, a distance of 16.99 feet to a point in the westerly required Right-of-Way line of Valley Forge Road.
- 4) Thence, along the westerly required Right-of-Way line of Valley Forge Road, South 34 degrees 42 minutes 10 seconds West, a distance of 8.54 feet to a point.
- 5) Thence, along the same, South 35 degrees 23 minutes 53 seconds West, a distance of 21.16 feet to the point and place of beginning.

Containing 504.02 square feet, or 0.012 acres.



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00893-00-3

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

**THIS INDENTURE**, made this 16<sup>th</sup> day of October,  
2023, by and between, the **JOHN GRAHAM (deceased) and NANCY S.  
BICKEL, EXECUTRIX OF THE ESTATE OF MARY LOUISE GRAHAM**, of 3019  
Stump Hall Road, Collegetown, Pennsylvania, 19426, party of the  
first part (hereinafter called the "Grantor"); and

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Montgomery  
County, Pennsylvania, 19490, party of the second part (hereinafter  
called the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of  
One Dollar (\$1.00) in hand paid, the advantages to it accruing as  
well as for divers and other considerations affecting the public  
welfare which they seek to advance, has granted, conveyed,

bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Valley Forge Road and Township Line Road, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.

**AND**, the said Grantor, for itself, its heirs, administrators, successors and assigns, by these presents, does covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantor nor its heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantor, nor its heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

**AND**, the said Grantor, for itself, its heirs, administrators, successors and assigns, does, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against it, the said Grantor, its heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the date and year first above written, intending to be legally bound hereby.

**GRANTOR:**

**ESTATE OF MARY LOUISE GRAHAM**

By: *Nancy S. Bickel*  
Nancy S. Bickel, Executrix

COMMONWEALTH OF PENNSYLVANIA :

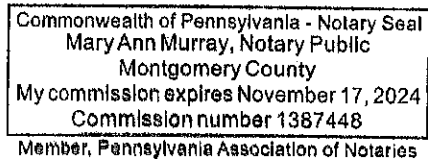
SS

COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **NANCY S. BICKEL, Executrix of the Estate of Mary Louise Graham**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Mary Ann Murray  
Notary Public





**Exhibit "A"**

**Legal Description**



January 5, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY FROM  
LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
(PARID #67-00-00893-00-3)**

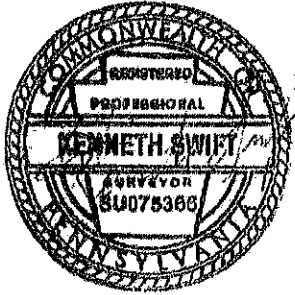
All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of May 1961, in Deed Book 3161 Page 126 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00893-00-3)" dated December 27, 2021, as follows to wit;

Beginning at a point in the easterly legal right-of-way line of Valley Forge Road (SR 0363), said point being distant 16.60 feet from the intersection of the easterly legal right-of-way line of Valley Forge Road with the northeasterly property line of lands of John Graham and Mary Louise, his wife, on a course bearing South 35 degrees 23 minutes 26 seconds West; extending thence the following courses:

Through portions of lands of John Graham and Mary Louise, his wife, the following six courses:

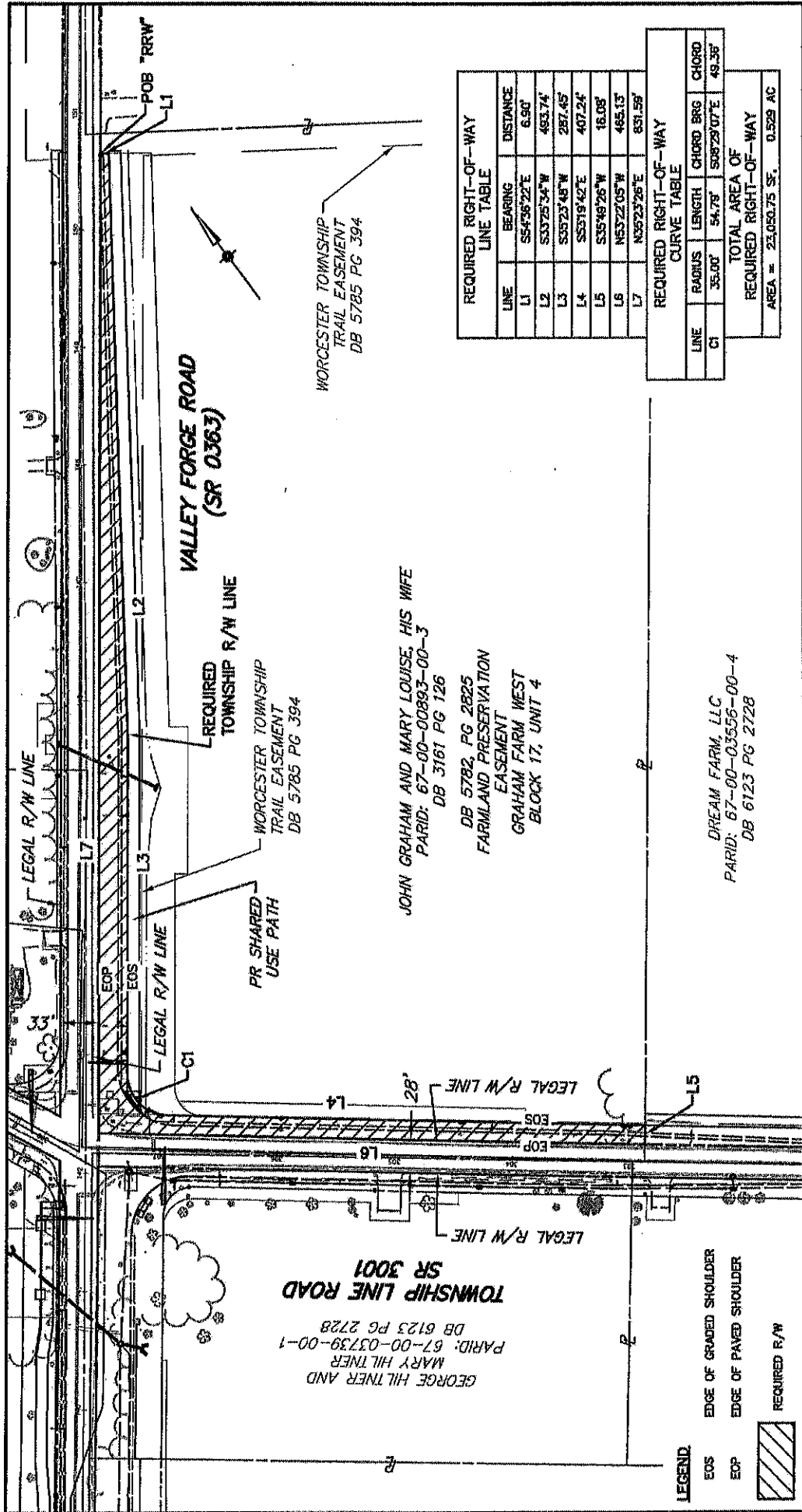
- 1) South 54 degrees 36 minutes 22 seconds East, a distance of 6.90 feet to a point.
- 2) Thence, South 33 degrees 25 minutes 34 seconds West, a distance of 493.74 feet to a point.
- 3) Thence, South 35 degrees 23 minutes 48 seconds West, a distance of 287.45 feet to a point on a curve.
- 4) Thence, on a curve to the left having a radius of 35.00 feet, an arc length of 54.79 feet, a central angle 89 degrees 41 minutes 33 seconds, and being subtended by a chord bearing South 08 degrees 29 minutes 07 seconds East, a chord distance of 49.36 feet to a point.
- 5) Thence, South 53 degrees 19 minutes 42 seconds East, a distance of 407.24 feet to a point.
- 6) Thence, South 35 degrees 49 minutes 26 minutes West, a distance of 16.08 feet to a point in the northeasterly legal right-of-way line of Township Line Road (SR 3001).
- 7) Thence, along the northeasterly legal right-of-way line of Township Line Road, North 53 degrees 22 minutes 05 seconds West, a distance of 465.13 feet to a point.
- 8) Thence, along the easterly legal right-of-way line of Valley Forge Road, North 35 degrees 23 minutes 26 seconds East, a distance of 831.59 feet to the point and place of beginning.

