

RESOLUTION NO. 2017-36

**A RESOLUTION OF LOWER PROVIDENCE TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE
DEED OF DEDICATION FROM MIKELN, LLC TO LOWER
PROVIDENCE TOWNSHIP**

WHEREAS, Mikelen, LLC presented to Lower Providence Township an offer of Deed of Dedication; and

WHEREAS, Declarant has made certain covenants as to the marketability of title to said premises being conveyed to Lower Providence Township for public purposes deemed appropriate, a copy of said Deed of Dedication being attached hereto and incorporated herein as Exhibit "A".

NOW, THEREFORE, it is hereby **RESOLVED** by the Board of Supervisors of Lower Providence Township does hereby approve the attached Deed of Dedication from Mikelen, LLC to Lower Providence Township.

SO RESOLVED this 21st day of December, 2017.

ATTEST:

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**



Township Manager

By: 

Name: *Colleen Eckman*

Title: *Chairwoman*



Prepared By: John B. Rice, Esquire
Grim, Biehn & Thatcher
104 S. Sixth Street, P.O. Box 215
Perkasie, PA 18944

Return To: Grim, Biehn & Thatcher
104 S. Sixth Street, P.O. Box 215
Perkasie, PA 18944

CPN #

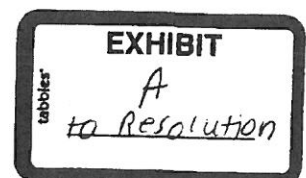
DEED OF DEDICATION

(Stella's Way- 324 Level Road Subdivision)

THIS EASEMENT AGREEMENT made this 16th day of November, A.D., 2016 by and between **MIKELEN, LLC, a Pennsylvania Limited Liability Company**, having a mailing address of P.O. Box 243, Fairview Village, PA 19409 (hereinafter referred to as "**Grantor**") and the **TOWNSHIP OF LOWER PROVIDENCE**, a Township of the Second Class, with offices located at 100 Parklane Drive, Eagleville, PA 19409 (hereinafter referred to as "**Grantee**").

WITNESS, that the said Grantor, for and in consideration of the advantages to it accruing as well as for diverse other considerations affecting the public welfare which it seeks to advance, has granted, bargained, sold, aliened, released and conveyed unto the said Grantee, its successors and assigns, all that certain strip of land situate within the Township of Lower Providence, County of Montgomery, and Commonwealth of Pennsylvania as described on the legal description attached hereto and incorporated herein as *Exhibit "A"*.

TO HAVE AND TO HOLD, the said tract or piece of ground above described unto the said Grantee, to and for the only proper use and on behalf of said Grantee, its successors and assigns, forever as and for a public road and/or utility purposes, and for such other public purpose whatsoever.

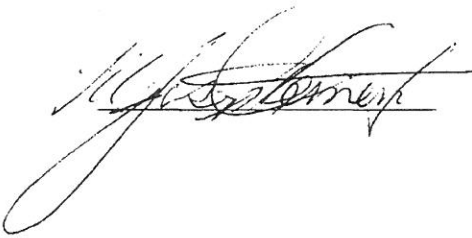
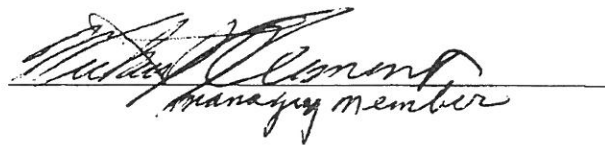


AND THE SAID GRANTOR, for itself, its successors and assigns, does by these presents further covenant, promise, and agree to and with the said Grantee, its successors and assigns, that the said tract of ground herein described hereby granted, or mentioned, or intended so to be unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part hereof, by, from and under it or them, or any of them, shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

WITNESS:

MIKELEN, LLC, a Pennsylvania Limited Liability Company

A handwritten signature in cursive script, appearing to read "M. J. [unclear]", written over a horizontal line.A handwritten signature in cursive script, appearing to read "Mikelelen", written over a horizontal line. Below the signature, the words "managing member" are written in a smaller, cursive script.

