

RESOLUTION No. 24-17

A RESOLUTION OF THE TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY, PENNSYLVANIA, AUTHORIZING AND APPROVING DEEDS OF DEDICATION FOR CONVEYANCE OF OPEN SPACE AND PUBLIC ROADWAY TO THE TOWNSHIP, AUTHORIZING AND APPROVING AGREEMENTS FOR DRAINAGE AND ACCESS EASEMENTS, IN ADDITION TO EASEMENTS FOR PROTECTION OF NATURAL RESOURCES FOR THE LAND DEVELOPMENT PROJECT KNOWN AS BOXWOOD FARMS

WHEREAS, the Township of Lower Makefield, in the exercise of its lawful powers, is authorized to hold real property interests, including but not limited to, ownership of public roadways, open space and easements of access, drainage and protection of natural resources in order to provide services to the Township and its residents; and

WHEREAS the Township of Lower Makefield approved a subdivision and land development plan for residential development now known as Boxwood Farm located within the Township, being formerly known as Tax Map Parcel No. 20-032-021; and

WHEREAS, as part of the subdivision and land development approval, certain public improvements, specifically the right-of-way for Collins Grant Court roadway, open space located on Lot 9, and certain easements, including but not limited to, drainage easement, access easement, easement for protection of natural resources and other similar property rights, were created and to be dedicated by the developer to the Township as part of the final land development approval development; and

WHEREAS the public improvements to be dedicated to the Township are more fully set forth in the instruments collectively attached hereto, incorporated herein and labeled Exhibits "A" through "D"; and

WHEREAS the developer has executed and delivered all of the required instruments for dedication to the Township of roadway right-of-way, open space and easements as referenced above, which are now in final form for review and approval by the Township; and

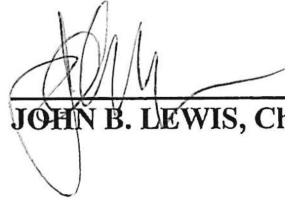
WHEREAS the Township wishes to accept and approve the dedication of the right-of-way of Collins Grant Court, open space on Lot 9, and dedication of the above-referenced easements by developer to the Township for the general health, welfare, and safety of the residents of the development and Township.

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 deeds of dedication for Collins Grant Court and open space on Lot 9, in addition to the agreements for easements of drainage, access and natural resources in favor of the Township, all of which are referenced above and to be conveyed to the Township in accordance with the final subdivision and land development approval for the Boxwood Farm residential development and as more fully specified in Exhibits “A” through “D” 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.

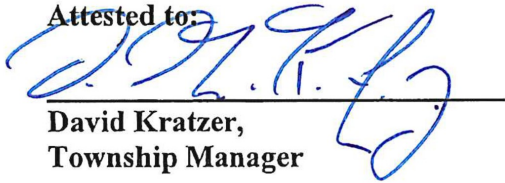
ADOPTED at a regular meeting of the Board of Supervisors of the Township of
Lower Makefield this 5th day of June, 2024.

**BOARD OF SUPERVISORS OF
LOWER MAKEFIELD TOWNSHIP**



JOHN B. LEWIS, Chair

Attested to:



**David Kratzer,
Township Manager**

EXHIBIT “A”

Deed of dedication for Collins Grant right-of-way

Prepared by: Barbara M. Kirk, Esquire
Hill Wallack, LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
Email: BKirk@hillwallack.com

Return to: Barbara M. Kirk, Esquire

Tax Parcel Nos. Part of 20-032-021

DEED AGREEMENT – Property transfer

**DEED OF DEDICATION
OF RIGHT-OF-WAY OF COLLINS GRANT COURT**

THIS INDENTURE, made this 9th day of November, 2021,
by and between **BOXWOOD FARM, LLC**, a limited liability corporation duly organize and
operating in accordance with the laws of the Commonwealth of Pennsylvania (hereinafter
referred to as "Grantor"), with a business office located at and **TOWNSHIP OF LOWER
MAKEFIELD**, a Township of the Second Class, with offices situate at 1100 Edgewood Road,
Yardley, Lower Makefield Township, Bucks County, Pennsylvania 18944 (hereinafter referred
to as "Grantee").

