

RESOLUTION NO. 24-09

**A RESOLUTION OF THE TOWNSHIP OF LOWER MAKEFIELD
AUTHORIZING THE ACCEPTANCE OF A DEED OF EASEMENT – ROAD
FRONTAGE IN FAVOR OF THE TOWNSHIP IN ACCORDANCE WITH THAT
CERTAIN LAND DEVELOPMENT PLAN AND APPROVAL FOR THE
RESERVE AT MANOR LANE LOCATED AT SUTPHIN AND YARDLEY-
MORRISVILLE ROADS WITHIN THE TERRITORIAL BOUNDARIES OF THE
TOWNSHIP**

WHEREAS the Township of Lower Makefield, in its exercise of its lawful powers, approved a subdivision and land development plan for residential development of property located at Sutphin and Yardley-Morrisville Roads, formerly the Marrasso Garden Center, and now known as the Reserve at Manor Lane located within the Township, now known as Tax Map Parcel No. 20-050-001-001; and

WHEREAS, as part of the subdivision and land development approval, certain public improvements, specifically the rights-of-way along Sutphin and Yardley-Morrisville Roads are to be dedicated to the Township as part of the final land development approval; and

WHEREAS the public improvements to be dedicated to the Township are more fully set forth in the instrument attached hereto, incorporated herein and labeled Exhibit “A”; and

WHEREAS the Township wishes to accept and approve the dedication of the rights-of-way as referenced above by developer to the Township for the general health, welfare, and safety of the residents of the development and Township.

NOW, THEREFORE, BE IT RESOLVED that the Township of Lower Makefield, Bucks County, in accordance with the powers granted unto to it and in accordance with the Second Class Township Code, hereby authorizes and accepts the

deed of dedication in favor of the Township, in accordance with the final subdivision and land development approval for the Reserve at Manor Lane residential development and as more fully specified in Exhibit "A" attached hereto; and

FURTHER RESOLVED, that the Township Manager and all other proper officers of the Township are authorized and directed to take all steps necessary to carry out the purposes of this Resolution.

ADOPTED at a regular meeting of the Board of Supervisors of the Township of Lower Makefield this 3 day of April, 2024.

**BOARD OF SUPERVISORS OF
LOWER MAKEFIELD TOWNSHIP**



JOHN B. LEWIS, Chair

Attested to:


Township Manager

EXHIBIT "A"

Prepared by
and Return to: Stephen B. Harris, Esquire
Harris and Harris
1760 Bristol Road, P. O. Box 160
Warrington, PA 18976
Telephone No. 215-343-9000
Fax No. 215-343-9012
sharris@harris-palaw.com

UPI # 20-050-001-001

Easement – No property transfer

DEED OF DEDICATION (Frontage – Easement)

THIS INDENTURE made this 20th day of March, 2024, by and between CEDAR CROSSING INVESTORS, LP (hereinafter called “Grantor”) and LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, a Township of the Second Class (hereinafter called “Grantee”).

WITNESSETH:

WHEREAS, the GRANTOR is the owner of Bucks County Tax Map Parcel No. 20-050-001-001 located on Suthpin Road and Yardley-Makefield Road in Lower Makefield Township, Bucks County, Pennsylvania; and

WHEREAS, the GRANTOR desires to dedicate rights-of-way of Suthpin Road and Yardley-Makefield Road across a portion of its property to the GRANTEE for the use and benefit of the general public;

NOW, THEREFORE, the said GRANTOR, for and in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration affecting the public welfare which the GRANTOR seeks to advance, the receipt of which is hereby acknowledged, does hereby grant and convey and by these presents does grant and convey unto the said GRANTEE, its successors and assigns, an easement for all those certain rights-of-way described in the legal descriptions attached

hereto and incorporated herein by reference as Exhibits "A" and "B" in order to do all things necessary to improve Suthpin Road and Yardley-Makefield Road for the use and benefit of the general public.

GRANTOR, for itself, its successors and assigns, agrees not to erect any buildings, structures, barriers or other obstruction whether artificial or natural, nor plant any trees, shrubs, or the like within any area conveyed by these presents.

