

RESOLUTION NO. 19-23

A RESOLUTION OF THE TOWNSHIP OF AMITY, BERKS COUNTY, PENNSYLVANIA, ACCEPTING INTO THE TOWNSHIP ROAD OR HIGHWAY SYSTEM A PORTION OF SUMMER MEADOW DRIVE AND MISCELLANEOUS UTILITY, SEWER AND DRAINAGE EASEMENTS LOCATED IN THE "HIGH MEADOW ESTATES, PHASE 3, SECTION I", SITUATED IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, AS LAID OUT AND DEDICATED TO PUBLIC USE BY DEED OF DEDICATION DATED NOVEMBER 25, 2019.

WHEREAS, Section 2316 of the Act of May 1, 1933, P.L. 103, No. 69, as reenacted and amended November 9, 1995, P.L. 350, No. 60, 53 P.S. § 67316, et seq., provides that land dedicated to a municipality for use as a road, street or alley may be accepted by Resolution in the name of the Township, duly enacted by the Supervisors of said Township; and

WHEREAS, High Meadows 3, LP by Deed of Dedication dated November 25, 2019, dedicated to the Township of Amity, its successors and assigns, forever, as and for public roads, a portion of Summer Meadow Drive within the Development known as "Highmeadow Estates, Phase 3, Section I", situated in Amity Township, Berks County, Pennsylvania, prepared by Brinjac Engineering, Inc. of Harrisburg, Pennsylvania; and designated as Plan No. 14.01566.00 dated July 30, 2014, last revised March 12, 2015, and recorded as Instrument No. 2015008685 in the Office of the Recorder of Deeds of Berks County, Pennsylvania ("Subdivision Plan").

WHEREAS, it is the intention of the Township of Amity, Berks County, Pennsylvania to accept the Deed of Dedication.

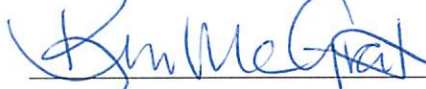
NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the Township of Amity, Berks County, Pennsylvania that the Township of Amity hereby accepts for itself, its successors and assigns, forever, as and for public roads and streets, and for public use and travel, a portion of Summer Meadow Drive together with miscellaneous utility, sewer and drainage easements, within the Development known as "Highmeadow Estates, Phase 3, Section I", situated in Amity Township, Berks County, Pennsylvania, in accordance with the Subdivision Plan recorded in the Recorder of Deeds Office of Berks County, Pennsylvania, as more particularly described in the descriptions attached hereto, marked as Exhibit "A" and made a part hereof. This street is opened and declared to be a part of the public road system of the Township of Amity, Berks County, Pennsylvania, its successors and assigns, forever, to be used for the aforesaid purposes, and no other uses or purposes, and accordingly, shall be placed upon the

Township Official Map.

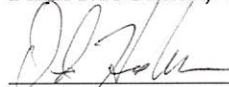
BE IT FURTHER RESOLVED that the said Deed of Dedication may be recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania. In addition, a copy of this Resolution shall be filed with the Office of the Clerk of the Criminal Division of the Court of Common Pleas of Berks County, Pennsylvania.

DULY ADOPTED AND APPROVED this 18<sup>th</sup> day of December, 2019.

BOARD OF SUPERVISORS  
TOWNSHIP OF AMITY



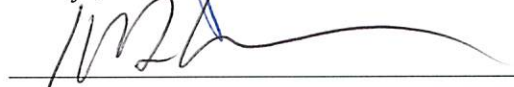
Kim McGrath, Chairperson



David Hackett, Vice Chairman



Terry Jones



Kevin Keifrieder



Paul Weller

ATTEST:

  
Pamela L. Kisch, Secretary

[SEAL]

Approved this 18<sup>th</sup> day of December, 2019.

I certify that this is a true and correct copy of a Resolution adopted by the Township of Amity, Berks County, Pennsylvania on December 18, 2019.

  
Secretary

EXHIBIT "A"

Prepared By: Brian F. Boland, Esquire  
Kozloff Stoudt  
2640 Westview Drive  
Wyomissing, PA 19610  
(610) 670-2552

Return To: Brian F. Boland, Esquire  
Kozloff Stoudt  
2640 Westview Drive  
Wyomissing, PA 19610

Property Address: Dedication of a portion of Summer Meadow Drive,  
Highmeadow Estates, Phase 3, Section I  
Township of Amity, Berks County

Parcel I.D. Number: 24536520717097

DEED OF DEDICATION

THIS DEED OF DEDICATION is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by and between HIGH MEADOWS 3, LP with an address of 345 Main Street, Harleysville,  
Pennsylvania 19438 (hereinafter referred to as "Grantor"),

AND

THE TOWNSHIP OF AMITY, BERKS COUNTY, PENNSYLVANIA, a second class  
township existing under and by virtue of the laws of the Commonwealth of Pennsylvania,  
with its principal place of business situated at 2004 Weavertown Road, Douglassville  
(Amity Township), Berks County, PA 19518, party of the second part (hereinafter referred  
to as the "Grantee").

