WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2009-14

HERTZOG TRACT

Deep Meadow Lane Right-of-Way
Bethel Road Right-of Way
Brandon Court Right-of-Way

WHEREAS, SUNNY BROOK ESTATES, LLC, ("Grantor") is the owner of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") along certain roads known as Deep Meadow Lane, Bethel Road, and Brandon Court; and

WHEREAS, the Grantor, for and in consideration of **One Dollar ($1.00),** desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment the right-of-way along Bethel Road, and the entire right-of-way of Deep Meadow Lane and Brandon Court; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibits "A", "B" and "C" attached hereto and made a part hereof, as and for public roads or highways.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of

Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 19th day of August, 2009, by the Board of Supervisors of Worcester Township for acceptance and recording.

WORCESTER TOWNSHIP

By: _____
Arthur C. Bustard, Chairman
Board of Supervisors

Attest: _____
John R. Harris, Vice Chairman

Legal Description
Deep Meadow Lane Right-of-Way

EXHIBIT "A"

Job Number: 99-0102 d
Job Name: Hertzog Tract
Date: 3/27/2009
File Name: Deep Meadow Lane

WOODROW & ASSOCIATES

Legal Description of Deep Meadow Lane Right of Way offered for Dedication

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Final Record Plan made for Sunnybrook Estates, LLC., prepared by Robert E. Blue, dated January 27, 1998, last revised February 22, 1999 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of curve on the southeasterly ultimate right of way line of Bethel Road, S.R. 3006, said point being located South 42 degrees 15 minutes 00 seconds West, a distance of 54.90 feet, from the intersection of said southeasterly ultimate right of way line of Bethel Road with the common property line between lands now or formerly of John E. Ohler (Block 23A, Unit 68) and lands of Sunnybrook Estates, LLC;

THENCE, leaving the point of beginning and along a radius joining the said southeasterly ultimate right of way line of Bethel Road with the easterly right of way line of Deep Meadow Lane, along an arc of a circle curving to the left, having a radius of 25.00 feet, and an arc distance of 39.09 feet, to a point of tangent on the said easterly right of way line of Deep Meadow Lane;

THENCE, along said easterly right of way line of Deep Meadow Lane the following five (5) courses and distances:

1. South 48 degrees 10 minutes 19 seconds East, a distance of 110.18 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 1025.00 feet, and an arc distance of 344.33 feet, to a point of tangent;
3. South 28 degrees 55 minutes 28 seconds East, a distance of 243.25 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 760.00 feet, crossing the bed of Brandon Court, an arc distance of 939.46 feet, erroneously shown on the plan as an arc distance of 1,194.76 feet, to a point of tangent;
5. South 41 degrees 54 minutes 02 seconds West, a distance of 222.48 feet, to a point on the common property line between said lands of Sunnybrook Estates, LLC and lands now or formerly of Marvin H. & Carol G. Marx (Block 23A, Unit 33);

THENCE, along said common property line between said lands of Sunnybrook Estates, LLC. And said lands of Marx, North 48 degrees 05 minutes 58 seconds West, a distance of 50.00 feet, to a point on the westerly right of way line of Deep Meadow Lane;

THENCE, through said lands of Sunnybrook Estates, LLC and along the westerly right of way line of Deep Meadow Lane the following five (5) courses:

1. North 41 degrees 54 minutes 02 seconds East, a distance of 222.48 feet, to a point of curve;
2. Along an arc of a circle curving to the left, having a radius of 710.00 feet, and an arc distance of 877.66 feet, erroneously shown on the plan as an arc distance of 1,116.16 feet, to a point of tangent;
3. North 28 degrees 55 minutes 28 seconds West, a distance of 243.25 feet, to a point of curve;

Municipal/Civil Consulting Engineers
Spring House Corporate Center • Suite 100 • 323 Norristown Road • Ambler, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1996

Job Number: 99-0102 d
Job Name: Hertzog Tract
Date: 3/27/2009
File Name: Deep Meadow Lane

4. Along an arc of a circle curving to the left, having a radius of 975.00 feet, and an arc distance of 327.53 feet, to a point of tangent;
5. North 48 minutes 10 seconds 19 minutes West, a distance of 110.91 feet, to a point of curve of a radius joining the said westerly right of way line of Deep Meadow Lane with the said southeasterly ultimate right of way line of Bethel Road;

THENCE, along an arc of a circle curving to the left, having a radius of 25.00 feet, and an arc distance of 39.09 feet, to a point of tangent and point of cusp on the said southeasterly ultimate right of way line of Bethel Road;

THENCE, crossing the bed of Deep Meadow Lane and along said southeasterly ultimate right of way line of Bethel Road, North 42 degrees 15 minutes 00 seconds East, a distance of 100.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 92,550.84 Square Feet / 2.1247 Acres.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEVIN R. GIBBONS
SEAL
No 044550-E

