

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2021-09

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

WHEREAS, on the 5th day of November, 2014, *PINE VALLEY CROSSING ASSOCIATES, LP*, by its general partner, *PVCGP, INC.*, 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 Pine Valley Crossing, 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 Mystic View Circle, a copy of said Deed with *Exhibit "A"* being attached hereto and incorporated herein; and

WHEREAS, the Board of Supervisors of the Township of New Britain does hereby acknowledge and ratify the acceptance of the Deed of Dedication for Mystic View Circle 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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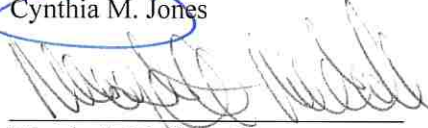
NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS


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 - 2020003292

Recorded On 1/15/2020 At 12:02:44 PM

* Total Pages - 8

* Instrument Type - DEED AGREEMENT - NO PROPERTY TRANSFER

Invoice Number - 1053249 User - KGB

* Grantor - PINE VALLEY CROSSING ASSOCIATES LP

* Grantee - TOWNSHIP OF NEW BRITAIN

* Customer - SIMPLIFILE LC E-RECORDING

FEES

RECORDING FEES	\$80.75
TOTAL PAID	\$80.75

Bucks County UPI Certification
On January 15, 2020 By TF

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.

164080



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
26-011-072- - N BRITAIN TWP
CERTIFIED 01/15/2020 BY TF

Prepared By: 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

TPN #: 26-011-072

DEED OF DEDICATION

MYSTIC VIEW CIRCLE (Pine Valley)

THIS INDENTURE, made this 5th day of November, A.D. 2014, by and between *PINE VALLEY CROSSING ASSOCIATES, LP*, a Pennsylvania Limited Partnership, by its general partner, *PVCGP, INC.*, 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

PINE VALLEY CROSSING ASSOCIATES, LP, a Pennsylvania Limited Partnership, by its general partner, *PVCGP, INC.*

[Signature]
Attest *HELEN B. TOWNLEY*

By: *[Signature]*
Name: Brian Kobularcik
Title: Vice President of PVCGP, Inc.

COMMONWEALTH OF PENNSYLVANIA :
: *ss.*
COUNTY OF BERKS :

On this *5th* day of *NOVEMBER*, 2014, before me a Notary Public, personally appeared *BRIAN KOBULARCIK, VICE PRESIDENT OF PVCGP, INC, GENERAL PARTNER OF PINE VALLEY CROSSING ASSOCIATES, LP*, a Pennsylvania Limited Partnership, 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
Denise McCarthy, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Nov. 23, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature] (SEAL)
Notary Public

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

[Signature]
Peter Nelson, Esq.

EXHIBIT "A"

PINE VALLEY CROSSING SUBDIVISION
Mystic View Circle – Description of 50 foot Wide Loop Portion

ALL THAT CERTAIN 50 foot wide strip of land comprising the loop portion of Mystic View Circle, a proposed public street in the Pine Valley Crossing subdivision, situate southwest of Old Iron Hill Road (Township Route 340) in New Britain Township, Bucks County, Commonwealth of Pennsylvania, being more fully bounded and described in accordance with Forino Co., L.P. plan titled "Pine Valley Crossing Subdivision-Subdivision Plan", and designated as Project No. 12321, Drawing No. 2 of 32, Sheet No. S-1, dated July 31, 2013 and last revised August 13, 2014, as follows:

BEGINNING AT A POINT marking the centerline intersection of the 50 foot wide loop street portion of Mystic View Circle with 60 foot wide entrance portion of said street;

Thence along the centerline of the herein described 50 foot wide strip the nine (9) following courses:

1. South 44°15'24" East, 121.94 feet to a point of curvature;
2. Southerly 161.01 feet on the arc of a curve deflecting to the right, having a radius of 102.50 feet and a central angle of 90°00'00" and being subtended by a chord which bears South 00°44'36" West, a chord distance of 144.96 feet to a point of tangency;
3. South 45°44'36" West, 261.61 feet to a point of curvature;
4. Westerly 158.68 feet on the arc of a curve deflecting to the right, having a radius of 102.50 feet and a central angle of 88°42'02" and being subtended by a chord which bears North 89°54'23" West, a chord distance of 143.30 feet to a point of tangency;
5. North 45°33'22" West, 279.20 feet to a point of curvature;
6. Northerly 188.17 feet on the arc of a curve deflecting to the right, having a radius of 102.50 feet and a central angle of 105°11'04" and being subtended by a chord which bears North 07°02'10" East, a chord distance of 162.84 feet to a point of tangency;
7. North 59°37'43" East, 276.00 feet to a point of curvature;
8. Easterly 136.17 feet on the arc of a curve deflecting to the right, having a radius of 102.50 feet and a central angle of 76°06'53" and being subtended by a chord which bears South 82°18'50" East, a chord distance of 126.37 feet to a point of tangency; and
9. South 44°15'24" East, 90.95 feet to the Point of Beginning.

