

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2011-10**

**AUTHORIZING THE CONDEMNATION OF A PORTION  
OF TWO PARCELS OF LAND IN WORCESTER  
TOWNSHIP, MONTGOMERY COUNTY FOR THE  
KRIEBEL MILL ROAD BRIDGE REPLACEMENT  
PROJECT.**

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**WHEREAS**, Worcester Township ("Township") is nearing the completion of the design phase of an important project to replace the bridge on Kriebel Mill Road at the intersection of Kriebel Mill Road and Water Street Road; and

**WHEREAS**, the Board of Supervisors of Worcester Township ("Board") and the Township Engineer consider it necessary (in connection with such bridge project) for the Township to acquire a certain portion of right-of-way owned by J. Edward Crenshaw and Lisa Crenshaw, being a portion of Montgomery County Tax Parcel 67-00-01942-00-7, and a permanent drainage easement over a certain portion of property owned by James C. Rees, Jr. and Kathi L. Z. Rees, being a portion of Montgomery County Tax Parcel 67-00-03883-00-1, all as more specifically described in the legal descriptions and depicted on the plans attached hereto and incorporated herein as Exhibits "A" and "B"; and

**WHEREAS**, the Board desires to use the additional right-of-way to widen and reconstruct the roadway and bridge at the intersection of Kriebel Mill Road and Water Street Road; and

**WHEREAS**, the Board desires to use the permanent drainage easement to construct, install and maintain a box culvert to channel the existing stream under Kriebel Mill Road; and

**WHEREAS**, the Board has the authority to acquire lands or buildings by condemnation proceedings for the aforesaid purposes pursuant to the Second Class Township Code (53 P.S. §65101 *et seq.*), as amended.

**NOW, THEREFORE, BE IT RESOLVED** by the Board as follows:

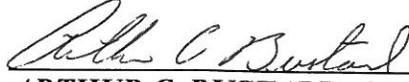
1. The Board hereby authorizes the condemnation of a portion of the property owned by J. Edward Crenshaw and Lisa Crenshaw, being a portion of Montgomery County Tax Parcel 67-00-01942-00-7, as more specifically described in the legal description and depicted on the plan attached hereto and incorporated herein as Exhibit "A", in fee simple absolute; and

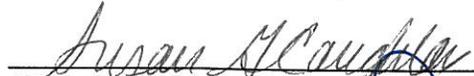
2. The Board hereby authorizes the condemnation of a portion of the property owned by James C. Rees, Jr. and Kathi L. Z. Rees, being a portion of Montgomery County Tax Parcel 67-00-03883-00-1, as more specifically described in the legal description and depicted on the plan attached hereto and incorporated herein as Exhibit "B", as a permanent drainage easement; and

3. The Township Solicitor is hereby authorized to prepare, file, record and serve the appropriate documents in order to effectuate the condemnation.

**APPROVED** this 5<sup>th</sup> day of July, 2011, by the Board of Supervisors of Worcester Township for acceptance and recording.

**WORCESTER TOWNSHIP**

  
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**ARTHUR C. BUSTARD, CHAIRMAN**

  
\_\_\_\_\_  
**SUSAN G. CAUGHLAN, VICE CHAIR**

  
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**STEPHEN C. QUIGLEY, MEMBER**

**Legal Description and Plan for Crenshaw Right-of-Way**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**RIGHT-OF-WAY ACQUISITION**

**BLOCK 9, UNIT 46**

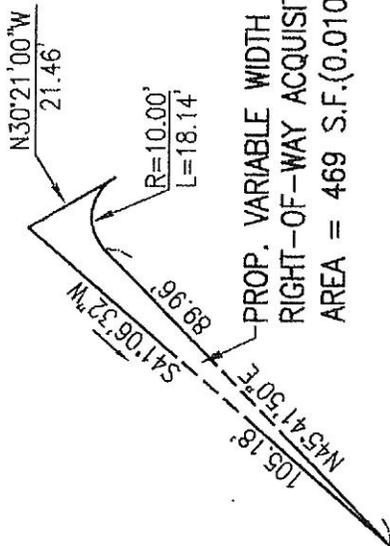
**N/L J. EDWARD AND LISA A. CRENSHAW**

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DESCRIPTION OF ALL THAT CERTAIN variable width strip of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, for a Right-of-Way Acquisition, being bounded and described in accordance with a "Right-of-Way Acquisition Plan, N/L J. Edward and Lisa A. Crenshaw, Block 9, Unit 46", as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated September 27, 2010.