AND the said GRANTOR, itself, its successors and assigns, does by these presents further covenants, promises and agrees to and with the said GRANTEE, its successors and assigns, that neither the GRANTOR, nor its successors and assigns, shall nor will at any time thereafter as, demand, recover or receive of or from the said GRANTEE, its successors and assigns, any sum or sums of money as and for damages for the Premises or by reason of the physical grading of said street to the grade established by GRANTEE, and if such grade shall not be established at the date of the date of these presents that neither the said GRANTOR, nor GRANTOR'S successors and assigns, shall or will at any time hereafter ask, demand, recover or receive any such damage by reason of the physical grading of said street to conform to the grade as first thereafter established or confirmed by GRANTEE.

TO HAVE AND TO HOLD the said rights-of-way unto the said GRANTEE, its successors and assigns forever and for its and their only proper use as the rights-of-way of Suthpin Road and Yarley-Makefield Road, and for any other permissible municipal purpose.

AND, the GRANTOR, for itself, its successors and assigns, by these presents, covenant, promises and agrees to and with the said GRANTEE, its successors and assigns, that neither the GRANTOR, nor its successors and assigns, all and singular the hereditaments and premises herein described and granted, unto the said GRANTEE, its successors and assigns, against it, the said

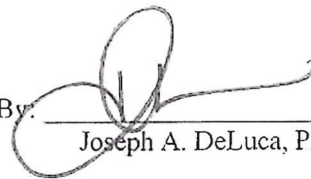
GRANTOR and its successors and assigns, and against any and all person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, he, she or them, or any of them, shall and will forever warrant and defend against all lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

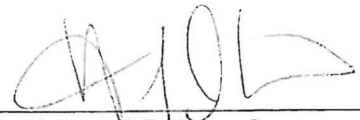
IN WITNESS WHEREOF, the GRANTORS hereto have set their hands and seals the day and date first above written.

**Sealed and Delivered
IN THE PRESENCE OF US:**

CEDAR CROSSING INVESTORS, LP
By its general partner,
CEDAR CROSSING GP, LLC



By: 
Joseph A. DeLuca, President

By: 
Vincent G. DeLuca, Secretary

THE ADDRESS OF THE
GRANTEE IS:

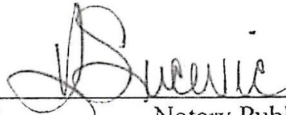
1100 Edgewood Road
Yardley, PA 19067


On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Bucks : ss.

On this 20th day of March, 2024, before me a Notary Public, personally appeared and know to me, or satisfactorily proven, JOSEPH A. DELUCA, President of CEDAR CROSSING GP, LLC, general partner of Grantee, **CEDAR CROSSING INVESTORS, LP**, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

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



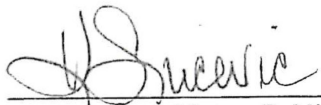
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathleen Kramer Sucevic, Notary Public
Bucks County
My commission expires September 28, 2025
Commission number 1320712
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Bucks : ss.

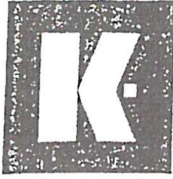
On this 20th day of March, 2024, before me a Notary Public, personally appeared and know to me, or satisfactorily proven, VINCENT G. DELUCA, Secretary of CEDAR CROSSING GP, LLC, general partner of Grantee, **CEDAR CROSSING INVESTORS, LP**, and that he as such Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

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



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathleen Kramer Sucevic, Notary Public
Bucks County
My commission expires September 28, 2025
Commission number 1320712
Member, Pennsylvania Association of Notaries



Kelly Engineers and Surveyors
30 LaCrue Ave, Suite 201
Glen Mills, PA 19342
www.kellvengineers.com

Legal Description

Area Between Title Line (Centerline) and Ultimate Right-of-Way Line of Suthpin Road

December 8, 2023

ALL THAT CERTAIN tract or piece of land, situate in the Township of Lower Makefield, County of Bucks, Commonwealth of Pennsylvania, described in accordance with a plan entitled, "The Reserve at Manor Lane" Sheet No. C1.0 (Sheet 4 of 18), as prepared by Holmes Cunningham, LLC, dated November 11, 2019, and last revised on January 18, 2021, and recorded on September 14, 2021 in Instrument No. 2021084571, bounded and described as follows:

