

RESOLUTION 96-10

A Resolution accepting dedication of Raven Drive, Quail Lane,
Falcon Drive (Phase I portion only), Oriole Drive and Wren Lane in
Phase I of the Falcon's Lair Subdivision

WHEREAS, Concord II Associates, by their deed dated the 4th day of October, 1996, did dedicate and convey unto the Township of Kennett certain roads, being **Raven Drive, Quail Lane, Falcon Drive (Phase I portion only), Oriole Drive and Wren Lane**, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania, according to a plan of subdivision called **Falcon's Lair** prepared by **George E. Register Jr. & Sons, Inc.**, dated 4/28/87, last revised 12/15/87, and approved by Kennett Township on 2/19/88, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

ADOPTED as a Resolution this 10th day of October, 1996.

KENNETT TOWNSHIP
BOARD OF SUPERVISORS

Attest:

Cheryl A. Kusy
Secretary-Treasurer

Charles G. Shoemaker
Charles G. Shoemaker

James C. Henderson
James C. Henderson

Michael E. Elling
Michael E. Elling

ALL THAT CERTAIN 50 foot wide public road known as Raven Drive in Kennett Township, Chester County, PA, described according to the Final Subdivision Plan of Falcon's Lair prepared by George E. Register, Jr. & Sons, Inc. dated October 14, 1987 and last revised September 20, 1996, being Drawing Number S-798, to wit:

BEGINNING at a point marking the intersection of the easterly side of the herein described road with the southerly side of Public Road T-337 known as Hillendale Road (as widened to 25 feet from the centerline); thence leaving the said point of beginning, leaving Hillendale Road and along the easterly side of the herein described road the following six courses and distances to wit:

1) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 38.80 feet to a point; 2) South 9 degrees 9 minutes 5 seconds East 121.85 feet to a point; 3) along the arc of a circle curving to the left having a radius of 145.00 feet the arc distance of 100.01 feet to a point; 4) South 48 degrees 40 minutes 14 seconds East 102.65 feet to a point; 5) along the arc of a circle curving to the right having a radius of 307.58 feet the arc distance of 65.06 feet to a point; 6) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the northerly side of a 50 foot wide public road known as Quail Lane; thence along the same, South 53 degrees 27 minutes 00 seconds West 100.00 feet to a point on the westerly side of the herein described road; thence along the same the following six courses and distances to wit:

1) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point; 2) along the arc of a circle curving to the left having a radius of 257.58 feet the arc distance of 54.49 feet to a point; 3) North 48 degrees 40 minutes 14 seconds West 102.65 feet to a point; 4) along the arc of a circle curving to the right having a radius of 195.00 feet the arc distance of 134.49 feet to a point; 5) North 9 degrees 9 minutes 5 seconds West 119.99 feet to a point; 6) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the southerly side of Hillendale Road, a forementioned; thence along the same, North 79 degrees 46 minutes 55 seconds East 100.00 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN 50 foot wide public road known as Oriole Drive situate in Kennett Township, Chester County, PA described according to the Final Subdivision Plan of Falcon's Lair prepared by George E. Register, jr. & Sons, inc. dated October 14, 1987 and last revised September 29, 1996, being Drawing Number S-798, to wit:

BEGINNING at a point marking the intersection of the northerly side of the herein described road with the easterly side of Public Road T-408 known as Chandler Mill Road (as widened to 25 feet from the centerline); thence leaving the said point of beginning, leaving Chandler Mill Road and along the northerly side of the herein

described road the following seven courses and distances to wit:
1)along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point; 2)North 81 degrees 1 minute 00 seconds East 11.43 feet to a point; 3)along the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 260.93 feet to a point; 4)North 35 degrees 01 minutes 00 seconds East 173.16 feet to a point; 5)along the arc distance of a circle curving to the right having a radius of 445.00 feet the arc distance of 294.77 feet to a point; 6)North 72 degrees 58 minutes 14 seconds East 389.66 feet to a point; 7)along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 36.14 feet to a point on the westerly side of a 50 foot wide public road known as Falcon Drive;thence along the same, along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 94.00 feet to a point on the southerly side of the herein described road; thence along the same the following seven courses and distances, to wit:

1)along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 36.14 feet to a point; 2)South 72 degrees 58 minutes 14 seconds West 389.66 feet to a point; 3)along the arc of a circle curving to the left having a radius of 395.00 feet the arc distance of 261.65 feet to a point; 4)South 35 degrees 01 minutes 00 seconds West 173.16 feet to a point; 5)along the arc of a circle curving to the right having a radius of 375.00 feet the arc distance of 301.07 feet to a point; 6)South 81 degrees 01 minutes 00 seconds West 11.43 feet to a point; 7)along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the easterly side of Chandler Mill Road, a forementioned; thence along the same, North 8 degrees 59 minutes 00 seconds West 100.00 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN 50 foot wide public road known as Quail Lane in Kennett Township, Chester County, PA described according to the Final Subdivision Plan of Falcon's Lair prepared by George E. Register, Jr. & Sons, Inc. dated October 14, 1987 and last revised September 20, 1996, being Drawing Number S-798, to wit:

BEGINNING at a point marking the intersection of the southwesterly side of the herein described road with the northwesterly side of a 50 foot wide public road known as Falcon Drive;thence leaving the said point of beginning, leaving Falcon Drive, and along the southwesterly and southeasterly side of the herein described road the following seven courses and distances to wit:

1)along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point; 2)North 44 degrees 52 minutes 25 seconds West 442.67 feet to a point; 3)along the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 252.02 feet to a point; 4)South 82 degrees 37 minutes 10 seconds West 252.50 feet to a point; 5)along the arc distance of a circle curving to the left having a radius of 194.07 feet the arc distance of 98.80 feet to a point; 6)South 53 degrees 27 minutes 00 seconds West 282.10 feet to a point; 7)along the arc distance of a circle curving to the left having a radius of 25.00

feet the arc distance of 21.03 feet to a point in a cul-de-sac; thence around the same, along the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 241.19 feet to a point on the northwesterly side of the herein described road; thence along the northwesterly and northeasterly side the seven following courses and distances, to wit:

- 1) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 21.03 feet to a point;
- 2) North 53 degrees 27 minutes 00 seconds East, crossing the southerly end of a 50 foot wide public road known as Raven Drive, 282.10 feet to a point;
- 3) along the arc of a circle curving to the right having a radius of 244.07 feet the arc distance of 124.25 feet to a point;
- 4) North 82 degrees 37 minutes 10 seconds East 252.50 feet to a point;
- 5) along the arc of a circle curving to the right having a radius of 325.00 feet the arc distance of 297.84 feet to a point;
- 6) South 44 degrees 52 minutes 25 seconds East 442.67 feet to a point;
- 7) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the northwesterly side of Falcon Drive, aforementioned; thence along the same, South 45 degrees 07 minutes 35 seconds West 100.00 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN 50 foot wide public road known as Wren Lane in Kennett Township, Chester County, PA described according to a Final Subdivision Plan of Falcon's Lair prepared by George E. Register, Jr. & Sons, Inc. dated October 14, 1987 and last revised September 20, 1996, being Drawing Number S-798, to wit:

BEGINNING at a point marking the intersection of the northerly side of the herein described road with the easterly side of a 50 foot wide public road known as Falcon Drive; thence leaving the said point of beginning, leaving Falcon Drive and along the northerly side of the herein described road the following four courses and distances, to wit:

- 1) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 43.19 feet to a point;
- 2) North 76 degrees 50 minutes 00 seconds East 64.18 feet to a point;
- 3) along the arc of a circle curving to the left having a radius of 240.00 feet the arc distance of 100.42 feet to a point;
- 4) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 21.03 feet to a point in a cul-de-sac; thence around the same, along the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 241.19 feet to a point on the southerly side of the herein described road; thence along the same the following four courses and distances, to wit:

- 1) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 21.03 feet to a point;
- 2) along the arc of a circle curving to the right having a radius of 290.00 feet the arc distance of 121.55 feet to a point;
- 3) South 76 degrees 50 minutes 00 seconds West 64.18 feet to a point;
- 4) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 43.19 feet to a point on the easterly side of Falcon Drive, aforementioned; thence along the same, along the arc of a circle curving to the right having a radius of 345.00 feet the arc

distance of 108.26 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN 50 foot wide public road known as Falcon Drive situate in Kennett Township, Chester County, PA described according to the Final Subdivision Plan of Falcon's Lair prepared by George E. Register, Jr. & Sons, Inc. dated October 14, 1987 and last revised September 20, 1996, being Drawing Number S-709, to wit:

BEGINNING at a point marking the intersection of the northwesterly side of herein described road with the northeasterly side of a 50 foot wide public road known as Quail Lane; thence leaving the said point of beginning, leaving Quail Lane and along the northwesterly side of the herein described road the following two courses and ditances, to wit:

1)North 45 degrees 07 minutes 35 seconds East 181.10 feet to a point; 2)along the arc of a circle curving to the left having a radius of 25.00 feet hte arc distance of 21.03 feet to a point ina cul-de-sac; thence around the same, along the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 241.19 feet to a point on the southeasterly side of the herein described road; thence along the southeasterly and easterly side the following ten courses and distances, to wit:

1)along the arc if a circle curving to the left having a radius of 25.00 feet the arc distance of 21.03 feet to a point; 2)South 45 degrees 07 minutes 35 seconds West 352.66 feet to a pint; 3)along the arc of a circle curving to the left having a radius of 520.00 feet the arc distance of 428.90 feet to a point; 4)South 2 degrees 07 minutes 55 seconds East 97.17 feet to a point; 5)along the arc of a circle curving to the left having a radius of 325.00 feet hte arc distance of 176.94 feet to a point; 6)South 33 degrees 19 minutes 29 seconds East 126.68 feet to a point; 7)along the arc of a circle curving to the right having a radius of 500.00 feet the arc distance of 338.03 feet to a point; 8)South 5 degrees 24 minutes 38 seconds West 124.01 feet to a point; 9)along the arc of a circle curving to the left having a radius of 345.00 feet, crossing the westerly end of a 50 foot wide public road known as Wren Lane, the arc distance of 289.52 feet to a point; 10)South 42 degrees 40 minutes 16 seconds East 150.00 feet to a point; thence crossing the bed of the herein described road, South 47 degrees 19 minutes 44 seconds West 50.00 feet to a point on the westerly side of the herein described road; thence along the westerly and northwesterly side the following nine courses and distances, to wit:

1)North 42 degrees 40 minutes 16 seconds West 150.00 feet to a point; 2)along the arc of a circle curving to the right having a radius of 395.00 feet the arc distance of 331.48 feet to a point; 3)North 5 degrees 24 minutes 38 seconds East 124.01 feet to a point; 4)along the arc of a circle curving to the left having a radius of 450.00 feet the arc distance of 304.23 feet to a point; 5)North 33 degrees 19 minutes 29 seconds West 126.68 feet to a point; 6)along the arc of a circle curving to the right having a radius of 375.00 feet, crossing theeasterly end of a 50 foot wide public road known as Oriole Drive, the arc distance of 204.16 feet

to a point; 7)North 2 degrees 7 minutes 55 seconds West 97.17 feet to a point; 8)along the arc of a circle curving to the right having a radius of 570.00 feet the arc distance of 470.14 feet to a point; 9)North 45 degrees 07 minutes 35 seconds East, crossing the southeasterly end of Quail Lane, aforementioned, 171.56 feet to the first mentioned point and place of beginning.

CONTAINING 6.747 acres of land be the same more or less.

BEING part of the same premises which R.Marshall Phillips and Donald P. Phillips, a Partnership, trading as Phillips Mushroom Farms, by Deed of Correction dated 1/15/1988 and recorded in Chester County in Record Book 1031 page 322, granted and conveyed unto Concord II Associates, A Pennsylvania Corporation, in fee.