WITNESSETH:

WHEREAS, by Deed dated March 20, 2015, and recorded March 31, 2015 as  
Instrument No. 2015010066 in the Office of the Recorder of Deeds of Berks County,

Pennsylvania, PBE Companies, LLC, granted and conveyed certain premises, of which the hereinafter described premises form a part, to High Meadows 3, LP a Pennsylvania limited partnership; and

WHEREAS, the Premises described in the aforesaid deed has been laid out as a subdivision known as "Highmeadow Estates, Phase 3, Section I Subdivision Plan". A Subdivision, prepared by Brinjac Engineering, Inc. of Harrisburg, Pennsylvania, designated as Plan No. 14.01566.00 dated July 30, 2014, last revised March 12, 2015, and recorded as Instrument No. 2015008685 in the Office of the Recorder of Deeds of Berks County, Pennsylvania ("Subdivision Plan").

WHEREAS, Grantor, now desires to convey all its' right, title and interest in and to a portion of certain streets, known as "Summer Meadow Drive", together with all appurtenances thereto, located within the said subdivision, as shown on the legal descriptions and plans attached hereto and based on information shown on the Subdivision Plan, as herein set forth.

NOW, THEREFORE, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00), in hand paid, the advantages to them accruing as well as for diverse and other considerations affecting the public welfare which they seek to advance, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, does grant, bargain, sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns, all that certain streets or portions thereof, known as "Summer Meadow Drive", as more fully bounded and described in Exhibit "A", attached hereto and made a part hereof by this reference.

TOGETHER with all and the singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, including but not limited to any sanitary sewer lines, conduits, manholes, drains or structures for the transportation of sanitary sewage, street lights, signs and signals, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim, and demand whatsoever, in law, equity or otherwise howsoever, of, in to, or out of the same;

TO HAVE AND TO HOLD, the said tracts or pieces of land above described to and for the only proper use and behoof of the Grantee, its successors and assigns forever, as and for a public street or highway, and for no other use or purpose whatsoever, and to the same extent and with the same effect as if the said land had been legally condemned by Eminent Domain proceedings, and ordained, established and opened by proper proceedings according to law, as provided by the Acts of Assembly of the Commonwealth of Pennsylvania.

AND, the Grantor, for its successors and assigns, by these presents, covenants, promises, and agrees to and with the Grantee, its successors and assigns, that neither the Grantor nor its successors and assigns shall nor will at any time hereafter ask, demand, seek, claim, recover or receive of or from the Grantee, its successors and assigns, any sum or sums of money, or any other thing whatsoever, other than the consideration herein provided, as and for compensation or damages for or by reason of the opening, physical grading, paving, improving, maintaining, or using of said property for a public street, to the grade and under the conditions as may now, or at any time hereafter, be established by

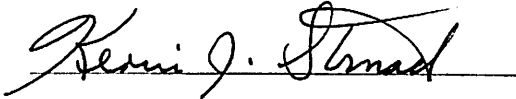
the proper authorities of the said Grantee.

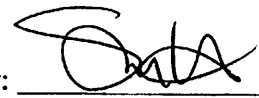
AND, the Grantor, for itself, its successors and assigns, does by these presents further covenant, promise, and agree to and with the Grantee, its successors and assigns, that the said tract of land above described and conveyed unto the Grantee, its successors and assigns, and against it, the said Grantor, its successors and assigns, and against all or any person or persons whomsoever lawfully claiming or to claim to same, or any part thereof, by, from or under it or them or any of them, shall or will warrant and forever defend.

IN WITNESS WHEREOF, the Grantor, INTENDING TO BE LEGALLY BOUND HEREBY, has hereunto caused this Deed of Dedication to be executed and its seal to be affixed thereto as of the day and year first above written.

HIGH MEADOWS 3, LP  
By Its General Partner, High Meadow 3, GP, Inc.

Attest:

  
\_\_\_\_\_

By:  \_\_\_\_\_

Title: AUTHORIZED SIGNATORY

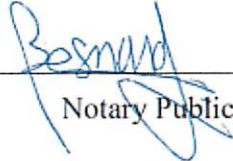
The Grantee's correct address is:

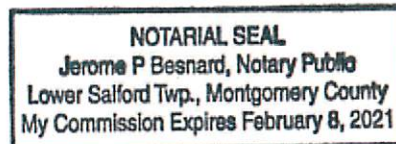
Amity Township  
2004 Weavertown Road  
Douglassville, PA 19518

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF MONTGOMERY \_\_\_\_\_ :

On this 25<sup>th</sup> day of November, 2019 before me, a Notary Public in and for the County and State aforesaid, personally appeared Shaun E. Hackman known to me (or satisfactorily Proven), who acknowledged himself to be the Authorized Signatory of High Meadows 3 GP, Inc., the General Partner of High Meadows 3, LP, and as such person, and being authorized to do so, executed the foregoing DEED OF DEDICATION for the purposes therein.