WITNESSETH:

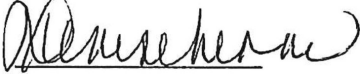
That the Grantor, for and in consideration of the advantages to it accruing as well as for
diverse other considerations affecting the public welfare which the Grantor seeks to advance, has
granted, bargained, sold, aliened, released and conveyed unto the said Grantee, its successors and
assigns, all that certain strip of land situate within the Township of Lower Makefield, 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, utility or other general municipal purposes as deemed necessary by Grantee.

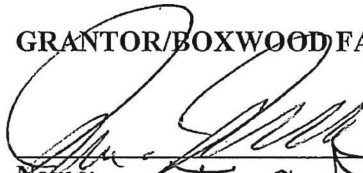
AND THE SAID GRANTOR, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns that the said tract of ground herein described hereby granted, or mentioned, or intended so to be unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, and against any and all person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from or under it, or either 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.

ATTEST:



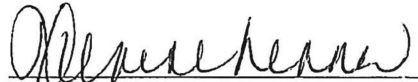
GRANTOR/BOXWOOD FARM LLC:


Name: Joseph M. ...
Title: Member

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Bucks : SS.
:

On the 9th day of November, 2021, before me, the undersigned officer, personally appeared Joseph Marranzo, who acknowledged himself/herself to be the Member, an authorized agent/representative of BOXWOOD FARM LLC and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as said officer.

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


NOTARY

My commission expires:

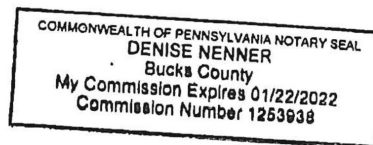


EXHIBIT “A”

TLC SURVEYING, INC.

102 Scholls School Road
Quakertown, PA 18951
215-215-920-0231 Phone
tlcsurveying@comcast.net

Metes and Bounds Description
Collins Grant Court Right-of-Way
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point on the southerly right-of-way line of Oxford Valley Road 80' wide right-of-way, said point be located S 71°45'01" W a distance of 125 feet from a point, a corner between Lot 1 and Tax Map Parcel 20-065-309 land n/l Quaker Development Group; thence in a southwesterly direction along the arc of a circle curving to the left with a radius of 30.00 feet, and an arc length of 47.12 feet to a point of tangency; thence S 18°14'59" E a distance of 180.00 feet to a point; thence along the arc of a circle turning to the right with a radius of 178.00 feet, and an arc length of 67.52 feet to a point of reverse curvature; thence the arc of a circle curving to the left with a radius of 30.00 feet, and an arc length of 25.87 feet to a point to a point of reverse curvature; thence along the arc of a circle turning to the right with a radius of 60.00 feet, and an arc length of 293.05 to a point of reverse curvature; thence along the arc of a circle curving to the left with a radius of 30.00 feet, and an arc length of 25.87 feet to a point of compound curvature; thence along the arc of a circle curving to the left with a radius of 122.00 feet, and an arc length of 46.28 feet to a point of tangency; thence N 18°14'59" W a distance of 180.00 feet to a point of curvature; thence along the arc of a circle curving to the the left with a radius of 30.00 feet, an arc length of 47.12 feet to a point on the southerly right-of-way of Oxford Valley Road; thence along the southerly right-of-way of Oxford Valley Road N 71°45'01" E a distance of 116.00 feet to the point and place of beginning.

Containing 27318.36 square feet or 0.627 acres.



DRAFT

EXHIBIT "B"

Deed of dedication of open space – Lot 9

Prepared by: Barbara M. Kirk, Esquire
Hill Wallack, LLP
777 Township Line Road
Suite 250
Yardley, PA 19067
215-579-7700
Email: bkirk@hillwallack.com

Return to: Barbara M. Kirk, Esquire
Hill Wallack, LLP

Tax Parcel No: part of 20-032-021-013 (lot 9 – open space)

DEED AGREEMENT- PROPERTY TRANSFER

DEED OF DEDICATION

THIS INDENTURE, made this 9th day of NOVEMBER, 2021, by and between **BOXWOOD FARM, LLC**, a limited liability corporation duly organize and operating in accordance with the laws of the Commonwealth of Pennsylvania (hereinafter referred to as "Grantor"), with a business office located at and **TOWNSHIP OF LOWER MAKEFIELD**, a Township of the Second Class, with offices situate at 1100 Edgewood Road, Yardley, Lower Makefield Township, Bucks County, Pennsylvania 18944 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the original owner of lot 9 of Bucks County Tax Map No. 20-032-021, a vacant lot that was created as detention basin and open space as part of a subdivision and land development project commonly known as Boxwood Farm within the Township, and in accordance with the Final Plan of Major Subdivision prepared by ALL County, Inc., professional land surveyors and planners, dated March 13, 2003 and last revised on or about March 25, 2005 (the "Plan"); and

WHEREAS, Grantor wishes to dedicate the aforementioned lot to the Township as and for required detention basin and open space within the Township, and in accordance with the final record plan for the land development project; and

WHEREAS, Grantor desires to convey the following described parcel to the Township.

