

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2021-08

**A RESOLUTION OF NEW BRITAIN TOWNSHIP
ACKNOWLEDGING THE ACCEPTANCE OF A DEED OF
DEDICATION FOR MADIGAN WAY AT A PUBLIC
MEETING HELD ON DECEMBER 2, 2019**

WHEREAS, on the 16th day of November 2017, *MDGI, LLC*, a Pennsylvania Limited Liability Company with offices located at 1030 Reed Avenue, Suite 100, Wyomissing, PA 19610 (hereinafter collectively referred to as "*Declarant*") presented to the Township of New Britain an offer of Deed of Dedication in connection with a certain subdivision plan known as the Frost Tract, and Declarant has made certain covenants as to the marketability of title to said premises being conveyed to the Township of New Britain for public road purposes;

WHEREAS, based upon said covenants and warranties, on the 2nd day of December 2019, at a public meeting of the Board of Supervisors, the Township of New Britain accepted the Deed of Dedication for Madigan Way, a copy of said Deed with *Exhibit "A"* being attached hereto and incorporated herein;

WHEREAS, the Board of Supervisors of the Township of New Britain does hereby acknowledge and ratify the acceptance of the Deed of Dedication for Madigan Way at the public meeting held on the 2nd day of December 2019;


APPROVED by proper action of the Township of New Britain on the 1st day of March 2021 at a duly advertised public meeting of the Township of New Britain with a quorum present and voting, with the Chairman of the Board of Supervisors of the Township of New Britain being directed to execute this resolution, to authorize the Township Secretary to record said Deed of Dedication at the Bucks County Clerk of Courts, and to reflect such action upon the minutes of this meeting.


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NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS


Gregory T. Hood, Chair



Helen Haun, Vice Chair


William B. Jones


Cynthia M. Jones


Marybeth McCabe, Esq.

ATTEST:


Michael Walsh, Interim Manager

BUCKS COUNTY RECORDER OF DEEDS
55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 202009929
Recorded On 2/14/2020 At 10:30:07 AM * Total Pages - 6
* Instrument Type - DEED AGREEMENT - NO PROPERTY TRANSFER
Invoice Number - 1059484 User - SMC
* Grantor - MDG 1 LLC
* Grantee - TOWNSHIP OF NEW BRITAIN
* Customer - SIMPLIFILE LC E-RECORDING

* **FEEs**
RECORDING FEES \$68.75
TOTAL PAID \$68.75

Bucks County UPI Certification
On February 14, 2020 By JJK

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

RETURN DOCUMENT TO:
GRIM, BIEHN & THATCHER
104 SOUTH 6TH STREET
PERKASIE, PA 18944

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.



CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
26-005-077-	N BRITAIN TWP
CERTIFIED 02/14/2020 BY JJK	

Prepared By: **H. Peter Nelson, Esquire**
Grim, Biehn & Thatcher
104 So. Sixth Street, P.O. Box 215
Perkasie, PA 18944

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

TMP #: 26-005-077

DEED OF DEDICATION
MADIGAN WAY

THIS INDENTURE, made this 16th day of November, A.D. 2017, by and between **MDG 1, LLC**, a Pennsylvania Limited Liability Corporation, having offices at 1030 Reed Avenue, Suite 100, Wyomissing, PA 19610 (hereinafter referred to as "**Grantor**") and the **TOWNSHIP OF NEW BRITAIN**, of 207 Park Avenue, Chalfont, PA 18914 (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, release and convey unto the said Grantee, its successors and assigns, all that certain strip of land situate within the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania as described on the attached description marked **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 behoof of said Grantee, its successors and assigns, forever as and for a public road and/or utility purposes for no other use or 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.

GRANTOR

MDG 1, LLC, a Pennsylvania Limited Liability Corporation, by its Manager, Metropolitan Development Group, Inc.

Attest: *H. Townley*

By: *[Signature]*
Name: Michael V. Tulio
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF *Berks* :

On this *16th* day of *November*, 2017, before me a Notary Public, personally appeared **MICHAEL V. TULIO, VICE PRESIDENT of METROPOLITAN DEVELOPMENT GROUP, INC., MANAGER of MDG 1, LLC**, a Pennsylvania Limited Liability Corporation, and 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 Corporation by himself as such Officer.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Helen E. Townley, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Sept. 26, 2018

H. Townley (SEAL)
Notary Public

I hereby certify that the precise address of the within-named Grantee is 207 Park Avenue, Chalfont, Pennsylvania 18914

[Signature]
H. Peter Nelson, Esq.

Metes & Bounds Description
Madigan Way (To Be Offered For Dedication)
Rolling Ridge
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN tract or piece of land situated in New Britain Township, Bucks County, Pennsylvania, identified as "Madigan Way", as shown on a plan entitled Record Plan of Subdivision Sheets 2 - 5 of 31 for Rolling Ridge, TMP 26-5-77 and TMP 26-5-77-2, prepared by Van Cleef Engineering Associates, dated July 3, 2007, last revised September 28, 2017, and being more particularly described as follows:

