

LONDON GROVE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 881

RESOLUTION OF THE BOARD OF SUPERVISORS OF LONDON GROVE TOWNSHIP ACCEPTING DEDICATION OF THE FOLLOWING ROADS AND ADDITIONAL RIGHT OF WAY LOCATED IN THE COVENTRY RESERVE RESIDENTIAL DEVELOPMENT IN LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.

AUTUMN BLAZE LANE
ADDITIONAL RIGHT-OF-WAY OF WOODVIEW ROAD

BE AND IT IS HEREBY RESOLVED, that the Board of Supervisors of London Grove Township, Chester County, Pennsylvania, accepts the attached Deed of Dedication for certain streets and additional road rights-of-way more particularly described in the foregoing Deed for permanent maintenance, to be hereafter a part of the road system of London Grove Township, to the same extent and with the same effect as if the said streets/roads had been opened by a Decree of the Court of Common Pleas of the County of Chester after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

RESOLVED, APPROVED AND ADOPTED this 13th day of May, 2026.

ATTEST:

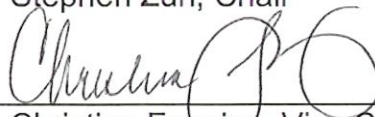


Rain Catoia, Township Secretary

LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS

By: 

Stephen Zurl, Chair

By: 

Christina Fanning, Vice Chair

By: 

David Connors, Member

By: _____
Eric Sipple, Member

By: 

Michael Summerfield, Member

Prepared by: Reilly S. Noetzel
Barley Snyder
126 East King Street
Lancaster, PA 17602
(717) 299-5201

Return to: London Grove Township
372 Rose Hill Road, Suite 100
West Grove, PA 19390
(610) 345-0100

UPI#: Not separately assessed (roads)

DEED OF DEDICATION

THIS INDENTURE made the 13th day of May in the year Two Thousand Twenty- Six (2026).

BETWEEN, WILLOW CREEK, LLC, a Pennsylvania limited liability company, with an office at 227 Granite Run Drive, STE 100, Lancaster, Pennsylvania 17601 (hereinafter called the Grantor) party of the one part,

AND

TOWNSHIP OF LONDON GROVE, Chester County, Pennsylvania, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with an office at 372 Rose Hill Road, Suite 100, West Grove, Pennsylvania 19390 (hereinafter called the Grantee) party of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of One and 00/100 (\$1.00) Dollar, lawful money of the United States of America unto it well and truly paid by the said Grantee, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns those certain tracts of real estate described herein and located in London Grove Township, Chester County, Pennsylvania for public street purposes forever:

TRACT NO. 1-AUTUMN BLAZE LANE

All that certain right-of-way situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Final Subdivision Plan-Coventry Reserve" dated 08/24/12, last revised 03/30/18, prepared for Keystone Custom Homes, Inc., prepared by DL Howell & Associates, Inc., Civil Engineers, West Chester, PA, and recorded in

the office of the Recorder Of Deeds in and for the County of Chester as Plan #20407, being more particularly described as follows:

Beginning at a monument to be set at a corner of Lot 19 on the southeasterly ultimate right-of-way line of Woodview Road (T-357) (30 feet from the centerline therein) said point being located the following two (2) courses and distances along said southeasterly ultimate right-of-way line of Woodview Road from a monument to be set at its intersection with the easterly line of lands now or late of Roger A. Kaiser, Sr. and Dorothy J. Kaiser (UPI #58-4-36.2) as shown on said plan: 1) North 66°58'00" East, 142.26 feet to a monument to be set; and 2) North 66°22'00" East, 65.34 feet to the Point of Beginning; thence, from said **Point of Beginning** running along said southeasterly ultimate right-of-way line of Woodview Road, North 66°22'00" East, 77.00 feet to a monument to be set at a point of curvature; thence, leaving said southeasterly ultimate right-of-way line of Woodview Road and running along Lot 1, along said curve to the left, having a radius of 25.00 feet, an arc length of 39.27 feet, through a central angle of 90°00'00" and whose chord bears South 21°22'00" West, 35.36 feet to a monument to be set at a point of tangency; thence, continuing along Lot 1, and along Lots 2, 3 and partly along Lot 4, South 23°38'00" East, 307.15 feet to a monument to be set at a point of curvature; thence, continuing along Lot 4, Lot 5, and partly along Lot 6, along said curve to the right, having a radius of 263.50 feet, an arc length of 188.34 feet, through a central angle of 40°57'12" and whose chord bears South 3°09'24" East, 184.36 feet to a monument to be set at a point of tangency; thence, continuing along Lot 6, and partly along Lot 7, South 17°19'12" West, 133.33 feet to a monument to be set at a point of curvature; thence, continuing along Lot 7 and partly along Lot 8, along said curve to the left, having a radius of 236.50 feet, an arc length of 220.57 feet, through a central angle of 53°26'08" and whose chord bears South 9°23'52" East, 212.66 feet to a monument to be set at a point of tangency; thence, continuing along Lot 8, and partly along Lot 9, South 36°06'56" East, 97.73 feet to a monument to be set at a point of curvature; thence, continuing along Lot 9, along said curve to the left, having a radius of 21.50 feet, an arc length of 20.99 feet, through an angle of 55°56'39", and whose chord bears South 64°05'15" East, 20.17 feet to a monument to be set at a point of reverse curve; thence, continuing along Lot 9, Lot 10, Lot 11, and partly along Lot 12, along said curve to the right, having a radius of 41.00 feet, an arc length of 208.87 feet, through an angle of 291°53'18", and whose chord bears South 53°53'04" West, 45.92 feet to a monument to be set at a point of reverse curve; thence, continuing along Lot 12, along said curve to the left, having a radius of 21.50 feet, an arc length of 20.99 feet, through a central angle of 55°56'41" (erroneously shown as 55°56'39" on said plan) and whose chord bears North 8°08'37" West (erroneously shown as North 8°08'36" West on said plan), 20.17 feet to a monument to be set at a point of tangency; thence, continuing along Lot 12, North 36°06'56" West, 97.73 feet to a monument to be set at a point of curvature; thence, along Lot 13, Lot 14, Lot 15, and partly along Lot 16, along said curve to the right, having a radius of 263.50 feet, an arc length of 245.75 feet (erroneously shown as 214.32 feet on

