

RESOLUTION NO. 2615

EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

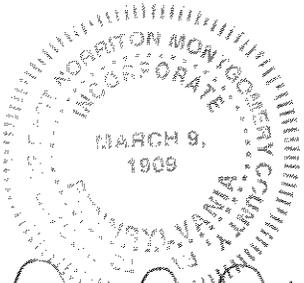
**A RESOLUTION ACCEPTING A DEED OF EASEMENT FROM VALLEY FORGE PROPERTIES, L.P. FOR THE PROPERTY LOCATED IN THE BENTWOOD EXECUTIVE CAMPUS (PARCEL NUMBER 33-00-03358-40-7)**

**WHEREAS**, Valley Forge Properties, L.P. has executed a Deed of Easement, attached hereto as Exhibit "A" and made part hereof, whereby Valley Forge Properties, L.P. has offered use of a traffic signal easement to East Norriton Township; and,

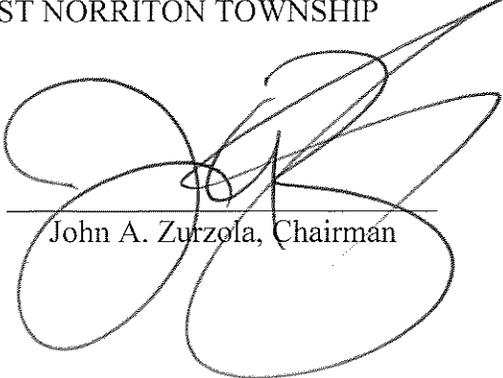
**WHEREAS**, the East Norriton Township Board of Supervisors desires to use the easement to permit the relocation of traffic signal control devices in accordance with the Pennsylvania Department of Transportation State Route 0063 Intelligent Transportation System.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of East Norriton Township accepts the Deed of Easement executed by Valley Forge Partners, L.P., subject to the terms and conditions set forth therein.

**DULY PRESENTED AND ADOPTED** by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in a public meeting held this 24<sup>th</sup> day of September, 2013.



Attest:   
Secretary

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP  
By:   
John A. Zurzola, Chairman

Prepared By:

Return To:

Parcel No. 33-00-03358-40-7

**DEED OF EASEMENT**  
**(Traffic Signal Easement)**

THIS INDENTURE made the 12<sup>th</sup> day of September, 2013, between **VALLEY FORGE PROPERTIES, L.P.** having an address of 910 Germantown Pike, Plymouth Meeting, PA 19462, its heirs, successors and assigns ("Grantor") and **EAST NORRITON TOWNSHIP**, having an address of 2501 Stanbridge Street, East Norriton, PA 19401 ("Grantee").

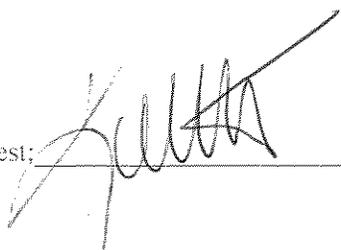
WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States unto Grantor well and truly paid by the said Grantee, receipt of which is hereby acknowledged, have granted, bargained, and sold and by these presents do grant, bargain, and sell unto Grantee, its successors and assigns, the non-exclusive free and uninterrupted use, liberty and privilege of and passage in and along a certain parcel of ground situate in the Township of East Norriton, Montgomery County, Pennsylvania, being identified within Tax Parcel Number 33-00-03358-40-7 and described in the legal description attached hereto and made a part hereof as Exhibit "A" and the plan attached hereto and made a part hereof as Exhibit "B".

Such use, liberty and privilege being hereby granted to the Grantee for the sole purpose of permitting Grantee, its successors, and assigns to construct, reconstruct, install, operate, use, inspect, repair and maintain traffic signal control equipment, boxes, conduit and appurtenances (collectively the

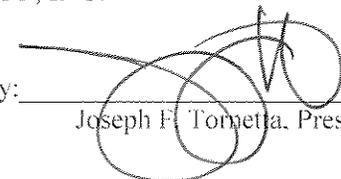
"Improvements") across, through, along and under the said parcel of which the easement herein granted appertains. Grantor has the sole right to relocate said easement and Improvements at any time at Grantor's cost.

TO HAVE AND TO HOLD the same perpetually to the Grantee, its successors, and assigns so long as the Improvements are used and maintained upon the aforesaid parcel of ground, together with the right and privilege at any and all times to enter the aforesaid parcel of ground or any part thereof, for the purpose of constructing, reconstructing, installing, operating, using, inspecting, repairing and maintaining the Improvements, all upon the condition that the Grantee, its successors and assigns will at all times, after doing any work in connection with the construction, reconstruction, installation, operation, use, inspection, repair and maintenance of the Improvements, restore the premises to substantially the same condition in which same were found before such work was undertaken, it being understood that the Grantee will not create any nuisance or do any act that will be detrimental to the owners, tenants, or occupants of land abutting the parcel or parcels of ground aforesaid.