BEGINNING at a point, said point being a concrete monument to be set at the terminus of a radius at the intersection of the northeasterly right of way of Madigan Way (Variable width) and the northwesterly ultimate right of way of Upper State Road (T-395) (40 feet from centerline), and running:

thence (1) along the northwesterly ultimate right of way of Upper State Road (T-395) (40 feet from centerline), South $36^{\circ}48'19''$ West, a distance of 91.08 feet to a concrete monument to be set at the point of curvature;

thence (2) along the southwesterly right of way of Madigan Way (Variable width), along the arc of a circle curving to the left in a northwesterly direction (non-tangential to the previous course), having a radius of 15.00 feet, an arc distance of 23.56 feet, a chord bearing of North $08^{\circ}11'41''$ West, a chord distance of 21.21 feet to a concrete monument to be set at the point of reverse curvature;

thence (3) continuing along the southwesterly right of way of Madigan Way (Variable width), along the arc of a circle curving to the right in a northwesterly direction having a radius of 100.00 feet, an arc distance of 63.65 feet, a chord bearing of North $34^{\circ}57'34''$ West, a chord distance of 62.58 feet to a concrete monument to be set at the point of tangency;

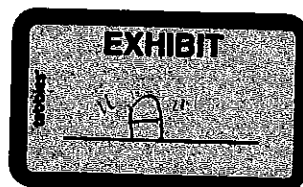
thence (4) still continuing along the southwesterly right of way of Madigan Way (Variable width), North $16^{\circ}43'26''$ West, a distance of 45.79 feet to a concrete monument to be set at the point of curvature;

thence (5) still continuing along the southwesterly right of way of Madigan Way (50 feet wide), along the arc of a circle curving to the left in a northwesterly direction, having a radius of 125.00 feet, an arc distance of 67.40 feet, a chord bearing of North $32^{\circ}10'15''$ West, a chord distance of 66.59 feet to a concrete monument to be set at the point of tangency;

thence (6) still continuing along the southwesterly right of way of Madigan Way (50 feet wide), North $47^{\circ}37'03''$ West, a distance of 207.42 feet to a concrete monument to be set at the point of curvature;

thence (7) still continuing along the southwesterly right of way of Madigan Way, along the arc of a circle curving to the left in a southwesterly direction, having a radius of 10.00 feet, an arc distance of 15.71 feet, a chord bearing of South $87^{\circ}22'57''$ West, a chord distance of 14.14 feet to a concrete monument to be set at the point of reverse curvature;

1 of 2



thence (8) along the cul-de-sac bulb of Madigan Way (60 feet radius), along the arc of a circle curving to the right, having a radius of 60.00 feet, an arc distance of 282.75 feet, a chord bearing of North 02°37'03" West, a chord distance of 84.85 feet to a concrete monument to be set at the point of tangency;

thence (9) along the northeasterly right of way of Madigan Way (50 feet wide), South 47°37'03" East, a distance of 277.42 feet to a concrete monument to be set at the point of curvature;

thence (10) continuing along the northeasterly right of way of Madigan Way (50 feet wide), along the arc of a circle curving to the right in a southeasterly direction, having a radius of 175.00 feet, an arc distance of 94.36 feet, a chord bearing of South 32°10'15" East, a chord distance of 93.22 feet to a concrete monument to be set at the point of tangency;

thence (11) still continuing along the northeasterly right of way of Madigan Way (50 feet wide), South 16°43'26" East, a distance of 27.15 feet to a concrete monument to be set at the point of curvature;

thence (12) still continuing along the northeasterly right of way of Madigan Way (Variable width), along the arc of a circle curving to the left in a southeasterly direction, having a radius of 50.00 feet, an arc distance of 31.83 feet, a chord bearing of South 34°57'34" East, a chord distance of 31.29 feet to a concrete monument to be set at the point of tangency;

thence (13) still continuing along the northeasterly right of way of Madigan Way (Variable width), South 53°11'41" East, a distance of 15.00 feet to a concrete monument to be set at the point of curvature;

thence (14) still continuing along the northeasterly right of way of Madigan Way (Variable width), along the arc of a circle curving to the left in a northeasterly direction, having a radius of 15.00 feet, an arc distance of 23.56 feet, a chord bearing of North 81°48'19" East, a chord distance of 21.21 feet to the first mentioned point and place of beginning.

Containing a calculated area of 32,974 sq. ft. or 0.757 acres.



Robert W. Cook, PA Professional Land Surveyor No. SU075256
Van Cleef Engineering Associates

July 5, 2017 / Rev. August 21, 2017 / Rev. September 28, 2017
Madigan Way.docx



1830019105

RECORDER'S USE ONLY

REV-183
 BUREAU OF INDIVIDUAL TAXES
 PO BOX 280603
 HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
 STATEMENT OF VALUE**
 COMPLETE EACH SECTION

State Tax Paid: _____
 Book: _____ Page: _____
 Instrument Number: _____
 Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
 11/16/2017

Grantor(s)/Lessor(s) MDG 1, LLC	Telephone Number	Grantee(s)/Lessee(s) Township of New Britain	Telephone Number (215) 822-1391
Mailing Address 1030 Reed Avenue, Suite. 100		Mailing Address 207 Park Avenue	
City Wyomissing	State PA	ZIP Code 19610	City Chalfont
			State PA
			ZIP Code 18914

SECTION II REAL ESTATE LOCATION

Street Address Madigan Way	City, Township, Borough New Britain
County Bucks	School District Central Bucks
	Tax Parcel Number part of 26-005-077

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value not separately assessed	5. Common Level Ratio Factor x 10.64	6. Computed Value = not separately assessed

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100.00%	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Peter Nelson, Esquire	Telephone Number (215) 257-6811
Mailing Address 104 S. 6th Street, P.O. Box 215	City Perkasie
	State PA
	ZIP Code 18944

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party _____ Date 2/14/2020

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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