

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. 31-00-08818-00-7

DEED OF DEDICATION

REQUIRED RIGHT OF WAY

216 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.

Lauren Maschall
Witness

GRANTOR:
PROVCO PINEGOOD GLENSIDE LLC

By: 
Bruce A. Goodman, Manager

The foregoing Deed of Dedication is accepted.

GRANTEE:

COUNTY OF MONTGOMERY

By: _____
Name: _____
Title: _____

Attest: _____

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this 21st 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

:

COUNTY OF MONTGOMERY

: **SS**

:

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 #31-00-08818-00-7
 BLOCK 132, UNIT 3
 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 20.10 FEET LEFT OF STATION 118+14.07 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;


1. ALONG THE DIVIDING LINE BETWEEN BLOCK 132, UNIT 3, LANDS NOW OR FORMERLY PROVCO PINEGOOD GLENSIDE, LLC AND BLOCK 132, UNIT 4, LANDS NOW OR FORMERLY PROVCO PINEGOOD GLENSIDE, LLC, NORTH 47 DEGREES - 37 MINUTES - 00 SECONDS WEST, A DISTANCE OF 9.99 FEET TO A POINT, THENCE;
2. ALONG THE NORTHWESTERLY REQUIRED RIGHT-OF-WAY LINE OF EASTON ROAD, NORTH 42 DEGREES - 22 MINUTES - 22 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN BLOCK 132, UNIT 3 AND BLOCK 132, UNIT 2, LANDS NOW OR FORMERLY PROVCO PINEGOOD GLENSIDE, LLC, SOUTH 47 DEGREES - 37 MINUTES - 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EASTON ROAD, THENCE;
- ~~4. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EASTON ROAD, SOUTH 42 DEGREES - 23 MINUTES - 00 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT AND PLACE OF BEGINNING.~~

CONTAINING 600 SQUARE FEET OR 0.014 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. AIKEN II, P.E.S.
 COMMONWEALTH OF PENNSYLVANIA
 PROFESSIONAL LAND SURVEYOR # SU075233

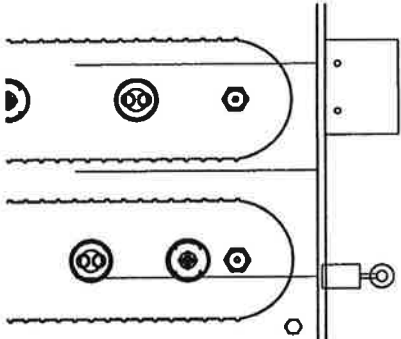
DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	--	--	1 OF 1
REVISION NUMBER	CHEL TENHAM TOWNSHIP			
REVISED	REVISIONS			
	DATE	BY		
	09/20/20	JD		

0 15 30 FEET

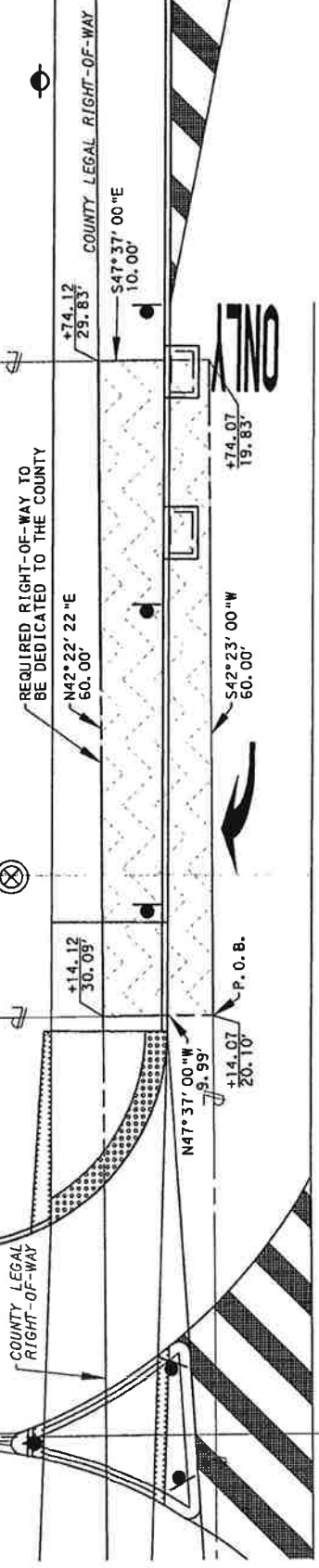
REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE COUNTY

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

BLOCK 132
UNIT 7
APN #31-00-08818-007
LANDS N/F
PROVCO PINEGOOD GLENSIDE, LLC
D. B. 6185, PG. 2042
(PREMISES 'F')



SITE DRIVE B



EASTON ROAD
25 MPH POSTED SPEED LIMIT

119

118

ONLY



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 AMENDMENTS TO THE ORIGINAL UP TO AND INCLUDING THE LAST REVISIONS.

