

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. 755

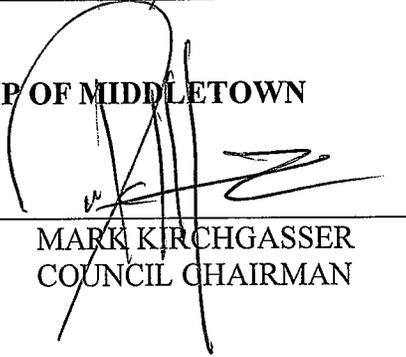
AN ORDINANCE ACCEPTING A DEED OF DEDICATION FROM THE PROPERTY OWNERS OF ADJACENT DEVELOPMENTS KNOWN AS THE SWEETWATER-VALLEY, LLC SUBDIVISION AND THE AUTUMN WOODS SUBDIVISION FOR THE RIGHT-OF-WAY OF AUTUMN WOODS LANE.

The Council of the Township of Middletown hereby approves and accepts a Deed of Dedication, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof, for certain land and public improvements in adjacent subdivisions known as the Sweetwater-Valley, LLC Subdivision and the Autumn Woods Subdivision consisting of an easement for the public use of Autumn Woods Lane.

ENACTED and ORDAINED this 9th day of FEBRUARY, 2015.

TOWNSHIP OF MIDDLETOWN

SIGNED:


MARK KIRCHGASSER
COUNCIL CHAIRMAN

ATTEST:


W. BRUCE CLARK
TOWNSHIP MANAGER

Prepared by:
Timothy F. Sullivan, Esquire
216 South Orange Street
Media, PA 19063

Return to:
Joseph A. Damico, Jr., Esquire
The William Penn Building
109 Chesley Drive
Media, PA 19063

Folio Nos. 27-00-00615-04
27-00-00614-01
27-00-00614-03
27-00-00614-04

DEED OF DEDICATION

THIS INDENTURE made this 14 day of January, ²⁰¹⁵~~2014~~, by and
between ROBERT J. BULGARELLI and MARY BULGARELLI, husband and wife, who reside
at 94 Autumn Woods Lane (Folio No. 27-00-00615-04), KAREN T. LEE, who resides at 73
Autumn Woods Lane (Folio No. 27-00-00614-01), BOZHANG LIANG and FANGKAI LIANG,
husband and wife, who reside at 77 Autumn Woods Lane (Folio No. 27-00-00614-03) and
SUNYING LU and QI LIANG, husband and wife, who reside at 79 Autumn Woods Lane (Folio
No. 27-00-00614-04), hereinafter called "Grantors", and the TOWNSHIP OF MIDDLETOWN,
Delaware County, Pennsylvania, hereinafter called "Grantee".

WITNESSETH:

THAT the said Grantor, for and in consideration of the sum of One (\$1.00) Dollar as well
as the advantages to them accruing as for divers other consideration affecting the public welfare
which they seek to advance and intending to be legally bound hereby, have granted, bargained,
sold, aliened, enfeoffed, released and confirmed and by these presents do grant, bargain, sell,
alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns, an easement

for a public street or road over, under and through: See Legal Description of Autumn Woods Lane and Forge Road attached hereto and made a part hereof as **Exhibit "A"** and the Subdivision Plan of Sweetwater-Valley, LLC prepared by G.D. Houtman & Sons, Inc., Civil Engineers, dated September 18, 2006, last revised April 15, 2013, attached hereto and made a part hereof as **Exhibit "B"**.

BEING part of the premises which Sposato-Rayer Builders, Inc. by Indenture bearing date the 8th day of October, 2002 and recorded at Media in the Office of Recording of Deeds in and for the County of Delaware in Deed Book 2549 Page 2246, granted and conveyed unto Robert J. Bulgarelli and Mary Bulgarelli, husband and wife, in fee.

BEING part of the premises which Sweetwater-Valley LLC by Indenture bearing date the 10th ay of May, 2013 and recorded at Media in the Office of Recording of Deeds in and for the County of Delaware in Deed Book 5322 Page 2324, granted and conveyed unto Karen T. Lee, in fee.