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

  
\_\_\_\_\_  
Notary Public





**EXHIBIT "A"**



## Legal Description

May 29, 2019

RE: Summer Meadow Drive  
High Meadow Phase 3  
Amity Township  
Berks County

ALL THAT CERTAIN tract of land known as Summer Meadow Drive, situated in Amity Township, Berks County, Commonwealth of Pennsylvania, as shown on plans by Bursich Associates, Inc., entitled "Exhibit Plan High Meadow – Phase 3 Section 1" Project No. 034281.07, dated May 29, 2019 and being more fully described as follows;

BEGINNING at the common corner of Lots 152 and 153 on the hereon described Southwesterly Ultimate right-of-way of Summer Meadow Drive (50' wide);

THENCE 1) Along Lot 153, a Sanitary Sewer Easement and Lot 154, North 33 degrees 10 minutes 24 seconds West 193.08 feet to a point of curvature;

THENCE 2) Along Lot 154, on a curve concave to the left and having a radius of 315.00 feet and an arc length of 100.31 feet with a chord bearing and distance of North 42 degrees 17 minutes 45 seconds West and a distance of 99.89 feet to a point;

THENCE 3) Along the terminus of the Southeasterly Ultimate right-of-way of Summer Meadow Drive (Phase 1), North 38 degrees 31 minutes 02 seconds East 50.00 feet to a point of non-tangent curvature;

THENCE 4) Along Lots 155, 156, a Drainage Easement and Lot 157, on a curve concave to the right and having a radius of 365.00 feet and an arc length of 116.29 feet with a chord bearing and distance of South 42 degrees 18 minutes 01 second East and a distance of 115.80 feet to a point of tangency;

THENCE 5) Along Lots 157 and 158, a Drainage Easement, Lots 159 and 160 and another Drainage Easement and Lot 161, South 33 degrees 10 minutes 24 seconds East 422.30 feet to a point of curvature;

THENCE 6) Along Lots 161 and 162 and a Drainage Easement, on a curve concave to the left and having a radius of 355.00 feet and an arc length of 269.47 feet with a chord bearing and

[www.bursich.com](http://www.bursich.com)

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Pottstown Corporate Office: 2129 East High Street • Pottstown, PA 19464 • 610.323.4040 • 610.323.8240 (f)

Southampton: 706 Lakeside Drive • Southampton, PA 18966 • 215.364.2520 • 215.364.1047 (f)

distance of South 54 degrees 55 minutes 09 seconds East and a distance of 263.05 feet to a point of tangency;

THENCE 7) Along said Drainage Easement and Lot 163, South 76 degrees 39 minutes 54 seconds East 186.49 feet to a point of curvature;

THENCE 8) Along the same, on a curve concave to the left and having a radius of 20.00 feet and an arc length of 31.42 feet with a chord bearing and distance of North 58 degrees 20 minutes 06 seconds East and a distance of 28.28 feet to a point on the Westerly Ultimate right-of-way of Green Meadow Drive (50' wide);

THENCE 9) Along said right-of-way of Green Meadow Drive, South 13 degrees 20 minutes 06 seconds West 90.00 feet to a point of non-tangent curvature;

THENCE 10) Along Lot 121, on a curve concave to the left and having a radius of 20.00 feet and an arc length of 31.42 feet with a chord bearing and distance of North 31 degrees 39 minutes 54 seconds West and a distance of 28.28 feet to a point of tangency;

THENCE 11) Along Lots 121 and 149, North 76 degrees 39 minutes 54 seconds West 186.49 feet to a point of curvature;

THENCE 12) Along Lot 149, the Northeasterly terminus of Meadowside Drive (50' wide) and Lots 150 and 151, on a curve concave to the right and having a radius of 405.00 feet and an arc length of 307.42 feet with a chord bearing and distance of North 54 degrees 55 minutes 09 seconds West and a distance of 300.10 feet to a point of tangency;

THENCE 13) Along Lot 151, a Drainage Easement, Lot 152 and a Sanitary Sewer Easement, North 33 degrees 10 minutes 24 seconds West 229.22 feet to the POINT OF BEGINNING;