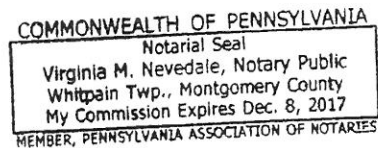
ACKNOWLEDGMENTS

STATE OF PENNSYLVANIA :
COUNTY OF Montgomery : SS.
:

ON THIS 16th day of November, A.D., 2016, before me, a Notary Public in and for the County of Montgomery, Commonwealth of Pennsylvania, the undersigned officer, personally appeared MICHAEL J CLEMENT, of **MIKELEN, LLC, a Pennsylvania Limited Liability Company**, known to me, (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged, that he/she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Virginia M. Nevedale (SEAL)
Notary Public



August 30, 2016

RE: Stella's Way Description
324 Level Road Subdivision

ALL THAT CERTAIN parcel of ground being Stella's Way of the 324 Level Road Subdivision, situate in the Township of Lower Providence, County of Montgomery and Commonwealth of Pennsylvania, as shown on a plan titled "HTC Associates, LLC/324 Level Road Subdivision Plan", dated May 2, 2014, last revised August 30, 2016 and being more fully described as follows:

BEGINNING at a point on the Northern side of the Right-of-Way of Stella's Way (50 feet wide), said point being measured the following course and distance from a common corner of lands of now or late Alan S. & Kimberly A. Pulli and the Eastern side of the Right-of-Way of Level Road (60 feet wide); North 14 degrees 56 minutes 00 seconds East a distance of 183.42 feet; the point of beginning;

THENCE 1) FROM THE POINT OF BEGINNING and extending along lands of now or late HTC Associates, LLC, along a curve concave to the left, having a radius of 25.00 feet, an arc length of 46.02 feet with a chord bearing and distance of South 38 degrees 17 minutes 23 seconds East, 39.54 feet to a point on the Northern side of the Right-of-Way of Stella's Way;

THENCE 2) Extending along lands of now or late HTC Associates, LLC, North 89 degrees 27 minutes 30 seconds East, 531.71 feet to a point in line of lands of now or late HTC Associates, LLC;

THENCE 3) Extending along said lands of now or late HTC Associates, LLC, along a curve concave to the left, having a radius of 13.00 feet, an arc length of 9.42 feet with a chord bearing and distance of North 68 degrees 41 minutes 42 seconds East, 9.22 feet to a point on the Northern side of the Right-of-Way of Stella's Way;

THENCE 4) Extending along said lands of now or late HTC Associates, LLC, along a curve concave to the right, having a radius of 60.00 feet, an arc length of 308.42 feet with a chord bearing and distance of South 15 degrees 11 minutes 33 seconds West, 64.90 feet to a point on the Southern side of the Right-of-Way of Stella's Way;

THENCE 5) Extending along said lands of now or late HTC Associates, LLC, along a curve concave to the left, having a radius of 13.00 feet, an arc length of 16.56 feet with a chord bearing and distance of North 54 degrees 2 minutes 39 seconds West, 15.46 feet to a point on the Southern side of the Right-of-Way of Stella's Way;

THENCE 6) Extending along lands of now or late HTC Associates, LLC, South 89 degrees 27 minutes 30 seconds West, 537.98 feet to a point in line of lands of now or late HTC Associates, LLC;

THENCE 7) Extending along said lands of now or late HTC Associates, LLC, along a curve concave to the left, having a radius of 25.00 feet, an arc length of 32.52 feet with a chord bearing and distance of South 52 degrees 11 minutes 45 seconds West, 30.27 feet to a point on the Eastern side of the Right-of-Way of Level Road;

THENCE 7) Extending along said Eastern side of the Right-of-Way of Level Road (60 feet wide); North 14 degrees 56 minutes 00 seconds East a distance of 103.33 feet to the POINT OF BEGINNING.

CONTAINING: 39,862.35 Square Feet more or less

EXHIBIT

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