

RESOLUTION NO. 25-15

A RESOLUTION OF AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, ACCEPTING INTO THE TOWNSHIP ROAD OR HIGHWAY SYSTEM A 0.285 ACRE PORTION OF LAND LOCATED IN THE LAND DEVELOPMENT KNOWN AS "HIGHLAND PLACE LAND DEVELOPMENT", IDENTIFIED AS PROPERTY ID NO. 24535510452073 TO BECOME PART OF AMITY PARK ROAD TO WIDEN SAID AMITY PARK ROAD, SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, AS LAID OUT AND DEDICATED TO PUBLIC USE BY DEED OF DEDICATION - AMITY PARK ROAD RIGHT OF WAY ADDITION DATED

July 14, 2025

WHEREAS, 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, HG PROPERTIES 30 LP, by Deed of Dedication dated July 14, 2025, dedicated to Amity Township, its successors and assigns, forever, a 0.285 acre portion of land identified as Property ID No. 24535510452073, as more fully bounded and described in the map attached hereto as Exhibit "A" and legal description attached hereto as Exhibit "B", both of which are incorporated herein by reference and made a part hereof (the "Dedication Parcel"); and

WHEREAS, the Dedicated Parcel is intended to become part of the street now known as Amity Park Road, to widen said Amity Park Road, within the development known as "Highland Place Land Development", situate in Amity Township, Berks County, Pennsylvania, in accordance with the Final Land Development Plan known as "Highland Place - Phase 1" dated September 7, 2023, last revised May 27, 2025 and, recorded in the Recorder of Deeds Office of Berks County, Pennsylvania, at Instrument No. 2025018345 (the "Plan"); and

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

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of Amity Township, Berks County, Pennsylvania that Amity Township hereby accepts for itself, its successors and assigns, forever, as and for a public road and street, and for public use and travel, the Dedicated Parcel, to become part of the street now known as

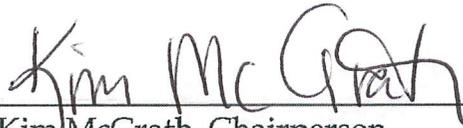
Amity Park Road, to widen said Amity Park Road, along the side of the Development known as "Highland Place Land Development", situate in Amity Township, Berks County, Pennsylvania, in accordance with the Plan.

BE IT FURTHER RESOLVED that the Dedicated Parcel shall become part of the street now known as Amity Park Road, to widen said Amity Park Road, and is hereby opened and declared to be a part of the public road system of Amity Township, 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 shall 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.

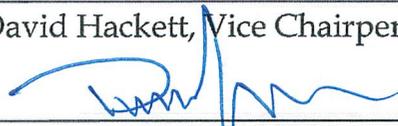
DULY ADOPTED AND APPROVED this 16th day of July, 2025.

AMITY TOWNSHIP
BOARD OF SUPERVISORS

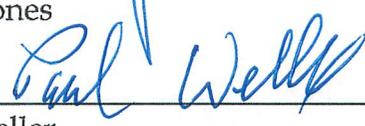


Kim McGrath, Chairperson

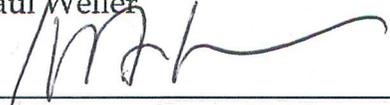
David Hackett, Vice Chairperson



Terry Jones

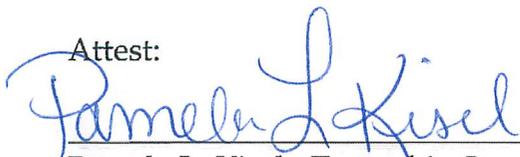


Paul Weller



Kevin Keifrider

Attest:



Pamela L. Kisch, Township Secretary

EXHIBIT "A"
MAP

RECORD OWNER & SOURCE OF TITLE:

