



## TOWNSHIP OF NEWTOWN

### RESOLUTION NO. 2015-29

#### RESOLUTION TO ACCEPT DEED OF DEDICATION FROM PULTE HOMES OF PA, LIMITED PARTNERSHIP FOR TROOP FARM ROAD

**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 Troop Farm Road 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 Troop Farm Road, 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 28<sup>th</sup> day of September, 2015.



ATTEST:



Stephen M. Nease, Secretary/Township Manager

BOARD OF SUPERVISORS  
TOWNSHIP OF NEWTOWN

By:   
Joseph V. Catania, Chairman



**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**

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**DEED OF DEDICATION – TROOP FARM ROAD**

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**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 “Troop Farm Road” (f/k/a a portion of Stoney Brook Boulevard) 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 Troop Farm Road, 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 Troop Farm Road 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.

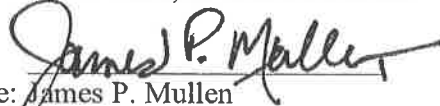
**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed the day and year first above written.

**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 \_\_\_\_\_, 2014.

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.

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

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**TROOP FARM ROAD LEGAL DESCRIPTION**



NOVEMBER 15, 2013

REV:SEPTEMBER 10, 2015

**LEGAL DESCRIPTION  
TROOP FARM ROAD 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, "TROOP FARM ROAD RIGHT OF WAY EXHIBIT OF SPRINGTON POINTE WOODS, NEWTOWN TOWNSHIP, DELAWARE COUNTY, PA", PREPARED BY WILKINSON & ASSOCIATES, INC., PROJECT NO. 2013137, DATED 09/10/2015, BEING THE TROOP FARM ROAD RIGHT-OF-WAY AND BEING DESCRIBED AS FOLLOWS, TO WIT:**

**BEGINNING AT THE POINT OF CURVATURE ALONG THE WESTERLY SIDE OF NEWTOWN STREET ROAD (SR 0252), AS LAID OUT EIGHTY (80) FEET WIDE, HAVING A RADIUS OF 65.00 FEET, THE ARC LENGTH OF 102.30 FEET CONNECTING THE SAID WESTERLY SIDE OF NEWTOWN STREET ROAD WITH THE NORTHERLY SIDE OF TROOP FARM ROAD, AS LAID OUT FIFTY (50) FEET WIDE, FROM SAID POINT OF BEGINNING, THENCE;**

**ALONG THE WESTERLY RIGHT-OF-WAY OF NEWTOWN STREET ROAD, SOUTH 08 DEGREES 12 MINUTES 18 SECONDS WEST A DISTANCE OF 279.75 FEET TO A POINT, THENCE;**

**ALONG THE SOUTHERLY RIGHT-OF-WAY OF TROOP FARM ROAD ON A CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 235.17 FEET, A CHORD BEARING OF NORTH 36 DEGREES 42 MINUTES 36 SECONDS WEST, A CHORD DISTANCE OF 211.82 FEET, AND A CENTRAL ANGLE OF 89 DEGREES 49 MINUTES 47 SECONDS TO A POINT, THENCE;**

**NORTH 81 DEGREES 37 MINUTES 29 SECONDS WEST A DISTANCE OF 93.13 FEET TO A POINT, THENCE;**

**ALONG A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 275.59 FEET, A CHORD BEARING OF SOUTH 66 DEGREES 47 MINUTES 40 SECONDS WEST, A CHORD DISTANCE OF 261.85 FEET, AND A CENTRAL ANGLE OF 63 DEGREES 09 MINUTES 42 SECONDS TO A POINT, THENCE;**





SOUTH 35 DEGREES 12 MINUTES 49 SECONDS WEST A DISTANCE OF 478.37 FEET TO A POINT, THENCE;

CROSSING OVER THE RIGHT-OF-WAY OF GUINEVERE DRIVE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 469.09 FEET, A CHORD BEARING OF SOUTH 52 DEGREES 33 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 461.96 FEET, AND A CENTRAL ANGLE OF 34 DEGREES 40 MINUTES 48 SECONDS TO A POINT, THENCE;

SOUTH 69 DEGREES 53 MINUTES 37 SECONDS WEST A DISTANCE OF 197.94 FEET TO A POINT, THENCE;

CROSSING OVER THE RIGHT-OF-WAY OF GUINEVERE DRIVE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 532.99 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST A CHORD DISTANCE OF 522.55 FEET, AND A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 14 SECONDS TO A POINT, THENCE;

NORTH 70 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 115.45 FEET TO A POINT, THENCE;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1075.00 FEET, AN ARC LENGTH OF 385.07 FEET, A CHORD BEARING OF NORTH 80 DEGREES 57 MINUTES 52 SECONDS WEST A CHORD DISTANCE OF 383.01 FEET, AND A CENTRAL ANGLE OF 20 DEGREES 31 MINUTES 25 SECONDS TO A POINT, THENCE;

SOUTH 88 DEGREES 46 MINUTES 26 SECONDS WEST A DISTANCE OF 214.78 FEET TO A POINT, THENCE;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 74.27 FEET TO A POINT, A CHORD BEARING OF SOUTH 65 DEGREES 53 MINUTES 39 SECONDS WEST A CHORD DISTANCE OF 72.32 FEET, AND A CENTRAL ANGLE OF 45 DEGREES 45 MINUTES 33 SECONDS TO A POINT, THENCE;

SOUTH 44 DEGREES 32 MINUTES 39 DEGREES WEST A DISTANCE OF 4.16 FEET TO A POINT OF CURVATURE, THENCE;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 86.45 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 26 MINUTES 41 SECONDS WEST A CHORD DISTANCE OF 83.37 FEET, AND A CENTRAL ANGLE OF 53 DEGREES 15 MINUTES 38 SECONDS TO A POINT OF COMPOUND CURVATURE, THENCE;