BEING part of the premises which Flintlock Associates LLC by Indenture bearing date the 26th day of December, 2013 and recorded at Media in the Office of Recording of Deeds in and for the County of Delaware in Deed Book 5445 Page 1757, granted and conveyed unto Bozhang Liang and Fangkai Liang, husband and wife, in fee.

BEING part of the premises which Flintlock Associates LLC by Indenture bearing date the 27th day of November, 2013 and recorded at Media in the Office of Recording of Deeds in and for the County of Delaware in Deed Book 5434 Page 2058, granted and conveyed unto Sunying Lu and Qi Liang, husband and wife, in fee.

UNDER AND SUBJECT to easements granted or to be granted to the Middletown Township Delaware County Sewer Authority, and to easements of record and visible upon the ground.

TO HAVE AND TO HOLD the said easement over, under and through the parcels of land above described, to the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever as and for a public street or road and for no other use or purpose whatsoever.

AND THE SAID Grantors, for itself, himself, herself, themselves and his, her, their and its heirs, successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the said Grantors nor its, his, her or their heirs, successors or assigns, shall or will at any time hereafter ask, demand, recover and 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 of the said street to the grade as established by the said Grantee.

AND THE SAID Grantors, for itself, himself, herself, themselves and his, her, their and its heirs, successors and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it, the said Grantors and its, his, her and their heirs, successors and assigns, shall and will warrant and forever defend the title to the easement over, under and through said parcels of land above described unto the said Grantee, its successors and assigns, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto executed this Deed of
Dedication the day and year aforesaid.

Witness

ROBERT J. BULGARELLI

Witness

MARY BULGARELLI

Witness

KAREN T. LEE

Witness

Bozhang Liang
BOZHANG LIANG

Witness

Fangkai Liang
FANGKAI LIANG

Witness

Sunying Lu
SUNYING LU

Witness

Qi Liang
QI LIANG

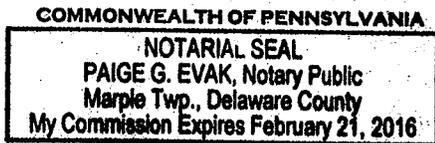
COMMONWEALTH OF PENNSYLVANIA:

:SS

COUNTY OF DELAWARE

On this, the 14 day of January, ²⁰¹⁵2014, before me, the undersigned officer, personally appeared BOZHANG LIANG and FANGKAI LIANG, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes therein contained.

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



Paige G. Evak

Notary Public

My Commission Expires:

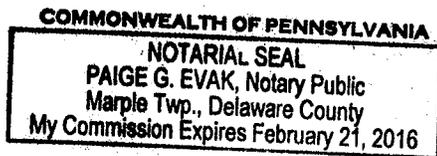
COMMONWEALTH OF PENNSYLVANIA:

:SS

COUNTY OF DELAWARE

On this, the 14 day of January, ²⁰¹⁵2014, before me, the undersigned officer, personally appeared SUNYING LU and QI LIANG, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes therein contained.

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



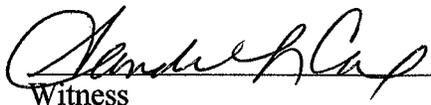
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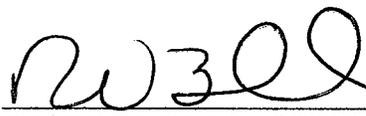
Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the said Grantors have hereunto executed this Deed of

Dedication the day and year aforesaid.


Witness


ROBERT J. BULGARELLI


Witness


MARY BULGARELLI

Witness

KAREN T. LEE

Witness

BOZHANG LIANG

Witness

FANGKAI LIANG

Witness

SUNYING LU

Witness

QI LIANG

COMMONWEALTH OF PENNSYLVANIA:

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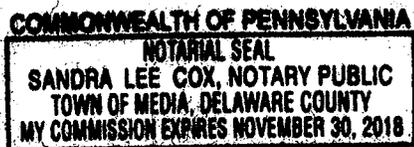
COUNTY OF DELAWARE

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On this, the 19th day of January, ²⁰¹⁵~~2014~~, before me, the undersigned officer, personally appeared ROBERT J. BULGARELLI and MARY BULGARELLI, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes therein contained.