WITNESSETH:

THAT the said Grantor, for and in consideration of the advantages to it accruing, as well as for diverse and other consideration affecting the public welfare which it seeks to advance, has granted, bargained, and sold, released and confirmed, and by the presents do grant, bargain and sell, release and confirm unto the said Township, its successors, interests and assigns, in fee:

ALL THAT CERTAIN tract of land situate in the Township of Lower Makefield, County of Bucks, Commonwealth of Pennsylvania, being known as the detention basin, Lot 9 as shown on Final Plan of Major Subdivision prepared by ALL County, Inc., professional land surveyors and planners, dated March 13, 2003 and last revised on or about March 25, 2005, bounded and described as follows:

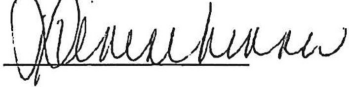
SEE EXHIBIT "A" attached hereto.

TO HAVE AND TO HOLD the said lands above described unto the said Grantee, to and for the only use and behoof of the Grantee, its successors and assigns, forever. **TOGETHER** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in, and to the same.

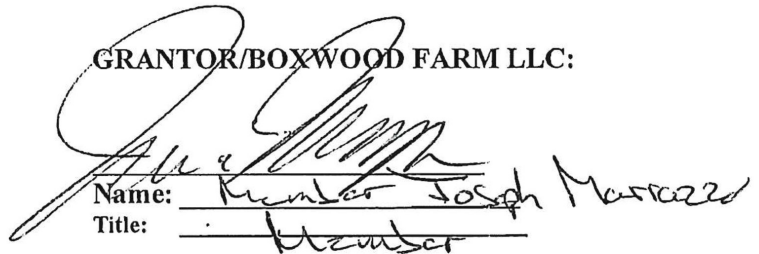
AND the said Grantor, for itself, its respective heirs, successors and assigns, do by these presents, covenants, promises and agrees to and with the Grantee, its successors and assigns, that neither the Grantor nor its respective heirs, successors and assigns, shall, nor will at any time hereinafter ask, demand or recover or receive of or from said Grantee, its successors and assigns, any sum or sums of money.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, by its authorized representative, the day and year first above written, fully intending to be legally bound.

ATTEST:



GRANTOR/BOXWOOD FARM LLC:


Name: Member Joseph Marozzo
Title: Member

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Bucks : SS.
:

On the 9th day of November, 2021, before me, the undersigned officer, personally appeared Joseph Marrazzo, who acknowledged himself/herself to be the Member, an authorized agent/representative of BOXWOOD FARM LLC and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as said officer.

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


NOTARY

My commission expires:

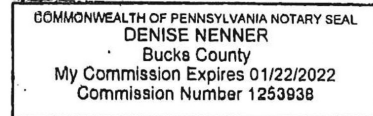


EXHIBIT “A”

TLC SURVEYING, INC.

102 Scholls School Road
Quakertown, PA 18951
215-215-920-0231 Phone
tlcsurveying@comcast.net

Metes and Bounds Description
Detension Basin Lot 9
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point on the dividing line between Lot 9 and Tax Map Parcel 20-065-004 lands n/l Tice, said point being located S18°15'00"E distance of 152.78 feet from a point a corner between Lot 9 and Tax Map Parcel 20-065-003 on the southerly right-of-way of Oxford Valley Road 80' wide right-of-way; thence the following five (5) courses and distance through Lot 98 and along the southerly line of a resource protection area, (1) N 71°45'00" E a distance of 80.51 feet to a point; thence (2) S 17°43'31" E a distance of 25.77 feet to a point; thence (3) N 71°45'00" E a distance of 25.55 feet to a point; thence (4) N 19°52'12" E a distance of 25.55 feet to a point; thence (5) of N 77°45'00" E a distance of 9.43 feet to a point a corner of the resource protection area in the line of lot 8; thence along the dividing line between Lot 8, Lot 7 and Lot 6 S 03°59'22" E a distance of 247.63 feet to a point a corner of Lot 5 and Lot 6; thence along the dividing line between Lot 5 and Lot 9 S 18°15'00" E a distance of 143.00 feet to a point a corner of Lot 5 and Lot 9 in the line of lands Tax Map Parcel 20-065-010 lands n/l Chen; thence along the dividing line between Lot 9 and lands n/l Chen S 71°45'00" W a distance of 70.00 feet to a point a corner of Tax Map Parcel 20-065-010 and Lot 9 along the line of lands Tax Map Parcel 20-065-008 lands n/l Rabideau; thence the dividing line between Lot 9 and Tax Map Parcel 20-065-008 N 18°15'00" W a distance of 335.83 feet to the point of beginning.