Containing 23,050.75 square feet, or 0.529 acres.



**Exhibit "B"**

**Plan**



GEORGE HILTNER AND  
MARY HILTNER  
PARID: 67-00-03739-00-1  
DB 6123 PG 2728  
SR 3001  
TOWNSHIP LINE ROAD

VALLEY FORGE ROAD  
(SR 0363)

WORCESTER TOWNSHIP  
TRAIL EASEMENT  
DB 5785 PG 394

REQUIRED  
TOWNSHIP R/W LINE  
WORCESTER TOWNSHIP  
TRAIL EASEMENT  
DB 5785 PG 394

JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
PARID: 67-00-00893-00-3  
DB 3161 PG 126

DB 5782, PG 2825  
FARMLAND PRESERVATION  
EASEMENT  
GRAHAM FARM WEST  
BLOCK 17, UNIT 4

DREAM FARM, LLC  
PARID: 67-00-03556-00-4  
DB 6123 PG 2728

REQUIRED RIGHT-OF-WAY  
LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°36'22"E	6.90'
L2	S33°25'34"W	493.74'
L3	S35°23'48"W	287.45'
L4	S53°19'42"E	407.24'
L5	S35°46'26"W	16.08'
L6	N53°22'05"W	465.13'
L7	N35°23'26"E	831.58'

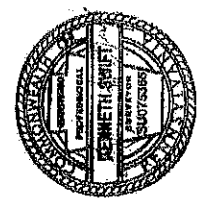
REQUIRED RIGHT-OF-WAY  
CURVE TABLE

LINE	RADIUS	LENGTH	CHORD BRG	CHORD
C1	35.00'	54.79'	S08°29'07"E	49.36'

TOTAL AREA OF  
REQUIRED RIGHT-OF-WAY  
AREA = 23,050.75 SF, 0.529 AC

- LEGEND
- EOS
  - EOP
  - REQUIRED R/W

PLAN OF REQUIRED RIGHT OF WAY FOR WORCESTER TOWNSHIP  
FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00893-00-3)



425 COMMERCE DRIVE  
SUITE 200  
FT WASHINGTON, PA. 19034  
TELE: (215)-283-9444  
FAX: (215)-283-9447



DECEMBER 27, 2021  
JOB #819493.2A  
SCALE: 1" = 80'  
SHEET: 1 of 1  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY

Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1515 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00892-50-8

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

**THIS INDENTURE**, made this 16<sup>th</sup> day of October,  
2023, by and between **JOHN GRAHAM (deceased) and NANCY S. BICKEL,**  
**EXECUTRIX OF THE ESTATE OF MARY LOUISE GRAHAM,** of 3019 Stump Hall  
Road, Collegeville, Pennsylvania, 19426, party of the first part  
(hereinafter called the "Grantor"); and

**WORCESTER TOWNSHIP,** a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Montgomery  
County, Pennsylvania, 19490, party of the second part (hereinafter  
called the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of  
One Dollar (\$1.00) in hand paid, the advantages to it accruing as  
well as for divers and other considerations affecting the public

welfare which they seek to advance, has granted, conveyed, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Valley Forge Road, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.

**AND**, the said Grantor, for itself, its heirs, administrators, successors and assigns, by these presents, does covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantor nor its heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantor, nor its heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

**AND**, the said Grantor, for itself, its heirs, administrators, successors and assigns, does, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against it, the said Grantor, its heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.



IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the date and year first above written, intending to be legally bound hereby.

**GRANTOR:**

**ESTATE OF MARY LOUISE GRAHAM**

By: *Nancy S. Bickel*  
Nancy S. Bickel, Executrix

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **NANCY S. BICKEL, Executrix of the Estate of Mary Louise Graham**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

Mary Ann Murray  
Notary Public

**Exhibit "A"**

**Legal Description**

February 12, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY FROM  
LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
(PARID #67-00-00892-50-8)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of May 1961, in Deed Book 3161 Page 126 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP AND REQUIRED DRAINAGE EASEMENT FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00892-50-8)" dated February 12, 2022, as follows to wit;

Beginning at a point of intersection of the westerly legal Right-of-Way line of Valley Forge Road (SR 0363) with the southwesterly property line of lands of John Graham and Mary Louise, his wife; extending thence the following courses:

- 1) Along the westerly property line of lands of John Graham and Mary Louise, his wife, North 54 degrees 12 minutes 51 seconds West, a distance of 3.18 feet to a point.

Thence, through lands of John Graham and Mary Louise, his wife, the following four courses:

- 2) North 35 degrees 23 minutes 53 seconds East, a distance of 29.78 feet to a point.
- 3) Thence, North 34 degrees 42 minutes 10 seconds East, a distance of 26.54 feet to a point.
- 4) Thence, North 34 degrees 42 minutes 20 seconds East, a distance of 470.30 feet to a point.
- 5) Thence, South 54 degrees 36 minutes 10 seconds East, a distance of 9.12 feet to a point in the westerly legal Right-of-Way line of Valley Forge Road.
- 6) Thence, along the westerly legal Right-of-Way line of Valley Forge Road, South 35 degrees 23 minutes 26 seconds West, a distance of 526.60 feet to the point and place of beginning.

Containing 3148.58 square feet, or 0.072 acres.

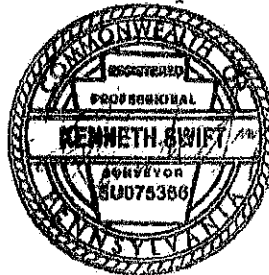


Exhibit "B"

Plan

JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
 PARID: 67-00-00892-50-8  
 DB 3161 PG 126

REQUIRED DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D1	N54°35'07"W	16.99'
D2	N35°12'01"E	29.49'
D3	S55°17'50"E	16.99'
D4	S34°42'10"W	8.54'
D5	S35°23'55"W	21.16'
TOTAL AREA OF REQUIRED DRAINAGE EASEMENT		
AREA =		504.02 SF, 0.012 AC

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°12'51"W	3.18'
L2	N35°23'53"E	28.78'
L3	N34°42'10"E	26.54'
L4	N34°42'20"E	470.30'
L5	S34°36'10"E	9.12'
L6	S35°23'26"W	526.60'
TOTAL AREA OF REQUIRED RIGHT-OF-WAY		
AREA =		3148.58 SF, 0.072 AC

REQUIRED DRAINAGE EASEMENT

REQUIRED TOWNSHIP R/W LINE

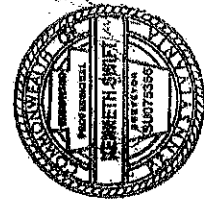
VALLEY FORGE ROAD  
 (SR 0363)

LEGAL R/W LINE

LEGAL R/W LINE

JOHN GRAHAM AND MARY LOUISE, HIS WIFE  
 PARID: 67-00-00893-00-3  
 DB 3161 PG 126

- LEGEND**
- EOS EDGE OF GRADED SHOULDER
  - EOP EDGE OF PAVED SHOULDER
  - REQUIRED DRAINAGE EASEMENT
  - REQUIRED R/W



PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP AND REQUIRED DRAINAGE EASEMENT FROM THE LANDS OF JOHN GRAHAM AND MARY LOUISE, HIS WIFE (PARID# 67-00-00892-50-8)

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



FEBRUARY 12, 2022  
 JOB #619483.2A  
 SCALE: 1" = 40'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

Prepared by and return to:  
Wendy Feiss McKenna, Esquire  
Robert L. Brant & Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 3019 Stump Hall Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-03551-01-8

**TEMPORARY CONSTRUCTION AND  
ACCESS EASEMENT AGREEMENT**

**THIS INDENTURE**, made this 16<sup>th</sup> day of October, 2023,  
between **PHILLIP V. BICKEL (deceased) and NANCY SUE BICKEL**, of 3019  
Stump Hall Road, Collegetown, Pennsylvania, 19426 (hereinafter  
called the "Grantor"), of the one part;

A N D

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Worcester  
Township, Pennsylvania, 19490 (hereinafter called the "Grantee"),  
of the other part.