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



Sandra Lee Cox

Notary Public

My Commission Expires: 11/30/2018

COMMONWEALTH OF PENNSYLVANIA:

:SS

COUNTY OF DELAWARE

:

On this, the _____ day of _____, 2014, before me, the undersigned officer, personally appeared KAREN T. LEE, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledge that she executed the same for the purposes therein contained.

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

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the said Grantors have hereunto executed this Deed of
Dedication the day and year aforesaid.

Witness

ROBERT J. BULGARELLI

Witness

MARY BULGARELLI

Witness



KAREN T. LEE

Witness

BOZHANG LIANG

Witness

FANGKAI LIANG

Witness

SUNYING LU

Witness

QI LIANG

COMMONWEALTH OF PENNSYLVANIA:

:SS

COUNTY OF DELAWARE

:

On this, the _____ day of _____, 2014, before me, the undersigned officer, personally appeared ROBERT J. BULGARELLI and MARY BULGARELLI, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes therein contained.

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

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA:

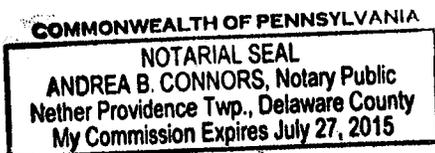
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COUNTY OF DELAWARE

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On this, the 20th day of January, 2014, before me, the undersigned officer, personally appeared KAREN T. LEE, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledge that she executed the same for the purposes therein contained.

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



[Handwritten Signature]

Notary Public

My Commission Expires:

EXHIBIT "A"

November 24, 2014

Legal Description of Autumn Woods Lane & Forge Road

All that Certain right-of-way Situate in the Township of Middletown, the County of Delaware and the Commonwealth of Pennsylvania described according to a Subdivision Plan of Property of Sweetwater -- Valley LLC prepared by G. D. Houtman and Son, Inc. Civil Engineers and Land Surveyors, dated September 18, 2006 and last revised April 15, 2013 as follows:

Beginning at a point of curve joining the southerly right-of-way line of Forge Road (50' Wide RW) and the easterly right-of-way line of Autumn Woods Lane (Varying width at this location); thence along said easterly right-of-way line of Autumn Woods Lane along a curve to the left with a radius of 24.00 feet an arc distance of 37.95 feet to a point; thence continuing along the easterly side of Autumn Woods Lane (Varying widths) the three (3) following courses and distances; (1) South 27 degrees 18 minutes 00 seconds East 3.45 feet to a point of curve;(2) thence along a curve to the right with a radius of 275.00 feet an arc distance of 95.99 feet to a point and (3) South 07 degrees 18 minutes 00 seconds East 24.61 feet to a point on the easterly right-of-way line of Autumn Woods Lane (50' Wide RW); thence along said right-of-way line thence South 27 degrees 18 minutes 00 seconds East 674.93 feet to a point of curve; thence along a curve to the left with a radius of 25.00 feet an arc distance of 30.77 feet to a point of reverse curve on the terminus cul-de-sac of Autumn Woods Lane; thence along a curve to the right with a radius of 50.00 feet an arc distance of 218.63 feet to a point on the westerly right-of-way line of Autumn Woods Lane; thence along said right-of-way line crossing over the southerly right-of-way line of Forge Road (50' Wide RW) North 27 degrees 18 minutes 00 seconds West

916.01 feet to a point on the Title Line of Forge Road; thence along said Title Line the two (2) following courses and distances (1)North 62 degrees 57 minutes 11 seconds East 50.00 feet to a point and (2)North 63 degrees 18 minutes 00 seconds East 50.00 feet to a point; thence leaving said Title Line South 27 degrees 18 minutes 00 seconds East 25.00 feet to a point of curve joining the southerly right-of-way line of Forge Road (50' Wide R/W) and the easterly right-of-way line of Autumn Woods Lane (Varying width at this location) the first mentioned point and place of beginning.

EXHIBIT "B"