Containing 34,061.10 square feet or 0.782 acres.



D
O
C
P

EXHIBIT "C"

Agreement for Drainage & Access Easements

Prepared by: Barbara M. Kirk, Esquire
Hill Wallack, LLP
777 Township Line Road, Suite 250
Yardley, Pa 19067

Return to: Same as above

Parcel No.: formerly 20-032-021, lots 7 & 8

DEED AGREEMENT – NO PROPERTY TRANSFER

AGREEMENT FOR DRAINAGE AND ACCESS EASEMENTS

THIS AGREEMENT, made this 9 day of November

2021, by and between **BOXWOOD FARM, LLC**, a limited liability corporation duly organize and operating in accordance with the laws of the Commonwealth of Pennsylvania (hereinafter referred to as "Grantor"), with a business office located at and **TOWNSHIP OF LOWER MAKEFIELD**, a Township of the Second Class, with offices situate at 1100 Edgewood Road, Yardley, Lower Makefield Township, Bucks County, Pennsylvania 18944 (hereinafter referred to as "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of One (\$1.00) Dollar to Grantor in hand paid, and other good and valuable consideration, has granted, and by these presents does grant, bargain, and convey to Grantee, its agents, contractors and other authorized representatives certain drainage and access easements on, over, across, and through the real property listed above for the express purpose of drainage and access to the affected areas , all as more fully set forth in the legal descriptions attached hereto, incorporated herein and labeled Exhibit "A".

Said easement areas shall include the free right, liberty and privilege of entering the property to ensure drainage and access to the easement areas. No buildings, structures or plantings, other than grass, shall be installed, constructed or permitted in the listed easement area.

TO HAVE AND TO HOLD the aforesaid easement areas to Grantee, its successors and assigns, together with the right and privilege at any and all times to enter the area of the Easement or any part thereof, for the purposes described herein, and no other, along with the obligation of the Grantee, its successors and assigns as a part of undertaking any such work to restore the surface of the Easement area to a condition reasonably satisfactory to the Grantor thereafter.

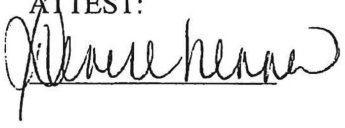
AND the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the Easement above-described, conveyed unto the said Grantee, its successors and assigns, and against any and all person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, or it, them, or any of them, shall and will forever warrant and defend.

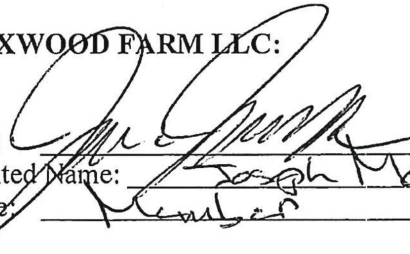
[signatures on following page]

IN WITNESS WHEREOF, the said Grantor has executed these presents on the day and year first above written.

GRANTOR:

BOXWOOD FARM LLC:

ATTEST:


BY: 
Printed Name: Joseph Marrazzo
Title: Member

GRANTEE:

LOWER MAKEFIELD TOWNSHIP

ATTEST:

WITNESS

By: 
Printed Name: Keri Ferguson
Title: Township Manager

GRANTEE'S ADDRESS:
1100 Edgewood Road
Yardley, PA 19067

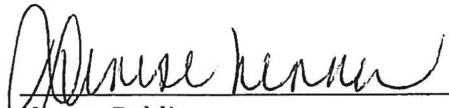
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks: SS

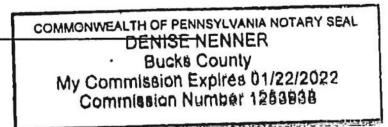
On this 9th day of November, 2021, before me, the undersigned officer, personally appeared Joseph Manarzo, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the foregoing instrument, and he/she acknowledged that he/she executed same for the purposes therein contained.