**W I T N E S S E T H:**

The said Grantor, for and in consideration of the sum of One  
Dollars (\$1.00) and other good and valuable consideration unto her

well and truly paid by the said Grantee, and intending to be legally bound, at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, released and confirmed, and by these presents does grant, convey, bargain, sell and release and confirm unto the said Grantee, its successors and assigns, a Temporary Construction and Access Easement, as hereinafter defined, extending over that certain strip of land more fully described on a plan prepared by McMahon Associates, Inc., a copy of which is attached hereto as Exhibit "A."

1. The affected property is identified as part of Tax Parcel No. 67-00-03551-01-8.

2. The legal description of the easement area, as prepared by McMahon Associates, Inc., is attached hereto as Exhibit "B."

3. For the purpose of the Indenture, the term "Temporary Construction and Access Easement" shall mean the full, free, unlimited and unrestricted right, liberty, privilege and easement to enter upon and use the land affected by such easement, for the purpose of providing ingress and egress for workmen and vehicular traffic, delivery of construction materials, grading adjustments within the right-of-way, grading adjustments on the land immediately adjacent to the right-of-way, and any other purpose necessary for construction in accordance with Grantee's plans until the Valley Forge Road Corridor Improvements Project is



complete, together with the right to do whatever may be required for the enjoyment of said easement, including the right of ingress and egress to and from, over, under, and through the land affected by such easement for the purposes as hereinbefore set forth, provided, however, that the Grantee of such easement, its successors and assigns, agents, servants, or employees, shall restore the land constituting the easement as reasonably possible to its pre-existing condition.

**TO HAVE AND TO HOLD** the said rights of easement and hereditaments hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, and the said Grantor, for herself and her successors and assigns, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that she, the said Grantor, and her successors and assigns, all and singular, the rights, easements and hereditaments hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, and her successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will warrant and defend.

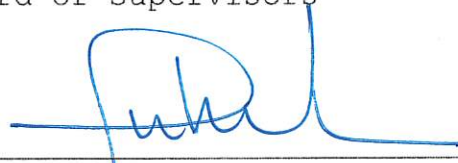
IN WITNESS WHEREOF, the said Grantor has caused this Indenture to be executed the day and year first above written.

**GRANTOR:**

  
\_\_\_\_\_  
Nancy Sue Bickel

**GRANTEE:**  
**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
Richard DeLello, Chairperson  
Board of Supervisors

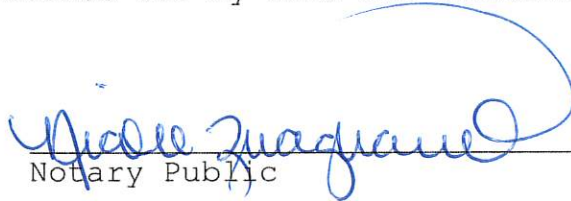
Attest:   
\_\_\_\_\_  
Sean Halbom, MPA  
Secretary



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 18<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the **Board of Supervisors of Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name himself as such officer.

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

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

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

**EXHIBIT A**

**PLAN**



**EXHIBIT B**

**LEGAL DESCRIPTION**

January 5, 2022

**DESCRIPTION OF REQUIRED TEMPORARY CONSTRUCTION EASEMENT OVER  
LANDS OF PHILLIP V. BICKEL AND NANCY SUE BICKEL  
(PARID #67-00-03551-01-8)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 23rd day of March 1995, in Deed Book 5108 Page 1862 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF TEMPORARY CONSTRUCTION EASEMENT FROM THE LANDS OF PHILLIP V. AND NANCY SUE BICKEL (PARID# 67-00-03551-00-8)" dated December 17, 2021, as follows to wit;

Beginning at a point of intersection of the easterly ultimate right-of-way line of Stump Hall Road with the northerly property line of lands of Phillip V. Bickel and Nancy Sue Bickel; extending thence the following courses:

- 1) Along the northerly property line of lands of Phillip V. Bickel and Nancy Sue Bickel, North 34 degrees 49 minutes 36 seconds East, a distance of 2.79 feet to a point.

Thence, through portions of lands of Phillip V. Bickel and Nancy Sue Bickel the following two courses:

- 2) South 25 degrees 46 minutes 19 seconds East, a distance of 7.01 feet to a point.
- 3) Thence, South 64 degrees 13 minutes 41 seconds West, a distance of 2.43 feet to a point in the easterly ultimate right-of-way line of Stump Hall Road.
- 4) Thence, along the easterly ultimate right-of-way line of Stump Hall Road, North 25 degrees 45 minutes 24 seconds West, a distance of 5.64 feet to the point and place of beginning.

Containing 15.39 square feet, or 0.000 acres.





Prepared by and return to:  
Wendy Feiss McKenna, Esquire  
Robert L. Brant & Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 3023 Stump Hall Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-03551-00-9

**TEMPORARY CONSTRUCTION AND  
ACCESS EASEMENT AGREEMENT**

**THIS INDENTURE**, made this 16 day of October, 2023,  
between **DONALD MARVIN HOUSE and SALLY LOUISE HOUSE**, of 3023 Stump  
Hall Road, Collegeville, Pennsylvania, 19426 (hereinafter called  
the "Grantors"), of the one part;

A N D

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township,  
with offices at 1721 Valley Forge Road, Worcester, Worcester  
Township, Pennsylvania, 19490 (hereinafter called the "Grantee"),  
of the other part.

**W I T N E S S E T H:**

The said Grantors, for and in consideration of the sum of One  
Dollars (\$1.00) and other good and valuable consideration unto

them well and truly paid by the said Grantee, and intending to be legally bound, at or before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, conveyed, bargained, sold, released and confirmed, and by these presents do grant, convey, bargain, sell and release and confirm unto the said Grantee, its successors and assigns, a Temporary Construction and Access Easement, as hereinafter defined, extending over that certain strip of land more fully described on a plan prepared by McMahon Associates, Inc., a copy of which is attached hereto as Exhibit "A."

1. The affected property is identified as part of Tax Parcel No. 67-00-03551-00-9.

2. The legal description of the easement area, as prepared by McMahon Associates, Inc., is attached hereto as Exhibit "B."

3. For the purpose of the Indenture, the term "Temporary Construction and Access Easement" shall mean the full, free, unlimited and unrestricted right, liberty, privilege and easement to enter upon and use the land affected by such easement, for the purpose of providing ingress and egress for workmen and vehicular traffic, delivery of construction materials, grading adjustments within the right-of-way, grading adjustments on the land immediately adjacent to the right-of-way, and any other purpose necessary for construction in accordance with Grantee's plans until the Valley Forge Road Corridor Improvements Project is

complete, together with the right to do whatever may be required for the enjoyment of said easement, including the right of ingress and egress to and from, over, under, and through the land affected by such easement for the purposes as hereinbefore set forth, provided, however, that the Grantees of such easement, its successors and assigns, agents, servants, or employees, shall restore the land constituting the easement as reasonably possible to its pre-existing condition.