ALONG A CURVE TO THE LEFT WITH A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 118.60 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 20 MINUTES 18 SECONDS EAST A CHORD DISTANCE OF 118.29 FEET, AND A CENTRAL ANGLE OF 14 DEGREES 18 MINUTES 21 SECONDS TO A POINT ON THE CURVED NORTHERLY RIGHT-OF-WAY OF STONEY BROOK BOULEVARD, THENCE;

ALONG THE RIGHT-OF-WAY OF STONEY BROOK BOULEVARD ON A CURVE TO THE LEFT WITH A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 340.36 FEET, A CHORD BEARING OF NORTH 40 DEGREES 3 MINUTES 52 SECONDS WEST A CHORD DISTANCE OF 334.43 FEET, AND A CENTRAL ANGLE OF 37 DEGREES 8 MINUTES 42 SECONDS TO A POINT, THENCE;

NORTH 58 DEGREES 38 MINUTES 13 SECONDS WEST A DISTANCE OF 252.05 FEET TO A POINT ON NORTHERLY RIGHT-OF-WAY OF TROOP FARM ROAD, THENCE;

ALONG THE RIGHT-OF-WAY OF TROOP FARM ROAD, CROSSING OVER THE RIGHT-OF-WAY OF WILTSHIRE LANE, ON A CURVE TO THE LEFT WITH A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 269.50 FEET, A CHORD BEARING OF SOUTH 68 DEGREES 35 MINUTES 56 SECONDS EAST A CHORD DISTANCE OF 268.15 FEET, AND A CENTRAL ANGLE OF 19 DEGREES 55 MINUTES 27 SECONDS TO A POINT OF COMPOUND CURVATURE, THENCE;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 82.13 FEET, A CHORD BEARING OF NORTH 76 DEGREES 8 MINUTES 20 SECONDS EAST A CHORD DISTANCE OF 79.49 FEET, AND A CENTRAL ANGLE OF 50 DEGREES 36 MINUTES 1 SECOND TO A POINT OF REVERSE CURVATURE, THENCE;

ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 76.00 FEET, AN ARC LENGTH OF 103.95 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 58 MINUTES 40 SECONDS EAST A CHORD DISTANCE OF 96.03 FEET, AND A CENTRAL ANGLE OF 78 DEGREES 22 MINUTES 02 SECONDS TO A POINT OF REVERSE CURVATURE, THENCE;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 143.00 FEET, AN ARC LENGTH OF 100.91 FEET, A CHORD BEARING OF SOUTH 71 DEGREES 0 MINUTES 37 SECONDS EAST A CHORD DISTANCE OF 98.83 FEET, AND A CENTRAL ANGLE OF 40 DEGREES 25 MINUTES 55 SECONDS TO A POINT, THENCE;

NORTH 88 DEGREES 46 MINUTES 26 SECONDS EAST A DISTANCE OF 195.25 FEET TO A POINT, THENCE;

ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1125.00 FEET, AN ARC LENGTH OF 402.98 FEET, A CHORD BEARING OF SOUTH 80 DEGREES 57 MINUTES 52 SECONDS EAST A CHORD DISTANCE OF 400.83 FEET, AND A CENTRAL ANGLE OF 20 DEGREES 31 MINUTES 25 SECONDS TO A POINT, THENCE;



SOUTH 70 DEGREES 42 MINUTES 09 SECONDS EAST A DISTANCE OF 115.45 FEET TO A POINT, THENCE;

CROSSING OVER THE RIGHT-OF-WAY OF LANCELOT LANE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 498.60 FEET, A CHORD BEARING OF NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST A CHORD DISTANCE OF 488.83 FEET, AND A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 14 SECONDS TO A POINT, THENCE;

NORTH 69 DEGREES 53 MINUTES 37 SECONDS EAST A DISTANCE OF 197.94 FEET TO A POINT, THENCE;

CROSSING OVER THE RIGHT-OF-WAYS OF MERLIN ROAD AND PARTIALLY OVER ARTHUR COURT, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 438.83 FEET, A CHORD BEARING OF NORTH 52 DEGREES 33 MINUTES 13 SECONDS EAST A CHORD DISTANCE OF 432.16 FEET, AND A CENTRAL ANGLE OF 34 DEGREES 40 MINUTES 48 SECONDS TO A POINT, THENCE;

PARTIALLY CROSSING OVER THE RIGHT-OF-WAYS OF ARTHUR COURT & EXCALIBUR DRIVE, NORTH 35 DEGREES 12 MINUTES 49 SECONDS EAST A DISTANCE OF 495.18 FEET TO A POINT, THENCE;

PARTIALLY CROSSING OVER THE RIGHT-OF-WAY OF EXCALIBUR DRIVE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 330.71 FEET, A CHORD BEARING OF NORTH 66 DEGREES 47 MINUTES 40 SECONDS EAST A CHORD DISTANCE OF 314.22 FEET, AND A CENTRAL ANGLE OF 63 DEGREES 09 MINUTES 42 SECONDS TO A POINT, THENCE;

SOUTH 81 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 169.71 FEET TO A POINT, THENCE;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 102.30 FEET, A CHORD BEARING OF NORTH 53 DEGREES 17 MINUTES 24 SECONDS EAST A CHORD DISTANCE OF 92.06 FEET, AND A CENTRAL ANGLE OF 90 DEGREES 10 MINUTES 13 SECONDS TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 193,955 S.F. OR 4.4526 ACRES