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



Notary Public

My commission expires: _____

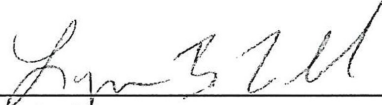


ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUCKS : SS

On this 17th day of November, 2021, before me, the undersigned officer, personally appeared Kurt Ferguson, in his or her capacity as Township Manager for the **Township of Lower Makefield**, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the foregoing instrument, and he/she acknowledged that he/she executed same for the purposes therein contained, and that she/he has full authority to execute the within instrument, on behalf of Lower Makefield Township

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



Notary Public
My commission expires: 2/7/22
Commonwealth of Pennsylvania - Notary Seal
LYNN E TODD - Notary Public
Bucks County
My Commission Expires Feb 7, 2022
Commission Number 1281655

EXHIBIT "A"

TLC SURVEYING, INC.

102 Scholls School Road
Quakertown, PA 18951
215-215-920-0231 Phone
tlcsurveying@comcast.net

Metes and Bounds Description
Drainage Access Easement Lot 7
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point, corner of Lot 6 and Lot 7 on the southerly right-of-way line of Collins Grant Court 60' wide cul-de-sac radius; Thence along the dividing line of Lot 6 and Lot 7 North 79 Degrees 44 Minutes 43 Seconds West a distance of 118.50 feet to a point, a corner of Lot 6 and Lot 7 on the line of Lot 9; Thence along the line of Lot 9 North 03 Degrees 59 Minutes 22 Seconds West a distance of 30.95 feet to a point, a corner on the dividing line between Lot 7 and Lot 9; Thence along a line through Lot 7 South 79 Degrees 44 Minutes 43 Seconds East a distance of 128.11 feet to a point on the southerly right-of-way line of Collins Grant Court; thence along the arc circle curving to the left with a radius of 60.00 feet, an arc length of 30.39 feet to the point and place of beginning.

Containing 3660.66 square feet or 0.084 acres.



TLC SURVEYING, INC.

102 Scholls School Road
Quakertown, PA 18951
215-215-920-0231 Phone
tlcsurveying@comcast.net

Metes and Bounds Description
Drainage Easement Lot 8
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point, a corner of Lot 7 and Lot 8 on the southerly right-of-way line of Collins Grant Court 56' wide right-of-way; Thence along the dividing line between Lot 7 and Lot 8 South 71 Degrees 43 Minutes 30 Seconds West a distance of 148.49 feet to a point, a corner of Lot 7 and Lot 8 on the line of Lot 9; Thence the following two courses and distances along the dividing line between Lot 8 and Lot 9 (1) North 03 Degrees 59 Minutes 22 Seconds West a distance of 12.77 feet to a point; Thence (2) North 18 Degrees 14 Minutes 59 Seconds West a distance of 17.63 feet to a point, a corner on the dividing line between Lot 8 and Lot 9; Thence along a line through Lot 8 North 71 Degrees 43 Minutes 30 Seconds East a distance of 145.34 feet to a point on the southerly right-of-way line of Collins Grant Court; Thence along the southerly right-of-way line of Collins Grant Court South 18 Degrees 14 Minutes 59 Seconds East a distance of 30.00 feet to the point and place of beginning.

Containing 4379.30 square feet or 0.101 acres.



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EXHIBIT “D”

Agreement for Resource Protected Easements

Return to: Barbara M. Kirk, Esquire
Hill Wallack, LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
Email: BKirk@hillwallack.com

Tax Parcel No. FORMERLY part of 20-032-021 (Lots 1, 2, 3, 4, 5 & 9)

DEED AGREEMENT – NO PROPERTY TRANSFER

**AGREEMENT FOR RESOURCE PROTECTED EASEMENTS ON OR
THROUGH LOTS 1, 2, 3, 4, 5, & 9 LOCATED IN THE BOXWOOD FARM
DEVELOPMENT**