The herein described strip shall extend 25 feet on each side of the aforescribed centerline.

HAVING a total centerline distance of 1,673.73 feet and containing in area 83,687 square feet or 1.921 acres.

BEING part of Bucks County tax parcel number 26-011-072.

BEING PART OF THE SAME PREMISES which Montgomery County Industrial Development Authority, a body politic and corporate existing under the laws of the Commonwealth of Pennsylvania and Wordsworth Academy, a Pennsylvania non-profit corporation, granted and conveyed to Pine Valley Crossing Associates, L.P., a Pennsylvania limited partnership, by deed dated October 28, 2013 and recorded as Instrument Number

2013092297 at the Bucks County, PA recorder of Deeds office.

PINE VALLEY CROSSING SUBDIVISION

Mystic View Circle - Description of 60 Ft. Wide Entrance Portion

ALL THAT CERTAIN 60 foot wide strip of land together with the fillet areas formed by the transition curves on both sides of said strip at its northeastern and southwestern ends, to be part of Mystic View Circle, a proposed public street, situate on the southwestern side of Old Iron Hill Road (State Route No. 1006) in New Britain Township, Bucks County, Commonwealth of Pennsylvania, being more fully bounded and described in accordance with Forino Co., L.P. plan titled "Pine Valley Crossing Subdivision-Subdivision Plan", and designated as Project No. 12321, Drawing No. 2 of 32, Sheet No. S-1, dated July 31, 2013 and last revised August 13, 2014, as follows:

BEGINNING AT A POINT located on the southwestern right-of-way line of Old Iron Hill Road (80 foot wide ultimate right-of-way) at a corner of lot 1 of the aforesaid Pine Valley Crossing subdivision, said Point of Beginning being North $44^{\circ}14'24''$ West, 358.38 feet from an iron pipe on said right-of-way line at its point of intersection with the southeastern boundary line of said subdivision, also being the northwestern boundary line of the Brook Dale subdivision (Plan Book 61, page 49);

Thence leaving Old Iron Hill Road along lot 1 by the southeastern right-of-way line of the herein described strip, the three (3) following courses:

1. Westerly 54.99 feet on the arc of a curve deflecting to the left, having a radius of 35.00 feet and a central angle of $90^{\circ}01'00''$ and being subtended by a chord which bears North $89^{\circ}14'54''$ West, a chord distance of 49.50 feet to a point of tangency;
2. South $45^{\circ}44'36''$ West, 87.89 feet to a point of curvature; and
3. Southerly 54.98 feet on the arc of a curve deflecting to the left, having a radius of 35.00 feet and a central angle of $90^{\circ}00'00''$ and being subtended by a chord which bears South $00^{\circ}44'36''$ West, a chord distance of 49.50 feet to a point of cusp;

Thence crossing the herein described strip along its southwestern terminus, North $44^{\circ}15'24''$ West, 130.00 feet to a point of cusp and a corner of lot 22;

Thence along lot 22 by the northwestern right-of-way line of the herein described strip, the three (3) following courses:

1. Easterly 54.98 feet on the arc of a curve deflecting to the left, having a radius of 35.00 feet and a central angle of $90^{\circ}00'00''$ and being subtended by a chord which bears South $89^{\circ}15'24''$ East, a chord distance of 49.50 feet to a point of tangency;
2. North $45^{\circ}44'36''$ East, 87.93 feet to a point of curvature; and
3. Northerly 54.97 feet on the arc of a curve deflecting to the left, having a radius of 35.00 feet and a central angle of $89^{\circ}59'00''$ and being subtended by a chord which bears North $00^{\circ}45'06''$ East, a chord distance of 49.49 feet to a point of cusp on the southwestern right-of-way line of Old Iron Hill Road;

Thence along said right-of-way line of Old Iron Hill Road, South $44^{\circ}14'24''$ East, 130.00 feet to the Point of Beginning.

CONTAINING in area 10,526 square feet.

BEING part of Bucks County tax parcel number 26-011-072.

BEING PART OF THE SAME PREMISES which Montgomery County Industrial Development Authority, a body politic and corporate existing under the laws of the Commonwealth of Pennsylvania and Wordsworth Academy, a Pennsylvania non-profit corporation, granted and conveyed to Pine Valley Crossing Associates, L.P., a Pennsylvania limited partnership, by deed dated October 28, 2013 and recorded as Instrument Number 2013092297 at the Bucks County, PA recorder of Deeds office.