GRANTEE: HG PROPERTIES 30 LP

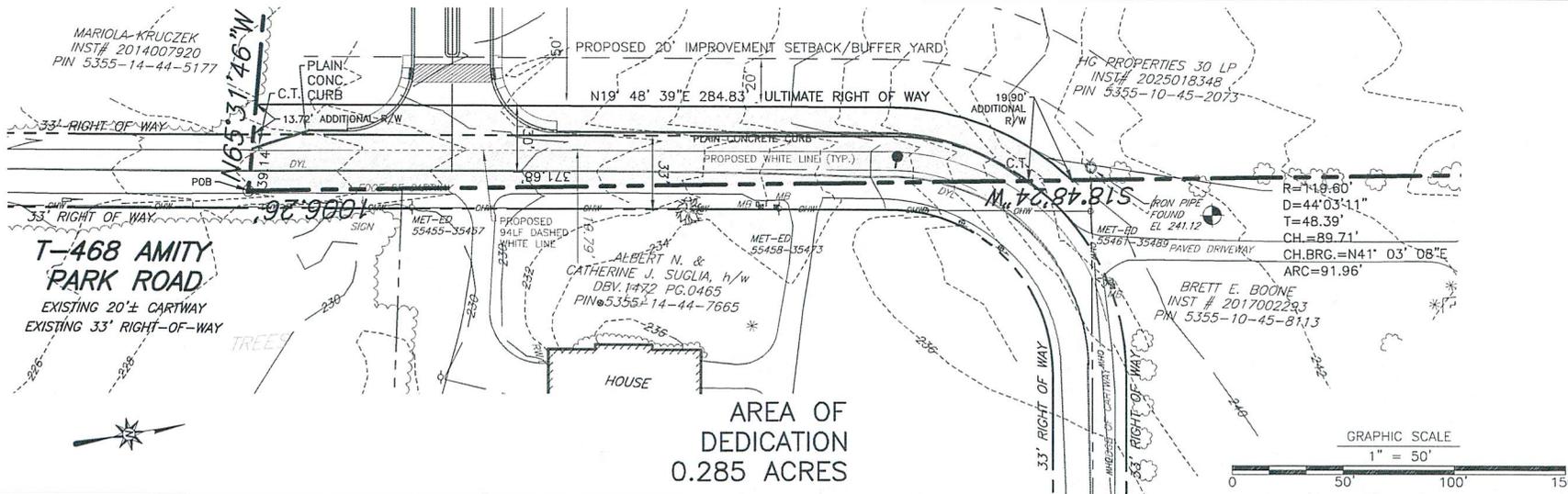
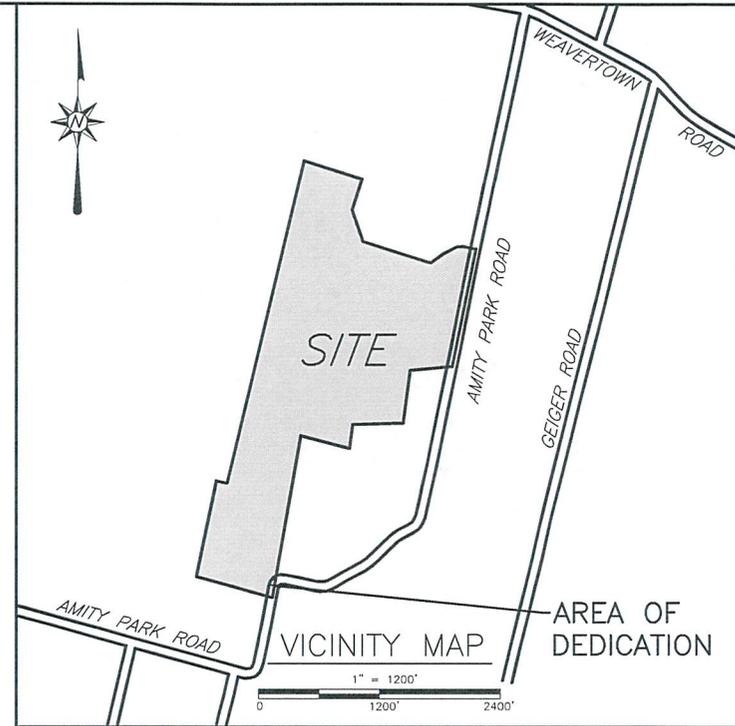
GRANTOR: THOMAS F. FLATLEY & NANCY J. FLATLEY

DEED INSTRUMENT: 2025018348

DEED DATED: JUNE 18, 2025

PIN: 5355-10-45-2073

AREA TO BE DEDICATED: 0.285 ACRES



Revision	Date	Description
1	12/19/23	REV PER TOWNSHIP CORRECTION
2	2/28/24	REV PER BOUNDARY CORRECTION
3	7/11/25	REV PER OWNERSHIP CHANGE

1011 North Park Road
 Suite 100
 Pottstown, PA 19464
 2500 East High Street
 Suite 630
 Pottstown, PA 19464
 Phone: 610.373.8001

