RESOLUTION NO. 2026-22

ACCEPTANCE OF DEED OF DEDICATION
(Greene Meadow Lane)

ON THE 11th day of November, A.D., 2026, ***TRIUMPH DEVELOPMENT GROUP, LLC,*** a Pennsylvania limited liability company with an address of 2324 Second Street Pike, Suite 20, Newtown, PA 18940 (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 Tollgate Farms Subdivision, Phase II, 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 Greene Meadow Lane, 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 November, 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: William D. Oetinger, Esquire
GRIM, BIEHN & THATCHER
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

Return To: William D. Oetinger, Esquire
GRIM, BIEHN & THATCHER
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

CPN# 34-018-076-016

DEED OF DEDICATION
(Greene Meadow Lane)

THIS EASEMENT AGREEMENT dated as of this 29th day of October, A.D., 2026, by and between ***TRIUMPH DEVELOPMENT GROUP, LLC***, a Pennsylvania limited liability company, of 2324 Second Street Pike, Suite 20, Newtown PA 18940 (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 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 behoof of said Grantee, its successors and assigns, forever as and for a public road and utility purposes and any other necessary appurtenances.

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.

TRIUMPH DEVELOPMENT GROUP, LLC

By: _____

Attest: _____

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYVANIA :
: ss.
COUNTY OF BUCKS :

On this 29 day of October, 2026, before me a Notary Public, personally appeared Christopher Pinto, Member of ***TRIUMPH DEVELOPMENT GROUP, LLC***, and as such, being authorized to do so, executed the foregoing instrument on its behalf for the uses and purposes therein set forth.

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

Nicole Cataldi (SEAL)
Notary Public

Commonwealth of Pennsylvania - Notary Seal
NICOLE CATALDI - Notary Public
Bucks County
My Commission Expires May 27, 2029
Commission Number 1394864

DESCRIPTION OF ROAD RIGHTS OF WAY
GREENE MEADOW LANE
FIELDSTONE FARMS OF SLADEK RD
PLUMSTEAD TOWNSHIP
BUCKS COUNTY PENNSYLVANIA
February 10, 2020
Revised May 19, 2020

ALL THAT CERTAIN tract of land for Greene Meadow Lane situate in the Township of Plumstead, County of Bucks, Commonwealth of Pennsylvania bound and described in accordance with plans titled, "Record Plan - Phase II (sheet 1 of 3 through 3 of 3)", prepared for Fieldstone Farms of Sladek Rd. Sheets 02, 03 and 04 of 11, prepared by Boucher & James, Inc., dated January 30, 2020 and last revised April 3, 2020. Said piece of land being more particularly described as follows:

BEGINNING AT A POINT, a proposed concrete monument along the Southerly right of way of Tollgate Road, the northeasterly corner of Lot 1, a point of curvature;

THENCE, from said point of beginning, through the bed of Tollgate Road, N37°37'35"E, 24.25 feet to a point in the bed of Tollgate Road;

THENCE, through the bed of Tollgate Road, S52°22'25"E, 107.00 feet to a point;

THENCE, continuing through the bed of Tollgate Road, S37°37'35"W, 24.40 feet to a proposed concrete monument on the aforementioned right of way of Tollgate Road;

THENCE, leaving said right of way of Tollgate Road, along a non-tangent curve to the left with a radius of 25.00 feet, an arc length of 39.31 feet with a chord S82°40'00"W, 35.38 feet to a proposed concrete monument, a point of tangency on Lot 13;

THENCE, along Lots 13 and 12, S37°37'35"W, 516.81 feet to a proposed concrete monument, a point of curvature;

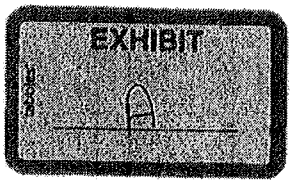
THENCE, continuing along Lot 12 along a tangent curve to the right with a radius of 278.00 feet to the right 92.94 feet to a proposed concrete monument, a point of tangency;

THENCE, along Lots 12 and 11, S56°46'49"W, 367.13 feet to a proposed concrete monument, a point of curvature;

THENCE, along Lot 11, along a tangent curve to the right with a radius of 278.00 feet, 40.15 feet to a proposed concrete monument, a point of tangency at the corner of Lot 10;

THENCE, along Lot 10, S65°03'16"W, 352.53 feet to a proposed concrete monument, a point of curvature at the corner of Lot 9;

THENCE, along Lot 9, along a tangent curve to the left with a radius of 222.00 feet,t 105.75 feet to a proposed concrete monument, a point of tangency;



THENCE, continuing along Lot 9, S37°45'43"W, 74.08 feet to a proposed concrete monument, a point of curvature;

THENCE, continuing along Lot 9 along a tangent curve to the left with a radius of 25.00 feet, 22.44 feet to a proposed concrete monument, a point of reverse curve;

THENCE, continuing along Lot 9 and along Lots 8, 7 and 6, along a tangent curve to the right with a radius of 60.00 feet, 296.20 feet to a proposed concrete monument, a point of reverse curve;

THENCE, along Lot 6 along a tangent curve to the left with a radius of 25.00 feet, 22.44 feet to a proposed concrete monument, a point of tangency;

THENCE, along Lot 6, N37°45'43"E, 74.08 feet to a proposed concrete monument, a point of curvature;

THENCE, along Lots 6 and 5 along a tangent curve to the right with a radius of 278.00 feet, 132.42 feet to a proposed concrete monument, a point of tangency;

THENCE, along Lots 5 and 4, N65°03'16"E, 352.53 feet to a proposed concrete monument, a point of curvature;

THENCE, along Lot 4 along a tangent curve to the left with a radius of 222.00 feet, 32.06 feet to a proposed concrete monument, a point of tangency;

THENCE, along Lots 4 and 3, N56°46'49"E, 367.13 feet to a proposed concrete monument, a point of curvature;

THENCE, continuing along Lot 3 along a tangent curve to the left with a radius of 222.00 feet, 74.21 feet to a proposed concrete monument, a point of tangency and the corner of Lot 2;

THENCE, along Lots 2 and 1, N37°37'35"E, 516.96 feet to a proposed concrete monument, a point of curvature;

THENCE, continuing along Lot 1, along a tangent curve to the left with a radius of 25.00 feet, 39.23 feet to the place of beginning;

CONTAINING: 100,281 sq. ft. or 2.3021 acres more or less.



County of Bucks

BOARD OF ASSESSMENT APPEALS
55 East Court Street Doylestown, PA 18901
(215) 348-6219 FAX (215) 348-7823

ROBYN TRUNELL, *Chair*
VICTOR CORSINO, *Vice Chair*
CHRISTINA GERHART

SUSAN YAHRLING
Office Manager

October 29, 2026

William D. Oetinger, Esq.
Grim, Biehn & Thatcher
104 S. Sixth St.
P.O. Box 215
Perkasie, PA 18944-0215

Re: Tax Parcel # 34-018-076

Dear Mr. Oetinger:

This is in response to your request that this office assign a tax parcel number to Greene Meadow Lane as recorded in Instrument #2021046192. Our tax mapping department has assigned the following:

Parcel Number – 34-018-076-016 Greene Meadow Lane

If you need anything further, please contact me at 215-348-6234.

Sincerely,

Sue Yahrling

Sue Yahrling
Office Manager