said plan), through a central angle of 53°26'07" (erroneously shown as 46°36'11" on said plan), and whose chord bears North 9°23'52" West (erroneously shown as North 12°48'50" West on said plan), 236.94 feet (erroneously shown as 208.47 feet on said plan), to a monument to be set at a point of tangency; thence, continuing along Lot 16, and partly along Lot 17, North 17°19'12" East, 133.33 feet to a monument to be set at a point of curvature; thence, continuing along Lot 17, along said curve to the left, having a radius of 236.50 feet, an arc length of 169.04 feet, through a central angle of 40°57'12" and whose chord bears North 3°09'24" West, 165.47 feet to a monument to be set at a point of tangency; thence, continuing along Lot 17, Lot 18, and partly along Lot 19, North 23°38'00" West, 307.15 feet to a monument to be set at a point of curvature; thence, continuing along Lot 19, along said curve to the left, having a radius of 25.00 feet, an arc length of 39.27 feet, through an angle of 90°00'00", and whose chord bears North 68°38'00" West, 35.36 feet to the **Point and Place of Beginning**.

Containing: 32,237 Square Feet or 0.740 Acres of Land, be the same more or less.

Being: "Autumn Blaze Lane" as shown on said plan.

Subject to: Any easements or encumbrances as may appear of record.

TRACT NO. 2-WOODVIEW ROAD ULTIMATE RIGHT-OF-WAY

All that certain right-of-way situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Final Subdivision Plan-Coventry Reserve" dated 08/24/12, last revised 03/30/18, prepared for Keystone Custom Homes, Inc., prepared by DL Howell & Associates, Inc., Civil Engineers, West Chester, PA, and recorded in the office of the Recorder Of Deeds in and for the County of Chester as Plan #20407, being more particularly described as follows:

Beginning at a monument to be set at a corner of Lot 19 on the southeasterly ultimate right-of-way line of Woodview Road (T-357) (30 feet from the centerline therein) at its intersection with the easterly line of lands now or late of Roger A. Kaiser, Sr. and Dorothy J. Kaiser (UPI #58-4-36.2) as shown on said plan; thence, from said **Point of Beginning** running along said easterly line of Roger A. Kaiser, Sr. and Dorothy J. Kaiser, North 1°04'05" East, 32.87 feet to a mag nail set on the title line in Woodview Road; thence, along the same the following three (3) courses and distances: 1) North 66°58'00" East, 128.68 feet to a mag nail set; 2) North 66°22'00" East, 450.95 feet to a mag nail set; and 3) North 89°26'00" East, 188.08 feet to a mag nail set at a corner of lands now or late of Joseph T. Segrich & Patricia M. Segrich (UPI #59-7-4.1A); thence, along said lands of Joseph T. Segrich & Patricia M. Segrich, South 2°35'23" East, 30.02 feet to a monument to be set on said southeasterly ultimate right-of-way line of Woodview Road; thence, along

the same the following four (4) courses and distances: 1) along Lot 2, and partly along Lot 1, South 89°26'00" West, 130.98 feet to a monument to be set at a point of curvature; thence, continuing along Lot 1, along said curve to the left, having a radius of 255.00 feet, an arc length of 102.66 feet, through a central angle of 23°04'00" and whose chord bears South 77°54'00" West, 101.97 feet to a monument to be set at a point of tangency; thence, continuing along Lot 1, passing the northerly terminus of Autumn Blaze Lane, and partly along Lot 19, South 66°22'00" West, 392.95 feet to a monument to be set; thence, continuing along Lot 19, South 66°58'00" West, 142.26 feet to the **Point and Place of Beginning**.

Containing: 23,249 Square Feet or 0.534 Acres of Land, be the same more or less.

Being: "Woodview Road Ultimate Right-Of-Way" as shown on said plan.

Subject to: Any easements or encumbrances as may appear of record.

BEING PART OF THE SAME PREMISES which Jennersville Land Partners, a Pennsylvania General Partnership by deed dated June 14th, 2002 and recorded June 19th, 2002, in the office of the Recorder of Deeds, in and for Chester County in Record Book 5309, Page 1440 granted and conveyed to Willow Creek, LLC, Grantor herein.

TO HAVE AND TO HOLD all and singular the privileges aforesaid unto the said Grantee to and for only the proper use and behoof of the said Grantee, its successors and assigns forever, as and for public roads and the installation of public utilities and related public services including, but not limited to, sanitary and storm sewers, water mains, street lights, electrical and gas service and cable television lines, etc.

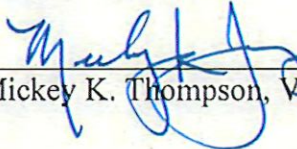
AND the said Grantor covenants that it will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF the undersigned Grantor has executed this Deed the day and year first above written.

[Signatures on following page]

WITNESS:

WILLOW CREEK, LLC

By:  (SEAL)
Mickey K. Thompson, VP of Land & Counsel

I hereby certify that the precise address of the within Grantee is:

372 Rose Hill Road, Suite 100
West Grove, PA 19390

By: _____