**TO HAVE AND TO HOLD** the said rights of easement and hereditaments hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, and the said Grantors, for themselves and their successors and assigns, do hereby covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that they, the said Grantors, and their successors and assigns, all and singular, the rights, easements and hereditaments hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will warrant and defend.

IN WITNESS WHEREOF, the said Grantors have caused this Indenture to be executed the day and year first above written.

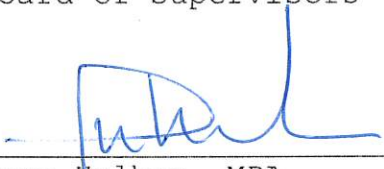
**GRANTORS:**

  
\_\_\_\_\_  
Donald Marvin House

  
\_\_\_\_\_  
Sally Louise House

**GRANTEE:  
WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
Richard DeLello, Chairperson  
Board of Supervisors

Attest:   
\_\_\_\_\_  
Sean Halbom, MPA  
Secretary

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **DONALD MARVIN HOUSE**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

Mary Ann Murray  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the 16 day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **SALLY LOUISE HOUSE**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Mary Ann Murray, Notary Public  
Montgomery County  
My commission expires November 17, 2024  
Commission number 1387448  
Member, Pennsylvania Association of Notaries

Mary Ann Murray  
Notary Public

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 18<sup>th</sup> day of October, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **RICHARD DeLELLO**, who acknowledged himself to be the Chairperson of the Board of Supervisors of **Worcester Township**, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name himself as such officer.

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

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

Commonwealth of Pennsylvania - Notary Seal  
Nicole Quagliariello, Notary Public  
Montgomery County  
My commission expires April 14, 2024  
Commission number 1297600  
Member, Pennsylvania Association of Notaries

**EXHIBIT A**

**PLAN**

TEMPORARY CONSTRUCTION EASEMENT LINE TABLE		TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT	
LINE	BEARING	DISTANCE	AREA= 139.19 SF. 0.003 AC
T1	N34°49'36"E	2.76'	
T2	S25°46'19"E	57.35'	
T3	S34°49'36"W	2.79'	
T4	N25°45'24"W	57.40'	

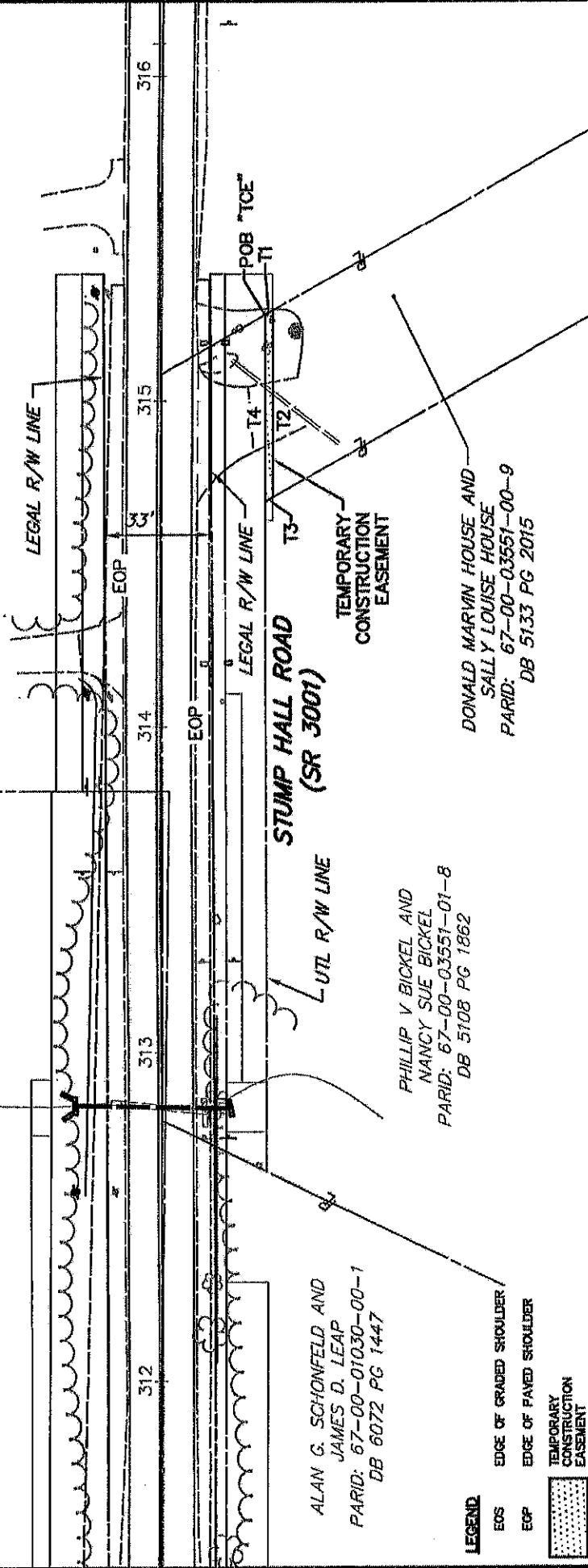
STEPHEN A. ALPHER  
 PARID: 67-00-03730-00-1  
 DB 5432 PG 01375

NATURAL LANDS TRUST  
 INCORPORATED  
 PARID: 67-00-03735-00-4  
 DB 5692 PG 2940

ALAN G. SCHONFELD AND  
 JAMES D. LEAP  
 PARID: 67-00-01030-00-1  
 DB 6072 PG 1447

PHILLIP V. BICKEL AND  
 NANCY SUE BICKEL  
 PARID: 67-00-03551-01-8  
 DB 5108 PG 1862

DONALD MARVIN HOUSE AND  
 SALLY LOUISE HOUSE  
 PARID: 67-00-03551-00-9  
 DB 5133 PG 2015



**LEGEND**

	EDGE OF GRADED SHOULDER
	EDGE OF PAVED SHOULDER
	TEMPORARY CONSTRUCTION EASEMENT

PLAN OF TEMPORARY CONSTRUCTION EASEMENT  
 FROM THE LANDS OF DONALD M. HOUSE AND SALLY L. HOUSE (PARID# 67-00-03551-00-9)

DECEMBER 17, 2021  
 JOB #819493.2A  
 SCALE: 1" = 30'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

**MCMMAHON**  
 TRANSPORTATION ENGINEERS & PLANNERS

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447





**EXHIBIT B**

**LEGAL DESCRIPTION**

January 5, 2022

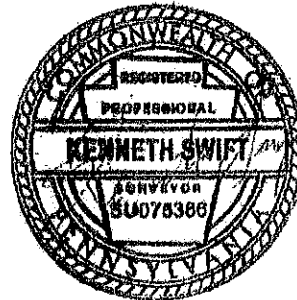
**DESCRIPTION OF REQUIRED TEMPORARY CONSTRUCTION EASEMENT OVER  
LANDS OF DONALD MARVIN HOUSE AND SALLY LOUISE HOUSE  
(PARID #67-00-03551-00-9**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 1st day of December 1995, in Deed Book 5133 Page 2015 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF TEMPORARY CONSTRUCTION EASEMENT FROM THE LANDS OF DONALD M. HOUSE AND SALLY L. HOUSE (PARID# 67-00-03551-00-9)" dated December 17, 2021, as follows to wit;

Beginning at a point of intersection of the easterly ultimate right-of-way line of Stump Hall Road with the northerly property line of lands of Donald Marvin House and Sally Louise House; extending thence the following courses:

- 1) Along the northerly property line of lands of Donald Marvin House and Sally Louise House, North 34 degrees 49 minutes 36 seconds East, a distance of 2.78 feet to a point.
- 2) Thence, through portions of lands of Donald Marvin House and Sally Louise House, South 25 degrees 46 minutes 19 seconds East, a distance of 57.39 feet to a point in the northerly property line of lands of Phillip V. Bickel and Nancy Sue Bickel.
- 3) Thence, along the northerly property line of lands of Phillip V. Bickel and Nancy Sue Bickel, South 34 degrees 49 minutes 36 seconds West, a distance of 2.79 feet to a point in the easterly ultimate right-of-way line of Stump Hall Road.
- 4) Thence, along the easterly ultimate right-of-way line of Stump Hall Road, North 25 degrees 45 minutes 24 seconds west, a distance of 57.40 feet to the point and place of beginning.