THIS AGREEMENT, made this 9th day of NOVEMBER, 2021, by and between **BOXWOOD FARM, LLC**, a limited liability corporation duly organize and operating in accordance with the laws of the Commonwealth of Pennsylvania (hereinafter referred to as "Grantor"), with a business office located at and **TOWNSHIP OF LOWER MAKEFIELD**, a Township of the Second Class, with offices situate at 1100 Edgewood Road, Yardley, Lower Makefield Township, Bucks County, Pennsylvania 18944 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, as well as such other valuable non-monetary consideration affecting the public welfare which the Grantor seeks to advance, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Lower Makefield Township, its successors and assigns:

ALL THAT CERTAIN tract of land situate in the Lower Makefield Township, Bucks County, Pennsylvania, consisting of portion of real property formerly part of Tax Map Parcel

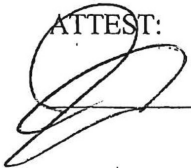
No. 20-032-021, and identified as Lots 1, 2, 3, 4, 5, & 9 to be designated as resource protected easement areas as depicted on a subdivision plan commonly known as Boxwood Farms. The legal descriptions identifying the metes and bounds of the affected easement areas are collectively attached hereto, incorporated herein and labeled Exhibit "A".

TO HAVE AND TO HOLD the said above described resource protected easement areas unto the said Grantee, Lower Makefield Township, and for the only proper use and behoof of it, said Grantee, its successors and assigns, forever, in common with it, the Grantor, its heirs successors and assigns, to be maintained, in perpetuity, as protected resource areas. No buildings, structures or plantings, other than grass, in permitted in the easement area. No grading, filling, clearing or development is permitted in the natural resource protected land areas and easements.


AND THAT THE SAID GRANTOR, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with Lower Makefield Township, its successors and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from or under them, or either of them forever, to defend and warrant said title.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

ATTEST:


BOXWOOD FARM LLC:

BY: 
Printed Name: Joseph J. Marrazzo
Title: Member

GRANTEE:

LOWER MAKEFIELD TOWNSHIP

ATTEST:

Katie McVan

WITNESS

By:

Kurt Ferguson

Printed Name: *Kurt Ferguson*

Title: *Township Manager*

GRANTEE'S ADDRESS:

1100 Edgewood Road
Yardley, PA 19067

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Bucks : SS

On this 9th day of November, 2021, before me, the undersigned officer, personally appeared Joseph Murrango, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the foregoing instrument, and he/she acknowledged that he/she executed same for the purposes therein contained.

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

Denise Nenner
Notary Public
My commission expires: _____

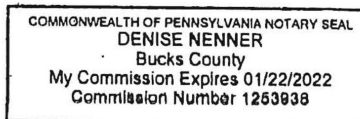


EXHIBIT “A”

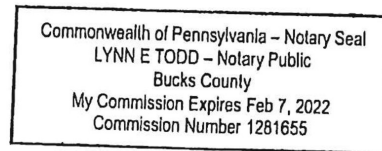
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUCKS : SS

On this 17th day of November, 2021, before me, the undersigned officer, personally appeared Kurt Ferguson, in his or her capacity as Township Manager for the **Township of Lower Makefield**, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the foregoing instrument, and he/she acknowledged that he/she executed same for the purposes therein contained, and that she/he has full authority to execute the within instrument, on behalf of Lower Makefield Township

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

Lynn E. Todd
Notary Public
My commission expires: 2/7/22



TLC SURVEYING, INC.

102 Scholls School Road
Quakertown, PA 18951
215-215-920-0231 Phone
tlcsurveying@comcast.net

Metes and Bounds Description
Resource Protection Easement through Lot 1, Lot 2 and Lot 3
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point on the southeasterly right-of-way line of Oxford Valley Road 80' a common corner between Lot 1 and Tax Map Parcel 20-065-309 land n/l Quaker Development Group; thence along the dividing line between Lot 1, Lot 2, Lot 3 and Tax Map Parcel 20-065-309 S 15°45'00" E a distance of 376.33 feet to a point a common corner of Tax Map Parcel 20-065-309 and Tax Map Parcel 20-065-283 lands n/l Altomare on the dividing line of Lot 3; thence along the dividing line of Lot 3 and Tax Map Parcel 20-065-283 S 00°25'21" E a distance of 22.84 feet to a point a common corner of Lot 3 and Lot 4; thence along the dividing line between Lot 3 and Lot 4 S 71°45'01" W a distance of 19.98 feet to a point a corner on the dividing line between Lot 3 and Lot 4; thence through Lot 3, Lot 2 and Lot 1 N 15°45'00" W a distance of 398.10 feet to a point on the southeasterly right-of-way line of Oxford Valley Road; thence along the southeasterly right-of-way of Oxford Valley Road N 71°45'01" E a distance of 26.02 feet to the point of beginning.