MCCARTHY
 ENGINEERING ASSOCIATES, INC.
 www.McCarthy-Engineering.com

RIGHT-OF-WAY EXHIBIT
"HIGHLAND PLACE"

Client: AMERICAN LAND DEVELOPMENT
 Location: AMITY TOWNSHIP, BERKS COUNTY, PA
 Date: OCTOBER 27, 2023

DRAWN BY:	PROJ. MANAGER:
A-MK	CF
PRINCIPAL:	SCALE:
JCM	1" = 50'
SHEET NO.	
1 OF 1	
PLAN NO.	
190193-RW-01	

EXHIBIT "B"
LEGAL DESCRIPTION



REVISED July 15, 2025

Right of Way Dedication
HG Properties 30 LP
Amity Park Road
Amity Township, Berks County, PA
MEA File #190193

DESCRIPTION

ALL THAT CERTAIN piece or parcel of vacant land, shown as an Area of Dedication on a Right-of-Way Exhibit for the Development of Highland Place, being Plan No. 190193-RW-01, prepared by McCarthy Engineering Associates, Inc., last revised July 11, 2025, situate on the northwesterly side of Township Road T-468, known as Amity Park Road (current width 33 feet), in the Township of Amity, County of Berks, and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows to wit:

BEGINNING at a point near the easterly edge of the existing cartway of the said Amity Park Road, a corner of lands of HG Properties 30 LP, of which this tract was once a part, said point being a corner of lands of Mariola Kruczek, said point also being the most southeasterly corner of the herein described tract;

THENCE crossing the said Amity Park Road, and along the said lands of Mariola Kruczek, North $65^{\circ} 31' 46''$ West, a total distance of 39.14 feet, (the last 13.72 feet of which is additional Right of Way width), to a point in line of the said lands of Mariola Kruczek, said point being at the Ultimate Right of Way line;

THENCE along the said Ultimate Right of Way line, and thru lands of the Grantor herein, and passing thru an access easement to be extinguished, the two (2) following courses and distances:

1. North $19^{\circ} 48' 39''$ East, a distance of 284.83 feet to a point of curvature;
2. By a line curving to the right, having a radius of 119.60 feet, a central angle of $44^{\circ} 03' 11''$, a chord bearing North $41^{\circ} 03' 08''$ East, a chord distance of 89.71 feet, and an arc distance of 91.96 feet to a point in line of lands of Albert N. and Catherine J. Suglia;

THENCE along the said lands of Albert N. and Catherine J. Suglia, and along the said lands of Mariola Kruczek, South $18^{\circ} 48' 24''$ West, a total distance of 371.68 feet (the first 19.90 feet of which is additional Right of Way width), to the **PLACE OF BEGINNING**.

CONTAINING IN AREA: 0.285 Acres of land, more or less.

BEING PART OF THE SAME PREMISES which Thomas F. and Nancy J. Flatley, by their deed dated June 18, 2025, and recorded as Instrument No. 2025018348, Berks County Records, granted and conveyed unto HG Properties 30 LP, the Grantors herein.

P:_PAST YEARS\2019\190193-Highland Place (Amity Park Road)\Survey\Legals\ Revised Amity Park Road Dedication.docx

McCARTHY ENGINEERING ASSOCIATES, INC.

1011 N. PARK ROAD, SUITE 100, WYOMISSING, PA 19610 | 610.373.8001 | MCCARTHY-ENGINEERING.COM

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

Return To: Brian F. Boland, Esq.
Kozloff Stoudt, P.C.
2640 Westview Drive
Wyomissing, PA 19610
(610) 670-2552

Property Address: Dedication of a Portion of Property Abutting Amity Park Road
Amity Township

Property I.D. No. 24535510452073 (portion of)

DEED OF DEDICATION
AMITY PARK ROAD RIGHT OF WAY ADDITION

THIS DEED OF DEDICATION is made as of this 14th day of July, 2025, by and between: **HG PROPERTIES 30 LP**, with an address of 345 Main Street, Harleysville, Pennsylvania 19438 ("Grantor");

AND

TOWNSHIP OF AMITY, a township of the second class and municipal corporation, existing under and by virtue of the laws of the Commonwealth of Pennsylvania with its principal place of business located at 2004 Weavertown Road, Douglassville, Pennsylvania 19518, ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property situated along Amity Park Road, Amity Township, Berks County, Pennsylvania, which is identified as Property I.D. No. 24535510452073, by virtue of a Deed dated June 18, 2025 and recorded June 20, 2025 in the Berks County Recorder of Deeds Office at Instrument No. 2025018348 ("Premises"); and