Containing 139.19 square feet, or 0.003 acres.



Prepared by and return to:  
Robert L. Brant, Esquire  
Robert L. Brant and Associates, LLC  
572 West Main Street  
P.O. Box 26865  
Trappe, PA 19426  
610-489-9199

PREMISES: portion of 1428 Valley Forge Road,  
Worcester Township,  
Montgomery County, Pennsylvania

PART OF PARCEL NO.: 67-00-00892-00-4

**DEED OF DEDICATION OF STREET RIGHT-OF-WAY**

**THIS INDENTURE**, made this 17<sup>th</sup> day of October,  
2023, by and between **GEORGE R. TUCKEY (deceased) and NANCY M. TUCKEY**, of 1428 Valley Forge Road, Norristown, Pennsylvania, 19403, party of the first part (hereinafter called the "Grantor");  
and

**WORCESTER TOWNSHIP**, a Pennsylvania Second Class Township, with offices at 1721 Valley Forge Road, Worcester, Montgomery County, Pennsylvania, 19490, party of the second part (hereinafter called the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid, the advantages to it accruing as well as for divers and other considerations affecting the public welfare which she seeks to advance, has granted, conveyed,

bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or piece of ground being a portion of the ultimate right-of-way associated with Valley Forge Road, located in Worcester Township, Montgomery County, Pennsylvania, as more fully described and attached hereto as Exhibit "A", and incorporated herein as though more fully set forth at length, specifically excepting therefrom any and all materials, lines, wires, pipes, connections, laterals or other facilities of any inground utility or right-of-way associated therewith, owned by or within the control of any municipal, state, or federal agency or any individual, corporation or entity other than Worcester Township.

**TO HAVE AND TO HOLD**, the said lot or piece of ground being the ultimate right-of-way as described in the legal description attached as Exhibit "A" and depicted on the plan attached as Exhibit "B," both made a part hereof, unto the said Grantee, to and for the only proper use and behoove of the said Grantee, its successors and assigns forever, as long as used for a public thoroughfare and a street and for no other purpose and use whatsoever and to the same extent and with the same effect as if the said public street had been opened by Decree of Court, after proceedings duly had for that purpose under and in pursuance of the statutes of the Commonwealth of Pennsylvania.

**AND,** the said Grantor, for herself, her heirs, administrators, successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor her heirs, administrators, successors and assigns, shall or will, at any time hereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading, maintenance, relocation, repair or replacement of the said public street and that neither the said Grantor, nor her heirs, administrators, successors and assigns, shall now or at any time hereafter, ask, demand, recover or receive any damages or compensation by reason of said activities.

**AND,** the said Grantor, for herself, her heirs, administrators, successors and assigns, does, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot or piece of ground described in Exhibit "A" attached hereto shall be confirmed unto the said Grantee, its successors and assigns, and against her, the said Grantor, her heirs, administrators, successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim to same or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.









**Exhibit "A"**

**Legal Description**



McMahon Associates, Inc.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
P. 215.283.9444  
mcmahonassociates.com

September 7, 2022

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY  
FROM LANDS OF GEORGE R. TUCKEY AND NANCY M. TUCKEY  
(PARID #67-00-00892-00-4)**

All that certain required pieces of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 25<sup>th</sup> day of August 1961 in Deed Book 3197 Page 204 and recorded at Norristown in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP FROM THE LANDS OF GEORGE R. TUCKEY AND NANCY M. TUCKEY (PARID #67-00-00892-00-4)" dated September 7, 2022, as follows to wit;

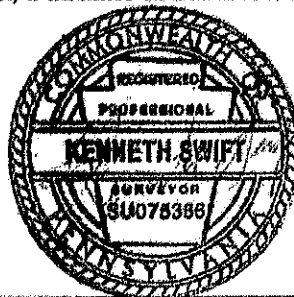
Beginning at a point of intersection at a common corner between the lands of George R. Tuckey & Nancy M. Tuckey and the lands of Pascual Romero Arias & Sharon Victoria Catagnus with the southeasterly Legal Right of Way of Valley Forge Road (SR 0363), thence the following courses and distances:

- 1) Along the northwesterly title line of George R. Tuckey & Nancy M. Tuckey also being the southeasterly Legal Right of Way of Valley Forge Road (SR 0363), North 36 degrees 06 minutes 10 seconds East, a distance of 173.17 feet.
- 2) Thence along the northeasterly property line of George R. Tuckey & Nancy M. Tuckey, South 52 degrees 09 minutes 52 seconds East, a distance of 23.42 feet to the point.

Thence, through portions of lands of George R. Tuckey & Nancy M. Tuckey the following three courses:

- 3) South 37 degrees 53 minutes 02 seconds West, a distance of 118.53 feet to a point.
- 4) Thence, North 52 degrees 55 minutes 46 seconds West, a distance of 14.00 feet to a point.
- 5) Thence, South 37 degrees 04 minutes 14 seconds West, a distance of 54.38 feet to the point.
- 6) Thence along the southwesterly property line of George R. Tuckey & Nancy M. Tuckey, North 52 degrees 06 minutes 50 seconds West, a distance of 4.81 feet to a point and place of beginning.