IN WITNESS WHEREOF, Grantor has executed this agreement the day and year first above written.

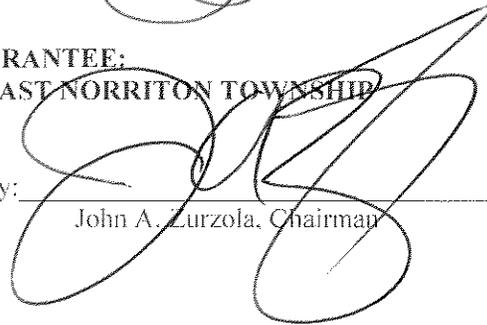
Attest:  \_\_\_\_\_

**GRANTOR:**  
**VALLEY FORGE PROPERTIES, L.P.**  
By it's General Partner:  
**VFP, INC.**

By:  \_\_\_\_\_  
Joseph F. Tometta, President

Attest:  \_\_\_\_\_

**GRANTEE:**  
**EAST NORRITON TOWNSHIP**

By:  \_\_\_\_\_  
John A. Lurzola, Chairman



COMMONWEALTH OF PENNSYLVANIA

:SS

COUNTY OF MONTGOMERY

On this, the 17 day of September, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **JOSEPH F. TORNETTA** who acknowledged himself to be the **PRESIDENT** of **VFP, INC.**, a Pennsylvania corporation, which is the sole general partner of **VALLEY FORGE PROPERTIES, L.P.**, a Pennsylvania limited partnership, who I am satisfied is the person who signed the within Deed of Easement and who acknowledged that being validly authorized to do so, he executed same for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.



NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Alice C. Scandone, Notary Public  
West Norriton Twp, Montgomery County  
My commission expires August 27, 2017

COMMONWEALTH OF PENNSYLVANIA

:SS

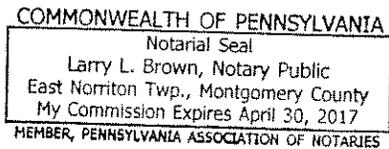
COUNTY OF MONTGOMERY

On this, the 24<sup>th</sup> day of September, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN A. ZURZOLA** who acknowledged himself to be the **CHAIRMAN** of **THE EAST NORRITON TOWNSHIP BOARD OF SUPERVISORS**, and that he as such Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Norriton Township by himself as Chairman and desired the same might be recorded.

WITNESS my hand and seal the day and year aforesaid.

  
\_\_\_\_\_

NOTARY PUBLIC



My Commission Expires: 4/30/17

# EXHIBIT "A"

## LEGAL DESCRIPTION

August 19, 2013

Description of a Traffic Signal Easement  
Across Property Belonging to Valley Forge Properties

ALL THAT CERTAIN parcel or tract of land located on the northern side of Germantown Pike in the Township of East Norriton, County of Montgomery, Commonwealth of Pennsylvania, as shown on Drawing No. 2013-041-A-2, prepared by Bogia Engineering Inc., of Wyomissing, Pennsylvania, and being more fully bounded and described as follows, to wit:

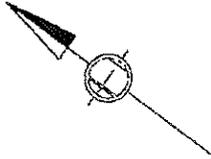
BEGINNING at a corner on the northern Right-of-Way line of Germantown Pike, said corner being ninety-six feet more or less (56'±) northwest from the intersection of the northern Right-of-Way line of Germantown Pike and the centerline of the Bentwood Executive Campus Driveway; thence continuing along said Right-of-Way line, by a curve deflecting to the left, having a radius of one thousand nine hundred fifty-nine and fifty-four hundredths feet (1,959.54'), an arc length of twenty-three and five hundredths feet (23.05'), a delta angle of zero degrees forty minutes twenty-six seconds (00° 40' 26"), and having a chord bearing and distance of North thirty-six degrees thirty-eight minutes thirty seconds West (N. 36° 38' 30" W.), twenty-three and four hundredths feet (23.04') to a corner; thence leaving said Right-of-Way Line, crossing property belonging to Valley Forge Properties, a Pennsylvania Limited Partnership, the three (3) following courses and distances, viz: (1) North fifty-three degrees twenty-two minutes seven seconds East (N. 53° 22' 07" E.), a distance of thirteen and one hundredths feet (13.01') to a corner; (2) South thirty-six degrees thirty-seven minutes fifty-three seconds East (S. 36° 37' 53" E.), a distance of twenty-three and four hundredths feet (23.04') to a corner; and (3) South fifty-three degrees twenty-two minutes seven seconds West (S. 53° 22' 07" W.), a distance of thirteen and zero hundredths feet (13.00') to the PLACE OF BEGINNING.