Containing 10284.81 square feet or 0.236 acres.



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102 Scholls School Road
Quakertown, PA 18951
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Metes and Bounds Description
Resource Protection Easement through Lot 4, Lot 5 and Lot 9
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point, a corner on the dividing line between Lot 9 and Tax Map Parcel 20-065-008 lands n/l Rabideau, said point being located S18°15'00"E a distance of 510.11 feet from a point a corner of Lot 9 and Tax Map Parcel 20-065-003 lands n/l Esposito on the southerly right-of-way line of Oxford Valley Road 80' wide right-of-way; thence along the dividing line between Lot 9 and Tax Map Parcel 20-065-008 N 18°15'00" W a distance of 21.50 feet to a point, a corner on the dividing line between Lot 9 and Tax Map Parcel 20-065-008; thence the following 5 courses and distance through lots 4, lot 5 and lot 9 (1) N 71°45'00" E a distance of 153.98 feet to a point; thence (2) N 10°08'21" E a distance of 102.35 feet to a point; thence (3) N 71°45'00" E a distance of 90.36 feet to a point; thence (4) S 17°17'44" E a distance of 82.27 feet to a point; thence (5) N 71°45'01" E a distance of 135.00 feet to a point on the dividing line between Lot 4 and Tax Map Parcel 20-065-284 lands n/l Diretto; thence along the dividing line between Lot 4 and Tax Map Parcel 20-062-284 S 00°25'21" E a distance of 30.76 feet to a point a corner between Lot 4, Tax Map Parcel 20-065-284 and Tax Map Parcel 20-065-113 lands n/l Hall; thence along the dividing line between Lot 4, Lot 5, Lot 9 and Tax Map Parcel 20-065-113, Tax Map Parcel 20-065-112 lands n/l Jaskiewich, Tax Map Parcel 20-065-111 lands n/l Wunder, Tax Map Parcel 20-065-110 lands n/l Martinowich and Tax Map Parcel 20-065-010 lands n/l Chen S 71°45'00" W a distance of 417.22 feet to the point and place of beginning

Containing 20,495 square feet or 0.471 acres.



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Metes and Bounds Description
Resource Protection Easement through Lot 9
Boxwood Farm
Lower Makefield Township, Bucks County
Commonwealth of Pennsylvania

All that certain tract or parcel of land, situate in the Township of Lower Makefield, County of Bucks, and the Commonwealth of Pennsylvania, as described according to a plan entitled "Final Major Subdivision Plan prepared for Boxwood Farm" made by All County, Inc., dated the 13th day of March, 2003 A.D. last revised March 28, 2005, as follows to wit:

Beginning at a point on the dividing line between Lot 9 and Tax Map Parcel 20-065-003 lands n/l Esposito, said point being located S18°15'00"E distance of 81.00 feet from a point a corner between Lot 9 and Tax Map Parcel 20-065-003 on the southerly right-of-way of Oxford Valley Road 80' wide right-of-way; thence the following two courses and distances through Lot 9 (1) N 71°45'01" E a distance of 106.00 feet to a point; thence (2) S 64°20'28" E a distance of 35.15 feet to a point on the dividing line between Lot 9 and Lot 8; thence along the dividing line between Lot 8 and Lot 9 S 18°14'59" E a distance of 54.18 feet to a point on the dividing line between Lot 8 and Lot 9; thence the following 5 courses and distances through Lot 9 (1) S 71°45'00" W a distance of 9.43 feet to a point; thence (2) S 19°52'12" W a distance of 25.55 feet to a point; thence (3) S 71°45'00" W a distance of 25.55 feet to a point; thence (4) N 17°43'31" W a distance of 25.77 feet to a point; thence (5) S 71°45'00" W a distance of 80.51 feet to a point on the dividing line between Lot 9 and Tax Map Parcel 20-065-004 lands n/l Teice; thence along the dividing line between Lot 8, Lot 9 and Tax Map Parcel 20-065-004 N 18°15'00" W a distance of 71.78 feet to the point and place of beginning.

Containing 10086.16 square feet or 0.232 acres.