BEGINNING at a point, a corner formed by the intersection of the southerly legal right-of-way line of Water Street (S.R. 4005) (33 feet wide) and the easterly legal right-of-way line of Kriebel Mill Road (33 feet wide); thence from said point of BEGINNING along the aforementioned easterly legal right-of-way line of Kriebel Mill Road S 41° 06' 32" W, 105.18 feet to a point, a corner; thence leaving said easterly legal right-of-way, through lands of now or late J. Edward and Lisa A. Crenshaw (Block 9, Unit 46), of which this is a part, N 45° 41' 50" E, 89.96 feet to a point of tangency; thence continuing through said lands of Crenshaw, by curve to the right having a radius of 10.00 feet, an arc length of 18.14 feet to a point, a corner, said point located along the aforementioned southerly legal right-of-way line of Water Street; thence along said southerly legal right-of-way line of Water Street N 30° 21' 00" W, 21.46 feet to the first mentioned point and place of BEGINNING.

CONTAINING 469 square feet (0.0108 Acres more or less).



**DETAIL**  
Scale: 1"=40'

PROP. VARIABLE WIDTH  
RIGHT-OF-WAY ACQUISITION  
(SEE DETAIL)

PROP. VARIABLE WIDTH  
RIGHT-OF-WAY ACQUISITION  
AREA = 469 S.F.(0.0108 AC +/-)



**WATER STREET (SR 4005)**

132.00' S30°21'00"E  
Title Line

Exist. 100' Drainage  
Easement

16.50' S51°00'00"E | 95.55'  
Legal Right-of-Way Line

339.00'0.00"W  
Legal Right-of-Way Line

Block 9, Unit 49

N/L  
J. Edward & Lisa A. Crenshaw  
Block 9, Unit 46

**MILL ROAD**

Title Line

16.50'

N41°06'32"E  
Legal Right-of-Way Line

233.80'

Block 9, Unit 45

357.79'

N48°53'28"W

**NOTE:**  
METES AND BOUNDS FOR TAX MAP BLOCK  
No. 9, UNIT 46, AS SHOWN HEREON, TAKEN  
FROM DEED AS RECORDED IN THE  
MONTGOMERY COUNTY RECORDER OF DEEDS  
OFFICE IN DEED BOOK 5693, PAGE 2240.

<b>RIGHT-OF-WAY ACQUISITION PLAN</b>	
N/L J. Edward and Lisa A. Crenshaw Block 9, Unit 46	
Worcester Township, Montgomery County, Pennsylvania	CKS Engineers, Inc. 88 South Main Street, Drexeltown, PA 18901 (215) 340-0600
Date: 9/27/10	Scale: 1"=80'

