



TOWNSHIP OF NEWTOWN

RESOLUTION NO. 2015-28

RESOLUTION TO ACCEPT DEED OF DEDICATION FROM PULTE HOMES OF PA, LIMITED PARTNERSHIP FOR ELLIS AVENUE EXTENSION

WHEREAS, the Board of Supervisors of the Township of Newtown, Delaware County, Pennsylvania has received from Pulte Homes of PA, Limited Partnership, (hereinafter "Grantor") a Deed of Dedication, a copy of which is attached as Exhibit A, for a certain strip of ground described as Ellis Avenue (Extension) to be part of the road system of the Township of Newtown; and

WHEREAS, the Board of Supervisors deems it to be in the public interest to accept from the Grantor the said Deed of Dedication for Troop Farm Road to part of its public road system for the benefit of the public.

NOW, THEREFORE, in consideration of the above, the Board of Supervisors of the Township of Newtown does hereby resolve as follows:

1. The Deed of Dedication for all those certain rights of ways or parcels of land referenced in Exhibit A, known as Ellis Avenue (Extension), offered to the Township of Newtown by Grantor is accepted.
2. The proper officers of the Township are authorized to reference this Resolution on the Deed of Dedication, execute the Deed of Dedication, and to record same with Delaware County, Pennsylvania.

RESOLVED, this 28th day of September, 2015.



BOARD OF SUPERVISORS
TOWNSHIP OF NEWTOWN

By: 
Joseph V. Catania, Chairman

ATTEST:


Stephen M. Nease, Secretary/Township Manager



STATE OF NEW YORK
IN SENATE

January 12, 1907

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 11, 1906



Wm. C. Calkins, Commissioner

**Prepared by: Gregg I. Adelman, Esquire
Kaplin Stewart
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422
(610) 941-2552**

Return to: Gregg I. Adelman, Esquire

Folio No. 30-00-01164-00

DEED OF DEDICATION – ELLIS AVE EXTENSION

THIS DEED OF DEDICATION (“Deed”) is made this ____ day of _____, 2015 by and between **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership having an address of 1100 Northbrook Drive, Suite 200, Trevose, Pennsylvania 19053 (“**Grantor**”) and **NEWTOWN TOWNSHIP**, a Township of the Second Class duly organized under the laws of the Commonwealth of Pennsylvania having an address of 209 Bishop Hollow Road, Newtown Square, Delaware County, Pennsylvania 19073 (“**Grantee**”).

WHEREAS, Grantor was the developer of a residential community in Newtown Township, Delaware County, Pennsylvania known as “Springton Pointe Woods”;

WHEREAS, Grantor agreed to offer the streets and rights-of-way commonly known as “Ellis Ave Extension” to Grantee for dedication and Grantee agreed to accept such dedication upon completion of construction, inspection and approval of the same;

WHEREAS, the Grantor desires to dedicate and convey the Ellis Ave Extension, together with the improvements made thereupon, for use as public roadways as built and improved thereupon;

NOW THEREFORE, Grantor, for and in consideration of **One (\$1.00) Dollar** and intending to be legally bound, as well as for diverse other considerations affecting the public welfare, which it seeks to advance, has granted, bargained, dedicated and conveyed, and by these presents does grant, bargain, dedicate and convey unto the said Grantee, its successors and assigns:

ALL THOSE CERTAIN streets and rights-of-way known as Ellis Ave Extension and as is more particularly described in attached **Exhibit "A"** and together with any improvements made thereupon or thereunder.

BEING PART OF THE SAME PREMISES which Jeffrey C. Blank, et al., conveyed unto Pulte Homes of PA, Limited Partnership by Deed dated September 5, 2002 and recorded in the Recorder of Deeds Office in and for Delaware County on October 4, 2002 in Volume 02545, Page 2092.

BEING PART OF DELAWARE COUNTY FOLIO NO. 30-00-01164-00.

UNDER AND SUBJECT to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD said streets and rights of way above described unto the said Grantee, its successors and assigns, forever as for use as public streets and roadways.

AND THE SAID GRANTOR, for itself, and its successors, does by these presents covenant, promise and agree to and with said Grantee, its successors and assigns, that said Grantor, and its successors, all and singular with the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, said Grantor and its successors, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through or

under the said Grantor, shall and will, under and subject as aforesaid, warrant and forever defend.


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

ATTEST/WITNESS:


AnnMarie McVay

PULTE HOMES OF PA, LIMITED PARTNERSHIP

By: PH 50 LLC, its General Partner

By: 
Name: James P. Mullen
Title: Manager

Accepted by Newtown Township Board of Supervisors this ___ day of _____, 2015.