BEGINNING at a point, said point being on the southwesterly right-of-way line of Yardley – Morrisville Road (width varies) and the centerline of Suthpin Road (60' Wide),

Thence, from the point of beginning, the following eight (8) courses and distances;

1. Along aforesaid right-of-way of Yardley – Morrisville Road, South 50° 21' 08" East, a distance of 30.00 feet to a point,
2. Along aforesaid right-of-way line of Suthpin Road, South 39° 17' 25" West, a distance of 69.49 feet to a point, said point being on the legal right-of-way line of Yardley – Morrisville Road,
3. Along the arc of a circle curving to the right with a length of 71.09 feet and radius of 97.00 feet to a point,
4. South 81° 17' 21" West, a distance of 80.77 feet to a point, said point being at the common lot line between T.M.P. # 20-050-001-001 and T.M.P. #20-043-221,
5. Along aforesaid common lot line, North 08° 42' 39" West, a distance of 30.00 feet to a point, said point being at the centerline of aforesaid Suthpin Road,
6. North 81° 17' 21" East, a distance of 80.77 feet to a point,
7. Along the arc of a circle curving to the left with a length of 49.11 feet and radius of 67.00 feet to a point,
8. North 39° 17' 25" East, a distance of 69.88 feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING 6,313.81 square feet (0.1449 Ac.)





Kelly Engineers and Surveyors
30 LaCruce Ave, Suite 201
Glen Mills, PA 19342
www.kellyengineers.com

Legal Description

Area Between Title Line (Centerline) and Legal Right-of-Way Line of Yardley – Morrisville Road

December 8, 2023

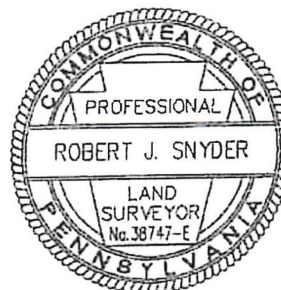
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BEGINNING at a point, said point being in the intersection of the title line of Yardley – Morrisville Road (width varies) and Suthpin Road (60' Wide),

Thence, from the point of beginning, the following six (6) courses and distances;

1. South 50° 47' 15" East, a distance of 374.00 feet to a point, said point being in the right-of-way of Pine Grove Road and at the common lot line between T.M.P. # 20-050-001-001 and T.M.P. #20-050-368,
2. Along aforesaid common lot line, South 39° 12' 45" West, a distance of 47.93 feet to a point, said point being on the legal right-of-way line of Yardley – Morrisville Road,
3. Along aforesaid right-of-way line, North 49° 53' 29" West, a distance of 79.66 feet to a point,
4. North 49° 25' 36" West, a distance of 58.50 feet to a point,
5. North 50° 21' 08" West, a distance of 235.93 feet to a point,
6. North 39° 17' 25" East, a distance of 43.16 feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING 16,840.81 square feet (0.3866 Ac.)



Robert J. Snyder

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document: _____

Grantor(s)/Lessor(s) Cedar Crossing Investors, LP	Telephone Number	Grantee(s)/Lessee(s) Lower Makefield Township	Telephone Number
Mailing Address 370 East Maple Avenue, Suite 101		Mailing Address 1100 Edgewood Road	
City Langhorne	State PA	ZIP Code 19047	City Yardley
			State PA
			ZIP Code

SECTION II REAL ESTATE LOCATION

Street Address: Yardley-Makefield and Suthpin Roads
City, Township, Borough: Lower Makefield Township

County Bucks	School District Pennsbury	Tax Parcel Number 20-050-001-001
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SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value N/A	5. Common Level Ratio Factor x 14.93	6. Computed Value = N/A

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100%	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
transfer of ultimate right-of-way to Lower Makefield Township

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Stephen B. Harris	Telephone Number (215) 343-9000
Mailing Address 1760 Bristol Road, P.O. Box 160	City Warrington
	State PA
	ZIP Code 18976

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: _____ Date: _____

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