WHEREAS, Grantor desires to convey a 0.285 acre portion of the Premises as more fully bounded and described in the map attached hereto as Exhibit "A" and legal description attached hereto as Exhibit "B", both of which are incorporated herein by reference and made a part hereof (the "Dedication Parcel"); and

WHEREAS, the Dedicated Parcel is intended to become part of the street now known as Amity Park Road, to widen said Amity Park Road, within the development known as "Highland Place Land Development", situate in Amity Township, Berks County, Pennsylvania, in accordance with the Final Land Development Plan known as "Highland Place - Phase 1" dated September 7, 2023, last revised May 27, 2025 and, recorded in the Recorder of Deeds Office of Berks County, Pennsylvania, at Instrument No. 2025018345 (the "Plan"); and

NOW, THEREFORE, that the Grantor, for and in consideration of the sum of **One Dollar (\$1.00)**, in hand paid, the advantages to it accruing as well as for diverse and other considerations affecting the public welfare which it seeks 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 Dedicated Parcel to become part of the street known as Amity Park Road to widen said Amity Park Road.

TOGETHER with all and the singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining 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 Dedicated Parcel above described to and for the only proper use and behoof of the Grantee, its successors and assigns, forever, as and for a public road, which may include curbs, sidewalks, and other municipal improvements, for the purpose of public travel and to the same extent and with the same effect as if the aforesaid 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 repairing, grading, improving, paving, maintaining, or using of said Dedicated Parcel for a public road, 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 Dedicated Parcel is 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, AND INTENDING TO BE LEGALLY BOUND HEREBY, the Grantor 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.

GRANTOR:

HG PROPERTIES 30 LP

By: 

THP, GP, Inc. General Partner

Attest: 

The address of the Grantee is:

Amity Township
2004 Weavertown Road
Douglassville, PA 19518



On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF Montgomery :

On this 14 day of July, 2025 before me, a Notary Public in and for the County and State aforesaid, personally appeared Shaun Hackeman and _____ who acknowledged themselves to be the authorized ~~signing~~ and _____ of THP GP, INC. , GENERAL PARTNER OF HG PROPERTIES 30 LP, a Pennsylvania Limited Partnership, and that as such officers and being authorized to do so executed the foregoing DEED OF DEDICATION for the purposes therein contained by signing the name of the limited partnership by themselves as such officers.

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

Commonwealth of Pennsylvania - Notary Seal
Deborah L. Gagliani, Notary Public
Montgomery County
My commission expires February 17, 2029
Commission number 1456530
Member, Pennsylvania Association of Notaries

Deborah L. Gagliani

Notary Public

EXHIBIT "A"
MAP

RECORD OWNER & SOURCE OF TITLE:

GRANTEE: HG PROPERTIES 30 LP

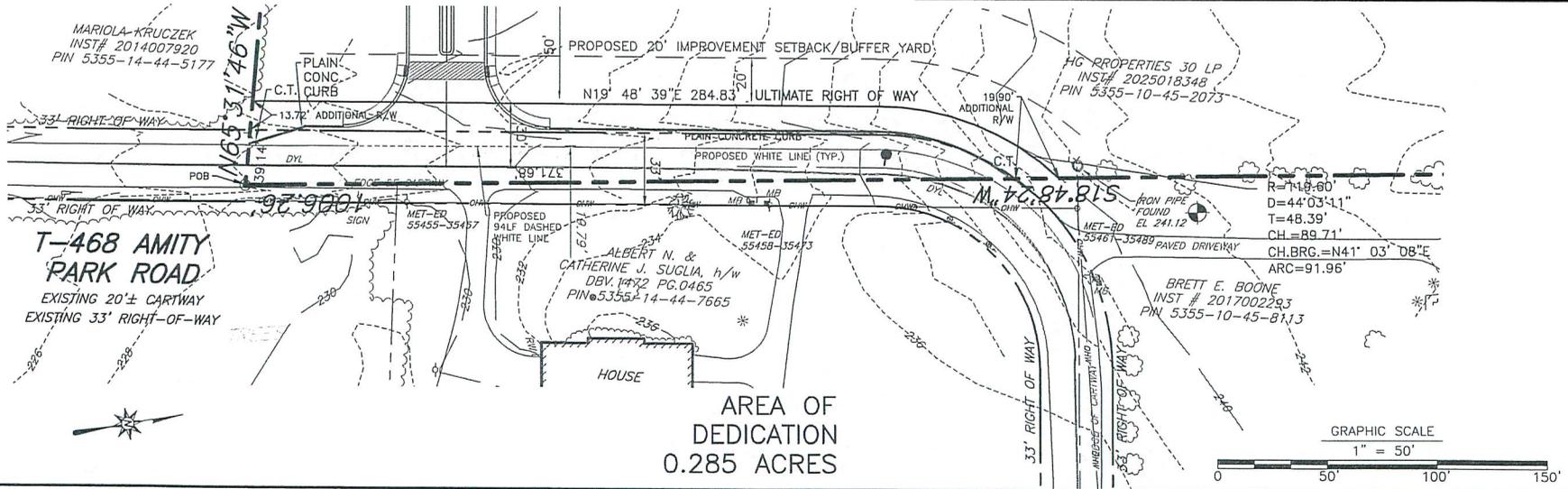
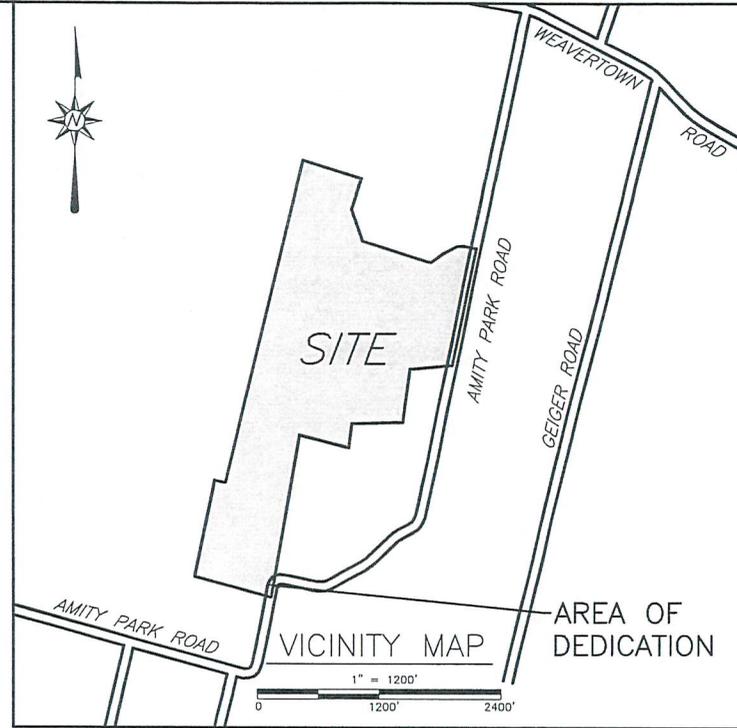
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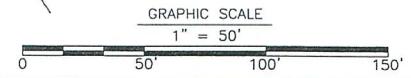
DEED DATED: JUNE 18, 2025

PIN: 5355-10-45-2073

AREA TO BE DEDICATED: 0.285 ACRES



AREA OF DEDICATION
0.285 ACRES



REV	DATE	DESCRIPTION	BY
3	7/1/23	REV FOR OWNERSHIP CHANGE	AMK
2	7/1/23	REV FOR BUILDING PERMIT	AMK
1	12/12/21	REV FOR TOWNSHIP RECORD LIB. DATED 12/21/23	AMK

1011 North Park Road
Suite 100
Wynonah, PA 19610
2500 East High Street
Suite 630
Pottstown, PA 19644
Phone: 610.373.8001

MCCARTHY
ENGINEERING ASSOCIATES, INC.
www.McCarthy-Engineering.com

RIGHT-OF-WAY EXHIBIT
"HIGHLAND PLACE"

Client: AMERICAN LAND DEVELOPMENT
Location: AMITY TOWNSHIP, BERKS COUNTY, PA
Date: OCTOBER 27, 2023

DRAWN BY:	PROJ. MANAGER:
AMK	CF
PRINCIPAL:	SCALE:
JCM	1"=50'
SHEET NO.	
1	1
PLAN NO.	
190193-PW-01	

EXHIBIT "B"
LEGAL DESCRIPTION



REVISED July 15, 2025

Right of Way Dedication
HG Properties 30 LP
Amity Park Road
Amity Township, Berks County, PA
MEA File #190193

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THENCE along the said Ultimate Right of Way line, and thru lands of the Grantor herein, and passing thru an access easement to be extinguished, the two (2) following courses and distances:

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