

**Prepared By:** Christen G. Pionzio, Esquire  
**Return to:** Christen G. Pionzio, Esquire  
Hamburg, Rubin, Mullin, Maxwell & Lupin  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773  
215-661-0400

**Parcel No. 31-00-08812-00-4**

**DEED OF DEDICATION**

**REQUIRED RIGHT OF WAY**

**200 South Easton Road**

**THIS INDENTURE** made this \_\_\_\_ day of \_\_\_\_\_, 2020, between  
\_\_\_\_\_  
**PROVCO PINEGOOD GLENSIDE LLC** (hereinafter called the "Grantor"), and **COUNTY**  
**OF MONTGOMERY**, a county within the Commonwealth of Pennsylvania (hereinafter called the  
"Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the advantage to itself accruing as well as for diverse 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 said Grantee, its successors and assigns: that area, lot or parcel described in the legal description by Control Point Associates, Inc. dated July

13, 2020, revised October 2, 2020, and plan by Traffic Planning and Design, Inc. dated April 6, 2020, revised September 1, 2020, collectively attached hereto, made a part hereof and marked as Exhibit "A" ("Premises").

To have and to hold, the said Premises above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street and/or highway and/or storm water management facility or other public improvement and for any other use or purpose designated by the Grantee including, but not limited to, the right to use the said right-of-way for sanitary sewers, underground wiring and/or drainage control to the same extent and with the same effect as if the said street had been opened by eminent domain after proceedings duly had for that purpose under and pursuant to the Rules and Regulations of the Cheltenham Township Code, the Eminent Domain Code and/or any other applicable law of the Commonwealth of Pennsylvania.

And the said Grantor, for itself, its successors and assigns, by these presents, covenants, ~~promises, and agrees to and with the said Grantee, its successors and assigns, that neither the~~ Grantor, nor its successors and assigns, shall nor will at any time thereafter, ask, demand, or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for the Premises or by reason of the physical grading of said street to the grade as now established by Grantee, and if such grade shall not be established at the day or the date of these presents that neither the said Grantor, or Grantor's successors and assigns, shall or will at any time hereafter ask, demand, recover, or receive any such damage by reason of the physical grading of said street to conform to the grade as first thereafter established or confirmed by Grantee.

And the said Grantor, for itself, its successors and assigns, does by these presents agree to waive any and all damages to or for the Premises and further covenant, promise, and agree to and

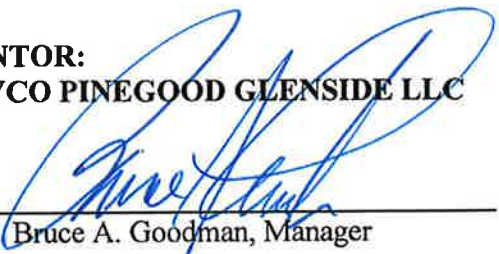
with said Grantee, its successors and assigns, that the said Premises above described unto the said Grantee, its successors and assigns, against the said Grantor, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under Grantor, or them or any of them, shall and will warrant and forever defend.

AND, this Deed of Dedication is State and local transfer tax exempt pursuant to 61 Pa. Code 91.193 (b)(1)(ii).

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

**GRANTOR:  
PROVCO PINEGOOD GLENSIDE LLC**

James Marshall  
Witness

By:   
Bruce A. Goodman, Manager

**The foregoing Deed of Dedication is accepted.**

**GRANTEE:  
COUNTY OF MONTGOMERY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

:  
: SS  
:

On this 21<sup>st</sup> day of October, 2020, before me, the undersigned officer, a Notary Public, personally appeared **Bruce A. Goodman**, known to me (or satisfactorily proven) to be the Manager of Provco Pinegood Glenside, LLC, and acknowledged that he, as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

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

Alisa Pezner  
Notary Public

My Commission Expires: 10/15/2023

Commonwealth of Pennsylvania - Notary Seal  
ALISA PEVZNER, Notary Public  
Montgomery County  
My Commission Expires October 15, 2023  
Commission Number 1357027

**COMMONWEALTH OF PENNSYLVANIA**

:

: **SS**

**COUNTY OF MONTGOMERY**

:

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020, before me, the subscriber, a Notary Public, personally appeared \_\_\_\_\_, \_\_\_\_\_ of the **County of Montgomery**, who acknowledged that he/she was personally present at the execution of the above Agreement and saw the common or corporate seal of the said County duly affixed thereto; that the said seal so affixed thereto is the common or corporate seal of the County; that the said Deed was duly sealed and delivered as and for the Act and Deed of said County for the uses and purposes therein mentioned and that they desired the same to be recorded as such

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

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

My Commission Expires:

**Exhibit “A”**  
**Plan/Premises**



**CONTROL POINT  
ASSOCIATES, INC.**  
traditional methods | modern approaches

New Britain Corporate Center  
1600 Manor Drive, Suite 210  
Chalfont, PA 18914  
Tel: 215.712.9800  
cpasurvey.com

JULY 13, 2020  
REVISED OCTOBER 2, 2020  
02-180082-00

METES AND BOUNDS DESCRIPTION  
REQUIRED RIGHT-OF-WAY TO BE  
DEDICATED TO MONTGOMERY COUNTY  
PART OF APN #31-00-08812-00-4  
BLOCK 132, UNIT 1  
LANDS NOW OR FORMERLY  
PROVCO PINEGOOD GLENSIDE LLC  
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY  
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EASTON ROAD (COUNTY ROADWAY, VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT BEING 19.27 FEET LEFT OF STATION 120+43.76 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EASTON ROAD:

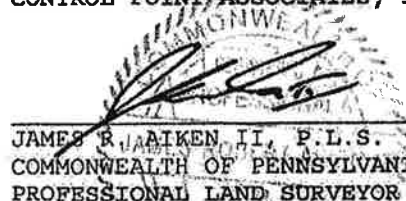
1. SOUTH 42 DEGREES - 12 MINUTES - 00 SECONDS WEST, A DISTANCE OF 61.87 FEET TO A POINT, THENCE;
2. SOUTH 42 DEGREES - 23 MINUTES - 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN BLOCK 132, UNIT 1 AND BLOCK 132, UNIT 2, LANDS NOW OR FORMERLY PROVCO PINEGOOD GLENSIDE, LLC, NORTH 47 DEGREES - 37 MINUTES - 00 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHWESTERLY REQUIRED RIGHT-OF-WAY LINE OF EASTON ROAD, THENCE;
- ~~4. ALONG ON THE NORTHWESTERLY REQUIRED RIGHT-OF-WAY LINE OF EASTON ROAD, NORTH 42 DEGREES - 23 MINUTES - 00 SECONDS EAST, A DISTANCE OF 106.93 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WAVERLY ROAD (33 FOOT WIDE RIGHT-OF-WAY), THENCE;~~
5. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WAVERLY ROAD, SOUTH 74 DEGREES - 21 MINUTES - 00 SECONDS EAST, A DISTANCE OF 10.98 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,088 SQUARE FEET OR 0.025 ACRE

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON AN EXHIBIT ENTITLED "PROVCO PINEGOOD GLENSIDE LLC - REQUIRED RIGHT-OF-WAY EXHIBIT", PREPARED BY TRAFFIC PLANNING AND DESIGN, INC., DATED 4/06/2020, JOB NO. PRPV.00040, SHEET 1 OF 1.

CONTROL POINT ASSOCIATES, INC.

  
10/02/2020  
JAMES R. JAIKIEN II, P.L.S. DATE  
COMMONWEALTH OF PENNSYLVANIA  
PROFESSIONAL LAND SURVEYOR # SU075233

S:\Surveys\18\02-180082-BEI-Provco-Wawa-EastonRd-Glenside-Cheltenham-MontCo-PA-JAA\M&B\10-02-2020\M&B\REQUIRED RIGHT-OF-WAY - BLOCK 132, UNIT 1.docx  
PREPARED BY: JAA REVIEWED BY: JRA

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	--	--	1 OF 1
CHELTENHAM TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
	REVISED	07/07/20	JTD	

0 15 30 FEET



— REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE COUNTY

REQUIRED FROM PROPERTY  
REQUIRED RIGHT-OF-WAY  
TOTAL AREA  
1088 SF

BLOCK 132  
UNIT 1  
APN #31-00-08812-004  
LANDS W/F PROVCO PINEGOOD  
GLENSIDE, LLC  
D. B. 6185, PG. 2042  
(PREMISES 'D')

WAVERTLY ROAD

REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE COUNTY

REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

PROPOSED TRAFFIC SIGNAL EASEMENT

COUNTY LEGAL RIGHT-OF-WAY  
N47°37'00"W  
10.00'

REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE COUNTY  
N42°23'00"E  
106.93'

S74°21'00"E  
10.98'

+38.86  
29.09'

S42°12'00"W  
61.87'

S42°23'00"W  
50.00'

+81.89  
19.35'

+43.76  
19.27'

P.O.B.

EASTON ROAD  
25 MPH POSTED SPEED LIMIT

120



TRAFFIC PLANNING AND DESIGN, INC.  
www.TrafficPD.com | 610.326.3100 | TPD@TrafficPD.com  
DATE: 04/06/20 PROJECT DESIGNER: JTD JOB NO: PRPV/00040

PROVCO PINEGOOD GLENSIDE, LLC - REQUIRED RIGHT-OF-WAY EXHIBIT  
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL UP TO AND INCLUDING THE LAST REVISIONS.

EXHIBIT