

RESOLUTION NO. 2026-07

ACCEPTANCE OF DEED OF DEDICATION
(Sanderling Drive)

ON THE 11th day of March, A.D., 2026, *FOXLANE HOMES AT HOLLY RIDGE, LLC*, a Pennsylvania limited liability company with an address of 500 Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034 (hereinafter called "*Declarant*") presented to Plumstead Township an offer of a Deed of Dedication in connection with a certain subdivision plan and/or site development plan known as Holly Ridge, and Declarant has made certain covenants as to the marketability of title to said premises being conveyed to Plumstead Township for public road purposes; and based upon said covenants and warranties, the Board of Supervisors of Plumstead Township does hereby accept the attached copy of the Deed of Dedication for Sanderling Drive, a copy of said Deed with Exhibit being attached hereto and incorporated herein as Exhibit "A."

APPROVED by proper action of Plumstead Township on the 11th day of March, A.D., 2026, at a duly advertised public meeting of Plumstead Township with a quorum present and voting, with the proper officers of Plumstead Township being directed to execute this Acceptance Resolution, to authorize the Township Secretary to record the said Deed of Dedication at the Bucks County Clerk of Courts and the Bucks County Recorder of Deeds office, and to reflect such action upon the minutes of this meeting.

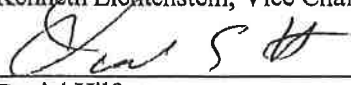
PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS



Matthew Given, Chair



Kenneth Lichtenstein, Vice Chair



Daniel Hilferty



Gregory Bankos



Jennifer Moroney

Prepared By: Jonathan J. Reiss, Esquire
GRIM, BIEHN & THATCHER
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

Return To: Jonathan J. Reiss, Esquire
GRIM, BIEHN & THATCHER
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

CPN# 34-015-015 and 34-015-015-001

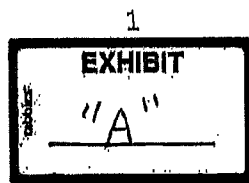
Deed

DEED OF DEDICATION
(Sanderling Drive)

THIS DEED OF DEDICATION made this 10 day of January, A.D., 2023 by and between FOXLANE HOMES AT HOLLY RIDGE, LLC, a Pennsylvania limited liability company with an address of 500 Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034 (hereinafter referred to as "Grantor"), and the TOWNSHIP OF PLUMSTEAD, a Township of the Second Class, with offices situate at 5186 Stump Road, Pipersville, PA 18947, (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 Plumstead, County of Bucks and Commonwealth of Pennsylvania as described on the legal descriptions 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 behoof 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.

FOXLANE HOMES AT HOLLY RIDGE, LLC

By: _____

Joseph P. Morrissey
Manager

Attest: _____

Giovanna M. Raffaelli, Esquire
General Counsel

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

By: _____

Matt Given
Matt Given, Chairman

I hereby certify that the precise address of the within named Grantee is 5186 Stump Road, Pipersville, PA 18947.

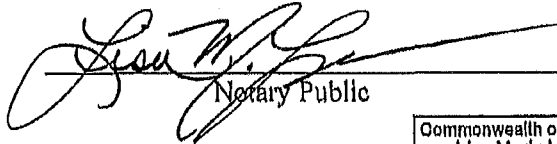
William D. Oetinger, Esquire

ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

On this 10 day of January, 2023, before me a Notary Public, a Notary Public, appeared Joseph P. Morrissey, who acknowledged herself/himself to be Manager (member or manager) of **FOXLANE HOMES AT HOLLY RIDGE, LLC** and that he/she as such Manager (member or manager), being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the **FOXLANE HOMES AT HOLLY RIDGE, LLC** by herself/himself as such.

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

 (SEAL)
Notary Public

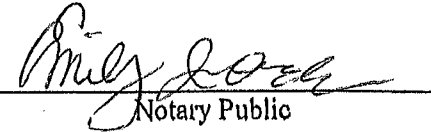
Commonwealth of Pennsylvania - Notary Seal
Lisa Marie Lagreca, Notary Public
Montgomery County
My commission expires January 27, 2024
Commission number 1324309
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Bucks :

ON March 20, 2026, before me, a Notary Public, having offices in Perkasio Borough, Bucks County, Pennsylvania, the undersigned officer, personally appeared **WILLIAM D. OETINGER, ESQUIRE**, known to me (or satisfactorily proven) to be a member of the Bar of the Supreme Court of Pennsylvania, and a subscribing witness to the within instrument, and certified that he was personally present when **MATT GIVEN CHAIRMAN OF THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP**, whose name is subscribed to the within instrument, executed the same and that the person has acknowledged that he executed the foregoing instrument for the purposes therein contained.