PROJ. #7200-146

**Legal Description and Plan for Rees Easement**

**EXHIBIT "B"**

**LEGAL DESCRIPTION**

**DRAINAGE EASEMENT**

**BLOCK 9, UNIT 12**

**N/L JAMES C., JR. AND KATHI L.Z. REES**

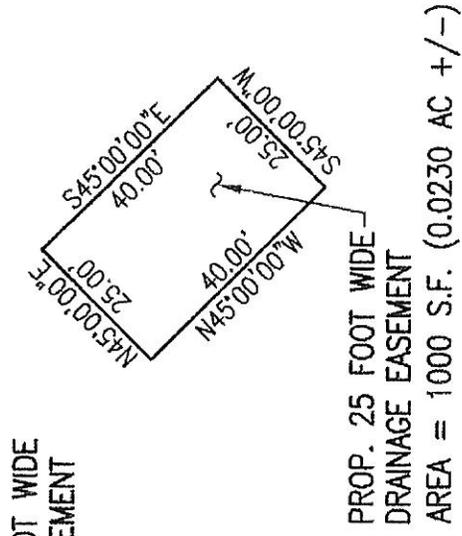
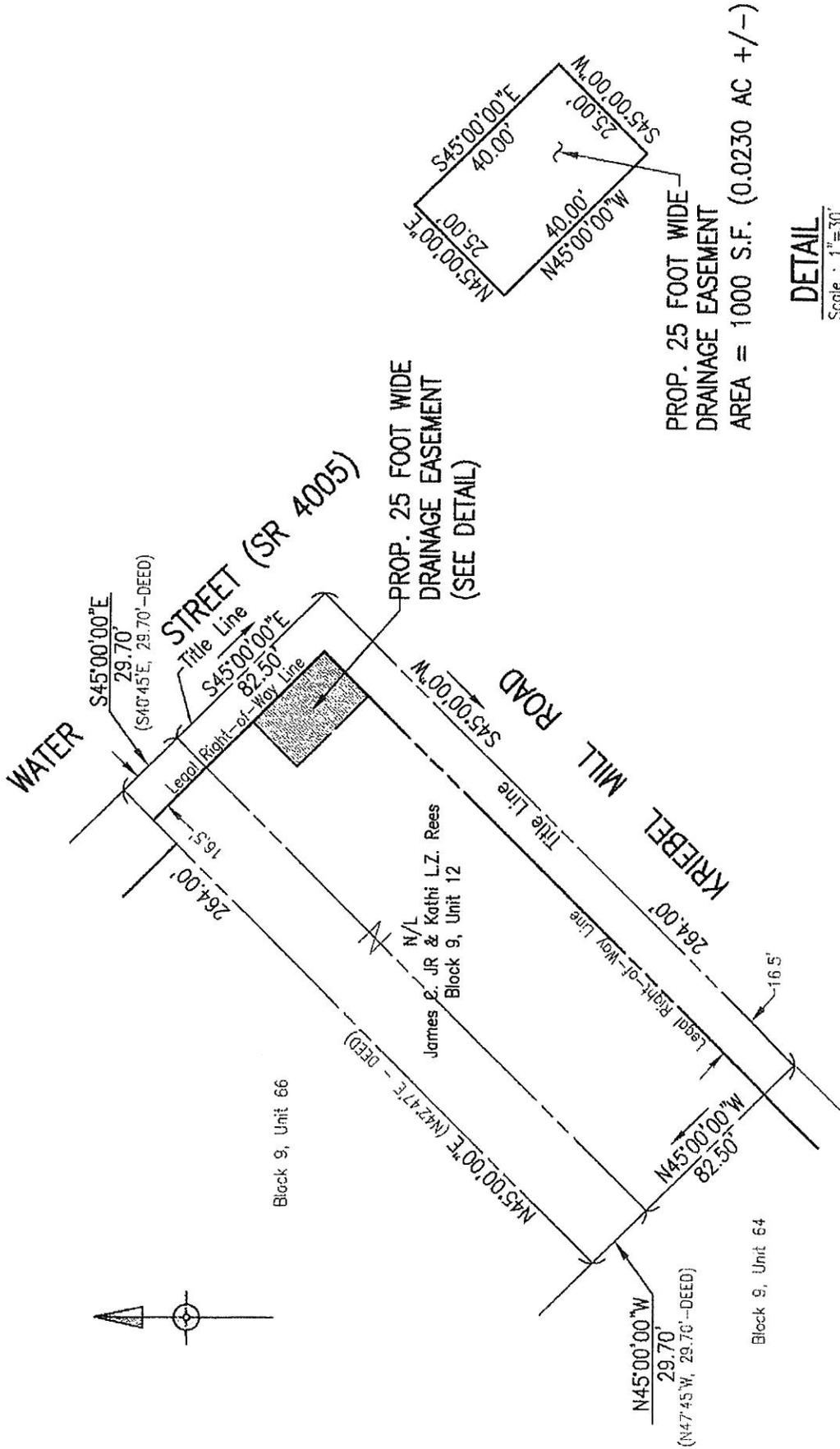
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DESCRIPTION OF ALL THAT CERTAIN 25-foot-wide strip of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, for a drainage easement, being bounded and described in accordance with a "Plan of Drainage Easement, N/L James C., Jr. and Kathi L. Z. Rees, Block 9, Unit 12", as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated September 27, 2010.

BEGINNING at a point, a corner formed by the intersection of the southerly legal right-of-way line of Water Street (S.R. 4005) (33 feet wide) and the westerly legal right-of-way line of Kriebel Mill Road (33 feet wide); thence from said point of BEGINNING along the aforementioned westerly legal right-of-way line of Kriebel Mill Road S 45° 00' 00" W, 25.00 feet to a point, a corner; thence leaving said westerly legal right-of-way, through lands of now or late James C., Jr. and Kathi L. Z. Rees (Block 9, Unit 12), of which this is a part, the following two (2) courses and distances, to wit:

- 1) N 45° 00' 00" W, 40.00 feet to a corner, thence;
- 2) N 45° 00' 00" E, 25.00 feet to a point, a corner, said point located on the aforementioned southerly legal right-of-way line of Water Street; thence along said southerly legal right-of-way line of Water Street S 45° 00' 00" E, 40.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1,000 square feet (0.0230 Acres more or less).



**DETAIL**  
Scale : 1"=30'

PROP. 25 FOOT WIDE  
DRAINAGE EASEMENT  
AREA = 1000 S.F. (0.0230 AC +/-)

<b>PLAN OF DRAINAGE EASEMENT</b>	
N/L James C. Jr. and Kathi L.Z. Rees Block 9, Unit 12	
Date: 9/27/10	Scale: 1"=60'
Worcester Township, Montgomery County, Pennsylvania	<b>CKE Engineers, Inc.</b> 88 South Main Street, Doylestown, PA 18901 (215) 540-0600

NOTE:  
METES AND BOUNDS FOR TAX MAP BLOCK  
No. 9, UNIT 12, AS SHOWN HEREON, TAKEN  
FROM DEED AS RECORDED IN THE  
MONTGOMERY COUNTY RECORDER OF DEEDS  
OFFICE IN DEED BOOK 4995, PAGE 962.

PROJ. #7200-146