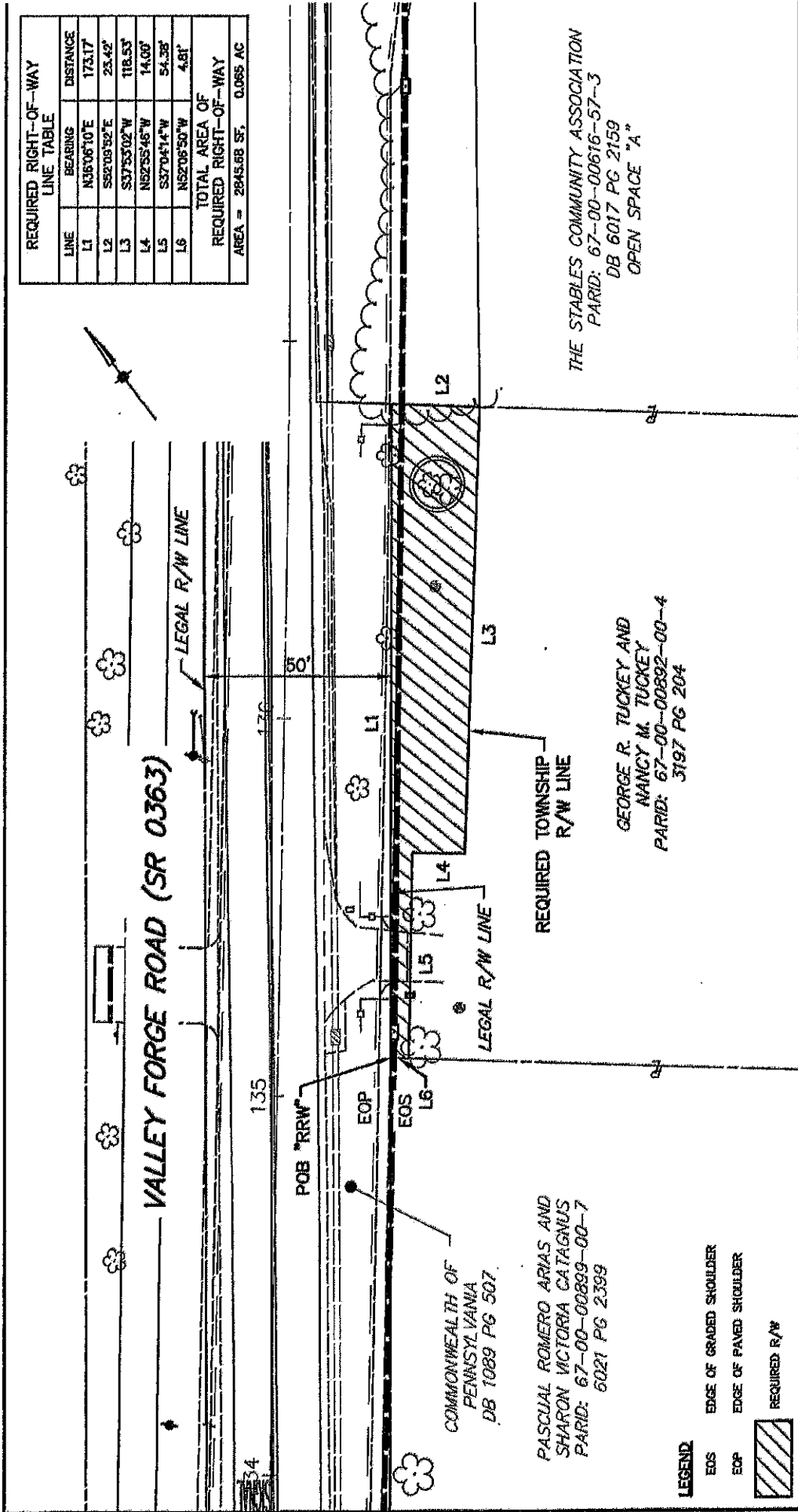
Containing 2,845.68 square feet, or 0.065 acres.



**Exhibit "B"**

**Plan**

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°06'10"E	173.17
L2	S52°08'52"E	23.42'
L3	S37°53'02"W	118.53'
L4	N52°55'45"W	14.00'
L5	S37°04'14"W	54.38'
L6	N52°08'50"W	4.81'
TOTAL AREA OF REQUIRED RIGHT-OF-WAY AREA = 2845.88 SF. 0.065 AC		



**PLAN OF REQUIRED RIGHT-OF-WAY FOR WORCESTER TOWNSHIP  
 FROM THE LANDS GEORGE R. TUCKEY AND NANCY M. TUCKEY (PARID# 67-00-00892-00-4)**

425 COMMERCE DRIVE  
 SUITE 200  
 FT WASHINGTON, PA. 19034  
 TELE: (215)-283-9444  
 FAX: (215)-283-9447



SEPTEMBER 7, 2022  
 JOB #819493.2A  
 SCALE: 1" = 25'  
 SHEET: 1 of 1  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

Exhibit "C"

DURABLE POWER OF ATTORNEY  
OF NANCY M. TUCKEY

*M. Origue*

**NOTICE**

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU.

THIS POWER OF ATTORNEY DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED, YOUR AGENT MUST USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME INCAPACITATED, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING ON YOUR BEHALF TERMINATES YOUR AGENT'S AUTHORITY.

YOUR AGENT MUST ACT IN ACCORDANCE WITH YOUR REASONABLE EXPECTATIONS TO THE EXTENT ACTUALLY KNOWN BY YOUR AGENT AND, OTHERWISE, IN YOUR BEST INTEREST, ACT IN GOOD FAITH AND ACT ONLY WITHIN THE SCOPE OF AUTHORITY GRANTED BY YOU IN THE POWER OF ATTORNEY.

THE LAW PERMITS YOU, IF YOU CHOOSE, TO GRANT BROAD AUTHORITY TO AN AGENT UNDER POWER OF ATTORNEY, INCLUDING THE ABILITY TO GIVE AWAY ALL OF YOUR PROPERTY WHILE YOU ARE ALIVE OR TO SUBSTANTIALLY CHANGE HOW YOUR PROPERTY IS DISTRIBUTED AT YOUR DEATH. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD SEEK THE ADVICE OF AN ATTORNEY AT LAW TO MAKE SURE YOU UNDERSTAND IT.

YOUR AGENT MUST KEEP YOUR FUNDS SEPARATE FROM YOUR AGENT'S FUNDS.

A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS YOUR AGENT IS NOT ACTING PROPERLY.

THE POWERS AND DUTIES OF AN AGENT UNDER A POWER OF ATTORNEY ARE EXPLAINED MORE FULLY IN 20 PA C.S. CH. 56.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER OF YOUR OWN CHOOSING TO EXPLAIN IT TO YOU.

I HAVE READ OR HAD EXPLAINED TO ME THIS NOTICE AND I UNDERSTAND ITS CONTENTS.

DATE: September 6, 2016

*Nancy M. Tukey*  
NANCY M. TUKEY



## DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **NANCY M. TUCKEY**, of 1428 Valley Forge Road, Worcester Township, Montgomery County, Pennsylvania, have made, constituted and appointed, and by these presents, do make, constitute and appoint my daughter, **Corinne N. Larus**, of 12712 Lakestone Drive, Midlothian, Virginia, my daughter, **Monique L. Nester**, of 1601 Moyer Road, Telford, Pennsylvania, and my daughter, **Desiree M. Birnbrauer**, of 1860 Harmonyville Road, Pottstown, Pennsylvania, acting together with majority rule in the event of a dispute, my true and lawful attorney for me and in my name and on my behalf to perform the following powers:

1. To engage in banking and financial transactions; two agents must sign checks at all times.
2. To engage in stock, bond and other securities transactions.
3. To engage in tangible personal property transactions.
4. To enter safe deposit boxes.
5. To engage in insurance transactions.
6. To engage in retirement plan transactions.
7. To pursue claims and litigation, including a claim against any entity that delays or rejects action by my attorney upon presentation to it of this Power of Attorney.
8. To receive government benefits.
9. To engage in real estate transactions, including but not limited to, my present home at 1428 Valley Forge Road, Worcester Township, Montgomery County,

Pennsylvania, 1229-1231 West Marshall Street, Norristown, Montgomery County, Pennsylvania; and 231-A 40<sup>th</sup> Street, Sea Isle City, Cape May County, New Jersey.

10. To pursue tax matters.

11. To receive government benefits.

12. I further give and grant unto my said attorney/agent the full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof. This Power of Attorney may be accepted and relied upon by anyone to whom it is presented until such person either receives written notice of revocation by me or a guardian or similar fiduciary of my estate, or has actual knowledge of my death.

This Power of Attorney shall go into effect as of the date hereof and shall not be affected by my subsequent disability or incapacity. If incapacity proceedings for my person or estate are by future circumstances required to be commenced, I hereby nominate the said Corinne N. Larus, Monique L. Nester and Desiree M. Birbrauer as guardians of my person and estate. In the event that anyone is unable or unwilling to act or continue to act under this power, the remaining two can act as my power of attorney and/or guardian.

IN WITNESS WHEREOF, I hereunto set my hand and seal this



6 day of September, 2016.