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


WILLIAM D. OETINGER, Esquire


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Emily Jordan, Notary Public
Bucks County
My commission expires October 30, 2029
Commission number 1463728
Member, Pennsylvania Association of Notaries

Holly Ridge Estates
Sanderling Drive (56 Feet Wide)
Right of Way To Be Offered For Dedication
Plumstead Township, Bucks County, Pennsylvania

ALL THAT CERTAIN tract or piece of land situated in Plumstead Township, Bucks County, Pennsylvania as shown as "Sanderling Drive" on a plan entitled "Overall Record Plan (Sheet 1 of 3 To Be Recorded) for Holly Ridge Estates", Sheet 2 of 38, prepared by Van Cleef Engineering Associates, LLC, dated August 27, 2021, last revised December 7, 2022 and being more particularly described as follows:

BEGINNING at a point, said point being the terminus of a radius at the intersection of the southeasterly ultimate right of way of Curley Hill Road (SR 1008) (40 feet from centerline) and the northeasterly right of way of Sanderling Drive, and running;

thence (1) from said point of beginning, along the northeasterly right of way of Sanderling Drive, along the arc of a circle curving to the left in the southwesterly direction, having a radius of 25.00 feet, and an arc distance of 39.27 feet, a chord bearing of South 15°57'50" West, a chord distance of 35.36 feet to a point of tangency;

thence (2) along the northeasterly right of way of Sanderling Drive (56 feet wide), South 29°02'12" East, a distance of 47.55 feet to a point of curvature;

thence (3) continuing along the northeasterly right of way of Sanderling Drive (56 feet wide), along the arc of a circle curving to the left, having a radius of 222.00 feet, and an arc distance of 56.84 feet, a chord bearing of South 36°22'16" East, a chord distance of 56.69 feet to a point of tangency;

thence (4) still continuing along the northeasterly right of way of Sanderling Drive (56 feet wide), South 43°42'23" East, a distance of 342.39 feet to a point of curvature;

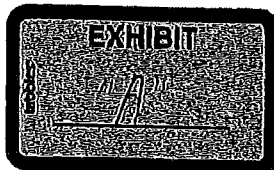
thence (5) along the northeasterly right of way of Sanderling Drive, along the arc of a circle curving to the left, having a radius of 132.00 feet, an arc distance of 119.72 feet, a chord bearing of South 69°41'17" East, a chord distance of 115.65 feet to a point of reverse curvature;

thence (6) along the cul-de-sac bulb of Sanderling Drive (66 feet radius), along the arc of a circle curving to the right, having a radius of 66.00 feet, an arc length of 267.20 feet, a chord bearing of South 20°18'43" West, a chord distance of 118.66 feet to a point of tangency;

thence (7) along the southwesterly right of way of Sanderling Drive (56 feet wide), North 43°42'23" West, a distance of 498.34 feet to a point of curvature;

thence (8) continuing along the southwesterly right of way of Sanderling Drive (56 feet wide), along the arc of a circle curving to the right, having a radius of 278.00 feet, an arc distance of 71.18 feet, a chord bearing of North 36°22'16" West, a chord distance of 70.99 feet to a point of tangency;

thence (9) still continuing along the southwesterly right of way of Sanderling Drive (56 feet wide), North 29°02'12" West, a distance of 47.55 feet to a point of curvature;



thence (10) still continuing along the southwesterly right of way of Sanderling Drive, along the arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of North 74°02'10" West, a chord distance of 35.36 feet to a point of tangency along the southeasterly ultimate right of way of Curley Hill Road (SR 1008) (40 feet from centerline);

thence (11) along the southeasterly ultimate right of way of Curley Hill Road (SR 1008) (40 feet from centerline), North 60°57'48" East, a distance of 106.00 feet to the first mentioned point and place of beginning.

Containing a calculated area of 47,811 sq. ft. or 1.098 acres, more or less.



David H. Artman 12-7-22

David H. Artman, PA Professional Land Surveyor No. SU-051039-E
Van Cleef Engineering Associates
August 22, 2022 (Revised December 7, 2022)
Holly Ridge Estates- Sanderling Drive ROW (2022-12-07).dcox