Kevin R. Gibbons
Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-044550-E

Legal Description
Bethel Road Right-of-Way

EXHIBIT "B"

Legal Description
Brandon Court Right-of-Way

EXHIBIT "C"

Job Number: 99-0102 d
Job Name: Hertzog Tract
Date: 3/27/2009
File Name: Bethel Road

WOODROW & ASSOCIATES

Legal Description of Bethel Road, S.R. 3006, Right of Way offered for Dedication

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Final Record Plan made for Sunnybrook Estates, LLC., prepared by Robert E. Blue, dated January 27, 1998, last revised February 22, 1999 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of intersection of the southeasterly ultimate right of way line of bethel Road, S.R. 3006, with the common property line between lands of Sunnybrook Estates, LLC. And lands now or formerly of Marvin H. & Carol G. Marx (Block 23A, Unit 33);

THENCE, leaving the point of beginning, crossing the bed of Bethel Road and along said common property line, North 48 degrees 05 minutes 58 seconds West, a distance of 35.14 feet, to a point on the title line in the bed of Bethel Road;

THENCE, along said title line and through the bed of Bethel Road, S.R. 3006, North 42 degrees 04 minutes 00 seconds East, a distance of 851.86 feet, to a point in the bed of Bethel Road;

THENCE, leaving the bed of Bethel Road, South 48 degrees 17 minutes 30 seconds East, a distance of 37.86 feet, to a point on the said southeasterly ultimate right of way line of Bethel Road;

THENCE, along said southeasterly ultimate right of way line of Bethel Road, South 42 degrees 15 minutes 00 seconds West, a distance of 852.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 31,095.12 Square Feet / 0.7138 Acres.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEVIN R. GIBBONS
SEAL LAND SURVEYOR
No 044550-E

Kevin R. Gibbons
Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-044550-E

Municipal/Civil Consulting Engineers
Spring House Corporate Center • Suite 100 • 323 Norristown Road • Ambler, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1996

Job Number: 99-0102 d
Job Name: Hertzog Tract
Date: 3/27/2009
File Name: Brandon Court

WOODROW & ASSOCIATES

Legal Description of Brandon Court Right of Way offered for Dedication

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Final Record Plan made for Sunnybrook Estates, LLC., prepared by Robert E. Blue, dated January 27, 1998, last revised February 22, 1999 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of reverse curve on the easterly right of way line of Deep Meadow Lane, being 50 feet wide, said point being located the following two (2) courses and distances along the said easterly right of way line of Deep Meadow Lane from the common property line between lands of Sunnybrook Estates, LLC and lands now or formerly of Marvin H. & Carol G. Marx (Block 23A, Unit 33):

1. Along an arc of a circle curving to the right, having a radius of 760.00 feet, and an arc distance of 236.40 feet, to a point of tangent;
2. South 41 degrees 54 minutes 02 seconds West, a distance of 222.48 feet, to a point on said common property line;

THENCE, leaving the point of beginning, along the easterly right of way line of Deep Meadow Lane, crossing the bed of Brandon Court, along an arc of a circle curving to the left, having a radius of 760.00 feet, and an arc distance of 96.88 feet, to a point of cusp and a point of curve of a radius joining the easterly right of way line of Deep Meadow Lane with the northeasterly right of way line of Brandon Court, being 50 feet wide;

THENCE, along an arc of a circle curving to the left, having a radius of 25.00 feet, and an arc distance of 37.66 feet, to a point of tangent on the northeasterly right of way line of Brandon Court;

THENCE, along said northeasterly right of way line of Brandon Court, South 69 degrees 32 minutes 21 seconds East, a distance of 230.96 feet, to a point of curve;

THENCE, along an arc of a circle curving to the left, having a radius of 25.00 feet, and an arc distance of 21.03 feet, to a point of reverse curve on the cul-de-sac bulb of Brandon Court;

THENCE, along an arc of a circle curving to the right, having a radius of 50.00 feet, and an arc distance of 241.19 feet, to a point of reverse curve;

THENCE, along an arc of a circle curving to the left, having a radius of 25.00 feet, and an arc distance of 21.03 feet, to a point of tangent on the southwesterly right of way line of Brandon Court;

THENCE, North 68 degrees 32 minutes 21 seconds West, a distance of 230.90, to a point of curve on a radius joining the said southwesterly right of way line of Brandon Court with the easterly right of way line of Deep Meadow Lane;

THENCE, along an arc of a circle curving to the left, having a radius of 25.00 feet, and an arc distance of 37.69 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Municipal/Civil Consulting Engineers
Spring House Corporate Center • Suite 100 • 323 Norristown Road • Ambler, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1996