Nancy M. Tuckey  
NANCY M. TUCKEY

WITNESSES:

W. Walsh

[Signature]

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONTGOMERY :

On this, the 6<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared NANCY M. TUCKEY, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

Marianne Staniszwski  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Marianne Staniszwski, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires Jan. 31, 2019

**ACKNOWLEDGMENT BY AGENT**

I, CORINNE N. LARUS, HAVE READ THE ATTACHED POWER OF ATTORNEY AND AM THE PERSON IDENTIFIED AS THE AGENT FOR THE PRINCIPAL. I HEREBY ACKNOWLEDGE THAT IN THE ABSENCE OF A SPECIFIC PROVISION TO THE CONTRARY IN THE POWER OF ATTORNEY OR IN 20 PA C.S. WHEN I ACT AS AGENT:

I SHALL ACT IN ACCORDANCE WITH THE PRINCIPAL'S REASONABLE EXPECTATIONS TO THE EXTENT ACTUALLY KNOWN BY ME AND, OTHERWISE, IN THE PRINCIPAL'S BEST INTEREST, ACT IN GOOD FAITH AND ACT ONLY WITHIN THE SCOPE OF AUTHORITY GRANTED TO ME BY THE PRINCIPAL IN THE POWER OF ATTORNEY.

I SHALL KEEP THE ASSETS OF THE PRINCIPAL SEPARATE FROM MY ASSETS.

I SHALL EXERCISE REASONABLE CAUTION AND PRUDENCE.

I SHALL KEEP A FULL AND ACCURATE RECORD OF ALL ACTIONS, RECEIPTS AND DISBURSEMENTS ON BEHALF OF THE PRINCIPAL.

DATE: Sept 21, 2016

Corinne N. Larus  
CORINNE N. LARUS

STATE OF Virginia

COUNTY OF Charlottesville

On this, the 21<sup>st</sup> day of September, 2016, before me, a Notary Public, personally appeared CORINNE N. LARUS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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



Virginia E. Mumbert  
NOTARY PUBLIC

I was commissioned a notary public as  
Virginia Elizabeth Gates



**ACKNOWLEDGMENT BY AGENT**

I, MONIQUE L. NESTER, HAVE READ THE ATTACHED POWER OF ATTORNEY AND AM THE PERSON IDENTIFIED AS THE AGENT FOR THE PRINCIPAL. I HEREBY ACKNOWLEDGE THAT IN THE ABSENCE OF A SPECIFIC PROVISION TO THE CONTRARY IN THE POWER OF ATTORNEY OR IN 20 PA C.S. WHEN I ACT AS AGENT:

I SHALL ACT IN ACCORDANCE WITH THE PRINCIPAL'S REASONABLE EXPECTATIONS TO THE EXTENT ACTUALLY KNOWN BY ME AND, OTHERWISE, IN THE PRINCIPAL'S BEST INTEREST, ACT IN GOOD FAITH AND ACT ONLY WITHIN THE SCOPE OF AUTHORITY GRANTED TO ME BY THE PRINCIPAL IN THE POWER OF ATTORNEY.

I SHALL KEEP THE ASSETS OF THE PRINCIPAL SEPARATE FROM MY ASSETS.

I SHALL EXERCISE REASONABLE CAUTION AND PRUDENCE.

I SHALL KEEP A FULL AND ACCURATE RECORD OF ALL ACTIONS, RECEIPTS AND DISBURSEMENTS ON BEHALF OF THE PRINCIPAL.

DATE: 9/8/ 2016

  
MONIQUE L. NESTER

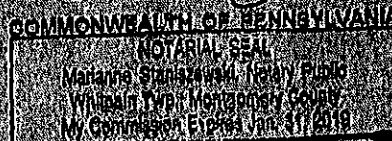
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

On this, the 8<sup>th</sup> day of September 2016, before me, a Notary Public, personally appeared MONIQUE L. NESTER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

  
NOTARY PUBLIC



**ACKNOWLEDGMENT BY AGENT**

I, DESIREE M. BIRNBRAUER, HAVE READ THE ATTACHED POWER OF ATTORNEY AND AM THE PERSON IDENTIFIED AS THE AGENT FOR THE PRINCIPAL. I HEREBY ACKNOWLEDGE THAT IN THE ABSENCE OF A SPECIFIC PROVISION TO THE CONTRARY IN THE POWER OF ATTORNEY OR IN 20 PA.C.S. WHEN I ACT AS AGENT.

I SHALL ACT IN ACCORDANCE WITH THE PRINCIPAL'S REASONABLE EXPECTATIONS TO THE EXTENT ACTUALLY KNOWN BY ME AND, OTHERWISE, IN THE PRINCIPAL'S BEST INTEREST, ACT IN GOOD FAITH AND ACT ONLY WITHIN THE SCOPE OF AUTHORITY GRANTED TO ME BY THE PRINCIPAL IN THE POWER OF ATTORNEY.

I SHALL KEEP THE ASSETS OF THE PRINCIPAL SEPARATE FROM MY ASSETS.

I SHALL EXERCISE REASONABLE CAUTION AND PRUDENCE.

I SHALL KEEP A FULL AND ACCURATE RECORD OF ALL ACTIONS, RECEIPTS AND DISBURSEMENTS ON BEHALF OF THE PRINCIPAL.

DATE: 9/8, 2016 Desiree M. Birnbrauer  
DESIREE M. BIRNBRAUER

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

On this, the 8<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared DESIREE M. BIRNBRAUER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

Marianne Staszewski  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Marianne Staszewski, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires Jan. 31, 2019



**WORK AUTHORIZATION FORM**

McMahon (a Bowman Company) is pleased to provide the services described below. The purpose of this form is to obtain your authorization for the work verbally requested and confirm the terms under which the services are provided.

Project Name: 2023 DCED/CFA Local Share Account Application Date: September 25, 2023  
 McMahon Project No.: TBD

**Client Information:**

Contact Name: Sean Halbom, Township Manager Company: Worcester Township  
 Address: 1721 S. Valley Forge Road Phone: 610-584-1410  
 City, State, Zip: Worcester, PA 19490 Email: [shalbom@worcestertwp.org](mailto:shalbom@worcestertwp.org)

McMahon will complete the following item associated with the 2023 DCED/CFA Local Share Account-Statewide (LSA) application for the Kriebel Mill Rd and Bridge Engineering Phase:

1. Prepare DCED/CFA LSA application documents for submission by November 30, 2023 in accordance with the 2023 DCED/CFA LSA guidelines (project purpose/need, description, location map, etc.). A high level project overview map will be prepared with the limited available aerial information for the project location.
2. Coordinate with the Township for supporting documentation, including but not limited to, legislator support letters, resolution, funding commitment letter, audited financial statements, etc. as required.
3. Prepare Grant Application cost estimate utilizing the current McMahon Draft Scope of Work and Proposal Estimate.
4. Prepare online application through the application portal for submission. Primary grant request will be for engineering funds only.

**Note:** Project coordination and/or meeting attendance, including travel time, will be provided on an as needed, as-requested basis and billed on a Time and Material basis in addition to the scope above according to the attached *Standard Provisions for Professional Services*.

**Fees:** \$ 7,000 Type: Fixed Fee:  Hourly Estimate:   
 Expenses: Included:  Additional:

**Conditions**

All invoices not paid within 30 days are subject to a 1.5% monthly interest charge, and all projects with overdue balances exceeding 60 days will be subject to a stoppage of all work. Any changes in the specific work program described above will result in an adjustment of the conditions and fees. The fee quoted above is valid for a period of 30 days from the date of this proposal. If the terms of this contract, as contained herein, and in the attached *Standard Provisions for Professional Services approved in the calendar year* are agreeable to you, please execute the agreement below in the space provided and return the signed copy to our office.