CONTAINING IN AREA two hundred ninety-nine and fourteen hundredths square feet (299.14 Sq. Ft.) of land.

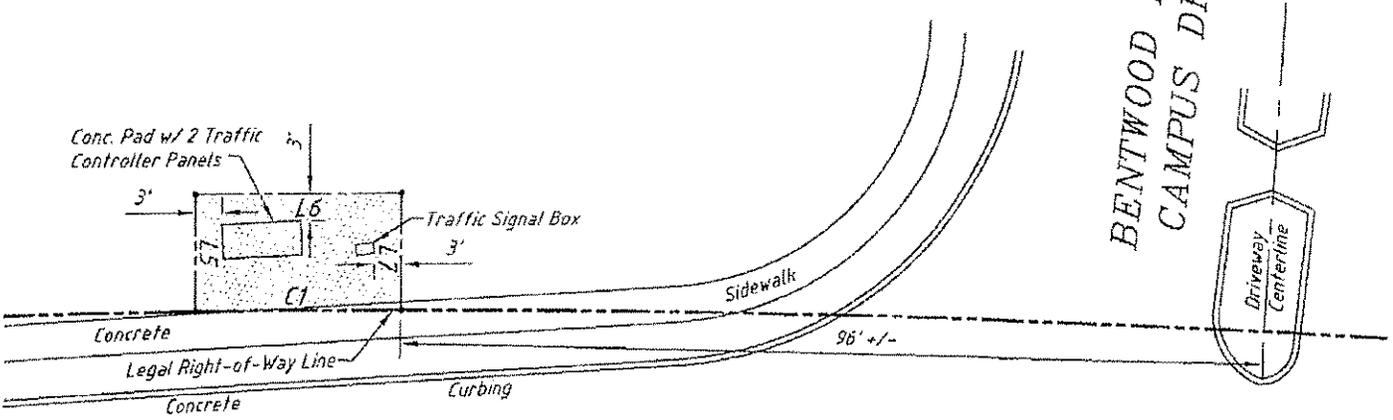
BEING A PORTION OF THE SAME PROPERTY which Bentwood Corporation, a Pennsylvania Corporation, by Deed dated December 22, 1997, and recorded in Deed Book Volume 5212, Page 71, Montgomery County Records, at Norristown, Pennsylvania, granted and conveyed unto Valley Forge Properties, a Pennsylvania Limited Partnership.

# EXHIBIT "B"

PLAN



BENTWOOD EXECUTIVE  
CAMPUS DRIVEWAY



GERMANTOWN PIKE  
(95' Wide)



Traffic Signal Easement  
Area = 299.14 Sq. Ft.

Line Table		
Line	Bearing	Length
L5	N 53°22'07" E	13.01'
L6	S 36°37'53" E	23.04'
L7	S 53°22'07" W	13.00'



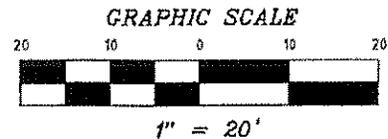
**NOTES:**

RIGHT-OF-WAY LINE INFORMATION TAKEN FROM PENNDOT DRAWING LABELED FILE #3092, SYSTEM PERMIT #I-0194, SHEET 103 OF 117, PREPARED BY PENNOMI ASSOCIATES INC.

**SOURCE OF TITLE:**

BEING A PORTION OF THE SAME PROPERTY WHICH BENTWOOD CORPORATION, A PENNSYLVANIA CORPORATION BY DEED DATED DECEMBER 22, 1997, AND RECORDED IN DEED BOOK VOLUME 5212, PAGE 71, MONTGOMERY COUNTY RECORDS, AT NORRISTOWN, PENNSYLVANIA, GRANTED AND CONVEYED UNTO VALLEY FORGE PROPERTIES, A PENNSYLVANIA LIMITED PARTNERSHIP.

Curve Table					
Curve	Radius	Length	Delta Angle	Ch. Dist.	Ch. Bearing
C1	1959.54'	23.05'	0°40'26"	23.04'	N 36°38'30" W



**BEI** 

**BOGIA ENGINEERING INC.**  
1100 BERKSHIRE BLVD., SUITE 308, WYOMISSING, PA 19610  
PHONE: 610-678-3071 FAX: 610-678-3517

**VALLEY FORGE PROPERTIES**  
BENTWOOD EXECUTIVE CAMPUS  
TRAFFIC CONTROLLER EASEMENT  
TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PA  
PROJECT NO: 2013-041  
DRAWING NO: 2013-041-A-2 | DATE: 8-19-13 | DRAWN BY: CS  
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