Witness: _____

By: _____
Name: _____
Title: _____

Name of Grantee:
Newtown Township
209 Bishop Hollow Road
Newtown Square, PA 19073

STATE OF NEW JERSEY :
: SS.
COUNTY OF SOMERSET :

On this, the 15th day of September, 2015, before me, a Notary Public, in and for the State of New Jersey, personally appeared JAMES P. MULLEN, who acknowledged himself to be the Manager of PH 50 LLC, the general partner of **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership, and that he, as such Officer, being authorized to do so, executed the foregoing Deed of Dedication on behalf of the partnership, and acknowledged that he executed the same for the purposes therein contained.

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

THERESA E. MARREN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/17/2019



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

ELLIS AVE EXTENSION LEGAL DESCRIPTION



February 10, 2015

**LEGAL DESCRIPTION
ELLIS AVENUE EXTENSION RIGHT-OF-WAY
NEWTOWN TOWNSHIP
DELAWARE COUNTY
COMMONWEALTH OF PENNSYLVANIA**

ALL THAT CERTAIN TRACT OF GROUND SITUATE IN NEWTOWN TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN ENTITLED, "FINAL LAND DEVELOPMENT PLANS FOR SPRINGTON POINTE WOODS – PHASE 4, NEWTOWN TOWNSHIP, DELAWARE COUNTY, PA", PREPARED BY BRANDYWINE VALLEY ENGINEERS, INC., PROJECT NO. 9860104, LAST REVISED 6/20/03, BEING THE ELLIS AVENUE EXTENSION RIGHT-OF-WAY AND BEING DESCRIBED AS FOLLOWS, TO WIT:

LEGAL DESCRIPTION

BEGINNING AT A POINT ALONG THE WESTERLY RIGHT OF WAY OF ELLIS AVENUE, SAID POINT BEING LOCATED ALONG A LINE SOUTH 20 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 56.40 FEET FROM THE IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHERLY PROPOERTY LINE OF PARCEL 065 AND THE RIGHT OF WAY OF ELLIS AVENUE, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

CONTINUING ALONG THE EASTERLY RIGHT OF WAY OF ELLIS AVENUE, SOUTH 20 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 158.11 FEET TO A POINT, THENCE;

ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY & RESIDENTIAL LOT 21, IN A SOUTHWESTERLY DIRECTION WITH A NON TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 275.00 FEET, HAVING A CHORD BEARING OF SOUTH 23 DEGREES 37 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 86.08, HAVING A INTERIOR ANGLE OF 18 DEGREES 00 MINUTES 33 SECONDS AND AN ARC LENGTH OF 86.44 TO A POINT, THENCE;

ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY AND RESIDENTIAL LOTS 21, 20 & 19, SOUTH 32 DEGREES 37 MINUTES 29 SECONDS WEST A DISTANCE OF 218.77 FEET TO A POINT, THENCE;

ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY AND RESIDENTIAL LOT 19, IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 35.00 FEET, HAVING A CHORD BEARING OF SOUTH 10 DEGREES 04 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 26.84, HAVING A INTERIOR ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS AND AN ARC LENGTH OF 27.55 TO A POINT, THENCE



ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY AND RESIDENTIAL LOTS 19, 18 & 17, IN A NORTHWESTERLY DIRECTION WITH A NON TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, HAVING A CHORD BEARING OF NORTH 57 DEGREES 22 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 70.59, HAVING A INTERIOR ANGLE OF 270 DEGREES 11 MINUTES 54 SECONDS AND AN ARC LENGTH OF 235.79 TO A POINT, THENCE;

ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY AND RESIDENTIAL LOT 17, IN A NORTHEASTERLY DIRECTION WITH A NON TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 35.00 FEET, HAVING A CHORD BEARING OF NORTH 55 DEGREES 10 MINUTES 28 SECONDS EAST AND A CHORD DISTANCE OF 26.84, HAVING A INTERIOR ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS AND AN ARC LENGTH OF 27.55 TO A POINT, THENCE;

ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY AND RESIDENTIAL LOTS 17 & 16, NORTH 32 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 218.77 FEET TO A POINT, THENCE;

ALONG THE DIVIDING LINE BETWEEN THE ELLIS AVENUE EXTENSION RIGHT OF WAY AND RESIDENTIAL LOTS 16 & 15, IN A NORtherly DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00 FEET, HAVING A CHORD BEARING OF NORTH 06 DEGREES 04 MINUTES 19 SECONDS EAST AND A CHORD DISTANCE OF 201.16, HAVING A INTERIOR ANGLE OF 53 DEGREES 06 MINUTES 21 SECONDS AND AN ARC LENGTH OF 208.55 TO THE POINT OF BEGINNING.

CONTAINING 25,693 SQUARE FEET OR 0.5898 ACRES.