Prepared By: Stephanie L. Butler, P.E.  
Senior Project Manager September 25, 2023

In consideration of this contract and the extension of credits, the signature does hereby unconditionally guarantee the payment of all fees and expenses arriving out of said contract.

**Work Authorized By:**

**Client Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# GENERAL FUND

January 1, 2024 balance... \$ 250,000.00

RECEIPTS	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Taxes	\$ 4,330,238.40	\$ 3,147,840.00	\$ 3,452,425.00	\$ 3,694,835.00
Licenses & Permits	\$ 213,269.34	\$ 208,900.00	\$ 215,315.00	\$ 188,900.00
Fines & Forfeits	\$ 3,569.56	\$ 1,600.00	\$ 2,800.00	\$ 1,600.00
Interest & Rents	\$ 214,794.52	\$ 194,464.63	\$ 230,500.00	\$ 191,067.37
Intergovernmental Revenue	\$ 155,170.07	\$ 141,961.30	\$ 301,476.13	\$ 151,476.13
Charges for Services	\$ 390,236.93	\$ 249,355.00	\$ 146,501.00	\$ 118,255.00
Miscellaneous Revenue	\$ 26,516.73	\$ 14,525.00	\$ 113,400.00	\$ 14,625.00
Other Financing	\$ 550.00	\$ 880.00	\$ 990.00	\$ 880.00
	\$ 5,334,345.55	\$ 3,959,525.93	\$ 4,463,407.13	\$ 4,361,638.50

EXPENDITURES	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Legislative	\$ 74,800.28	\$ 71,031.74	\$ 71,283.00	\$ 109,516.90
Management	\$ 265,177.61	\$ 315,712.33	\$ 287,037.16	\$ 293,864.72
Finance	\$ 106,654.00	\$ 122,936.15	\$ 121,301.07	\$ 142,746.71
Tax Collection	\$ 42,903.41	\$ 41,456.30	\$ 42,781.71	\$ 45,807.03
Legal	\$ 284,608.01	\$ 168,000.00	\$ 311,500.00	\$ 192,000.00
Clerical	\$ 184,755.02	\$ 285,623.76	\$ 227,242.40	\$ 290,293.87
Engineering	\$ 25,592.88	\$ 32,250.00	\$ 43,500.00	\$ 41,250.00
Township Building	\$ 28,282.01	\$ 35,556.00	\$ 26,450.00	\$ 38,532.00
Garage	\$ 28,301.49	\$ 31,488.00	\$ 26,825.00	\$ 32,904.00
Community Hall	\$ 14,683.29	\$ 13,296.00	\$ 11,610.44	\$ 14,016.00
Historical Building	\$ 8,369.59	\$ 6,800.50	\$ 5,038.27	\$ 7,200.50
Hollow Road Rental	\$ 7,890.00	\$ 4,498.00	\$ 250.00	\$ 4,498.00
Springhouse	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
Dutchy Church	\$ -	\$ -	\$ -	\$ 1,560.00
Fire Protection	\$ 407,554.87	\$ 416,269.80	\$ 411,552.40	\$ 498,696.40
Code Enforcement	\$ 147,622.21	\$ 171,741.07	\$ 83,153.36	\$ 114,410.51
Zoning Hearing Board	\$ 62,942.30	\$ 59,781.40	\$ 60,940.00	\$ 67,362.04
PA One Call	\$ 1,384.95	\$ 2,580.00	\$ 1,950.00	\$ 2,580.00
Public Works	\$ 784,537.37	\$ 893,721.56	\$ 778,255.39	\$ 979,125.37
Snow Removal	\$ 22,792.43	\$ 44,000.00	\$ 9,194.96	\$ 42,125.00
Traffic Signals	\$ 13,945.00	\$ 19,940.00	\$ 15,334.77	\$ 21,140.00
Machinery & Tools	\$ 98,909.86	\$ 91,000.00	\$ 70,050.00	\$ 98,200.00
Road Maintenance	\$ 72,102.93	\$ 127,500.00	\$ 81,400.00	\$ 131,800.00
Stormwater Management	\$ 4,418.62	\$ 35,000.00	\$ 4,800.00	\$ 37,000.00
Recreation Administration	\$ -	\$ -	\$ -	\$ -
Recreation & Culture	\$ 19,291.83	\$ 21,744.00	\$ 11,244.00	\$ 24,666.00
Parks	\$ 32,787.34	\$ 51,433.00	\$ 46,100.00	\$ 56,388.00
Public Relations	\$ 21,638.52	\$ 22,700.00	\$ 22,350.00	\$ 24,500.00
Other	\$ 3,285,554.03	\$ 981,564.61	\$ 970,530.81	\$ 1,048,455.45
	\$ 6,047,499.85	\$ 4,068,624.22	\$ 3,741,674.74	\$ 4,361,638.50

2024 GENERAL FUND \$ (0.00)

December 31, 2024 balance... \$ 250,000.00

# STATE FUND

January 1, 2024 balance... \$ 19,150.00

RECEIPTS	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Interest	\$ 4,725.99	\$ 1,500.00	\$ 13,500.00	\$ 5,000.00
Licenses	\$ 347,096.97	\$ 338,977.00	\$ 364,920.35	\$ 359,353.93
	\$ 351,822.96	\$ 340,477.00	\$ 378,420.35	\$ 364,353.93

EXPENDITURES	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Public Works	\$ 333,000.00	\$ 347,000.00	\$ 347,000.00	\$ 350,000.00

2024 STATE FUND \$ 14,353.93

December 31, 2024 balance... \$ 33,503.93

# SEWER FUND

January 1, 2024 balance... \$ 2,012,000.00

RECEIPTS	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Wastewater	\$ 1,130,326.94	\$ 713,586.99	\$ 808,425.00	\$ 811,251.18
	\$ 1,130,326.94	\$ 713,586.99	\$ 808,425.00	\$ 811,251.18

EXPENDITURES	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Wastewater	\$ 1,256,459.04	\$ 753,172.46	\$ 1,745,131.34	\$ 810,756.96

2024 SEWER FUND \$ 494.22

December 31, 2024 balance... \$ 2,012,494.22



# CAPITAL FUND

January 1, 2024 balance, \$ 13,112.00

RECEIPTS	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Interest	\$ 233,909.83	\$ 74.00	\$ 659,000.00	\$ 960,000.00
Intergov. Entitlements	\$ -	\$ -	\$ -	\$ -
Other Government Levels	\$ 238,124.00	\$ 1,516,920.00	\$ 802,455.00	\$ 406,000.00
Fees	\$ 2,080,327.91	\$ 16,204.00	\$ 56,074.00	\$ 16,204.00
Transfers In	\$ 3,189,808.03	\$ 1,124,970.93	\$ 1,064,676.85	\$ 918,836.05
	\$ 5,742,169.77	\$ 2,658,168.93	\$ 2,582,205.85	\$ 2,301,040.05

EXPENDITURES	2022 Actual	2023 Budget	2023 Projected	2024 Budget
General Government	\$ 128,483.38	\$ 53,500.00	\$ 49,000.00	\$ 70,300.00
Public Works	\$ 1,746,012.46	\$ 2,134,008.47	\$ 2,119,708.47	\$ 1,928,028.62
Parks & Recreation	\$ 2,513,712.39	\$ 374,500.00	\$ 523,495.00	\$ 605,800.00
	\$ 4,388,208.23	\$ 2,562,008.47	\$ 2,692,203.47	\$ 2,604,128.62

2024 CAPITAL FUND \$ (303,088.57)

December 31, 2024 balance, \$ (289,976.57)