Containing 51,449 square feet or 1.181 acres, more or less



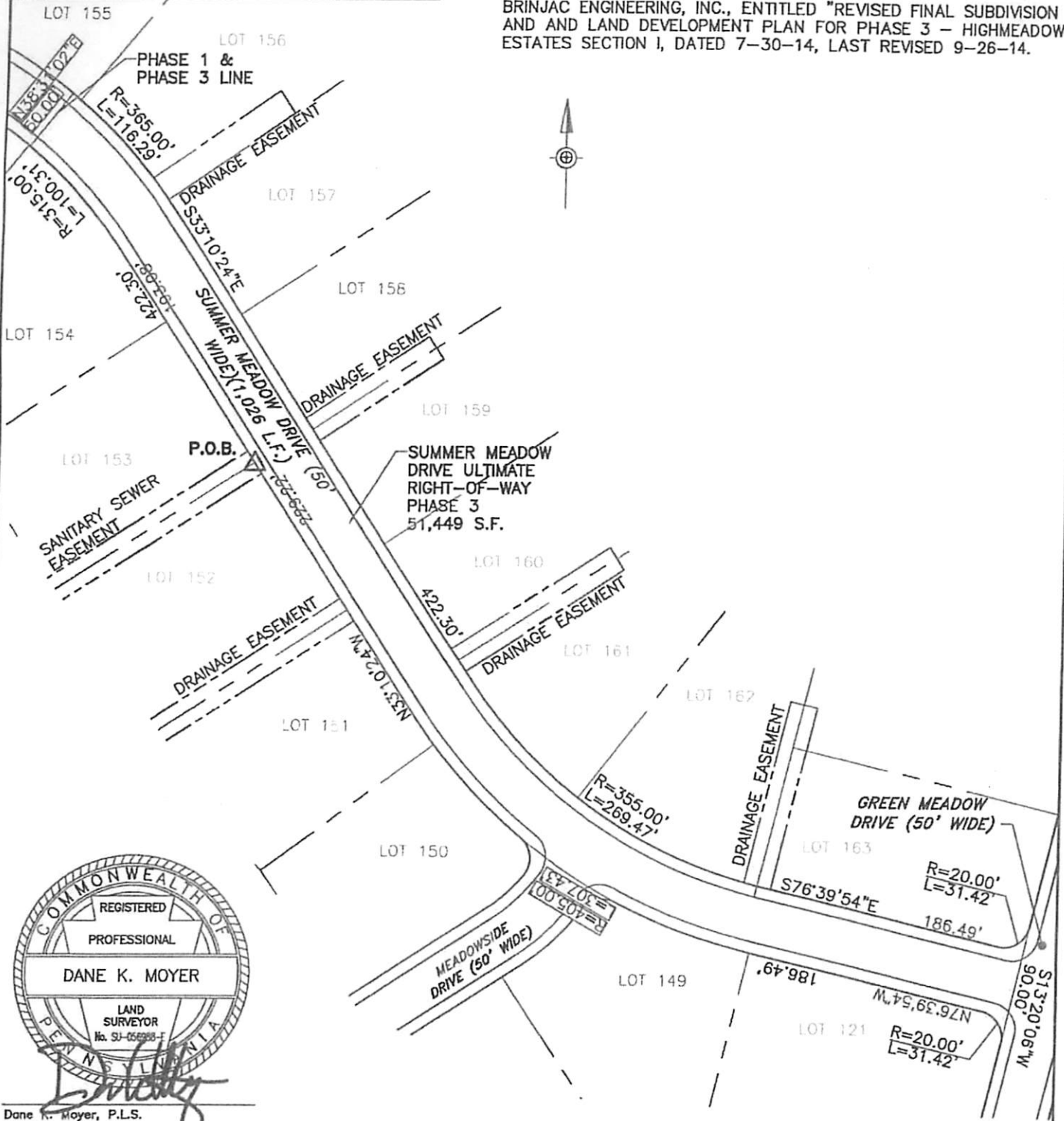
*Matthew D. Prout*

7-05-2019

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NOTES:

1. SITE INFORMATION WAS OBTAINED FROM PLANS PREPARED BY BRINJAC ENGINEERING, INC., ENTITLED "REVISED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR PHASE 3 - HIGHMEADOW ESTATES SECTION 1, DATED 7-30-14, LAST REVISED 9-26-14.



Dane K. Moyer, P.L.S.



**BURSICH ASSOCIATES**  
 ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
 2129 EAST HIGH STREET  
 POTTSTOWN, PA 19464  
 610.323.4040

www.bursich.com

CLIENT

T.H. PROPERTIES  
 345 MAIN STREET  
 HARLEYSVILLE, PA 19438

SCALE: 1" = 100'	REV: -
DATE: 5/29/2019	DRWN BY: TLJ
JOB NO.: 034281.07	CHKD BY: -
DWG NO.: EX134881-07	SHEET: 1 OF 1

EXHIBIT PLAN

HIGH MEADOW  
 PHASE 3  
 SECTION 1  
 RIGHT-OF-WAY

AMITY TOWNSHIP  
 BERKS COUNTY  
 PENNSYLVANIA