

**BOROUGH OF MORRISVILLE
RESOLUTION NO. 1094**

WHEREAS, the Borough of Morrisville had previously executed a Deed conveying approximately 10.85397 acres of land to the Redevelopment Authority of the County of Bucks on December 20, 2007; and

WHEREAS, the property that is subject to the aforementioned Deed is commonly referred to as the "Morrisville Landfill"; and

WHEREAS, the aforesaid Deed although fully executed and notarized was never recorded; and

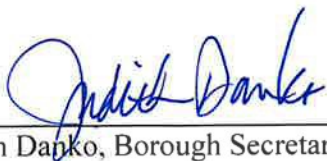
WHEREAS, the aforesaid original Deed was being held by the law firm of Begley, Carlin & Mandio, LLP for safekeeping; and

WHEREAS, the aforesaid original Deed cannot be located, as a result of which a replacement Deed has been prepared; and

WHEREAS, the Borough of Morrisville had previously approved the transfer which is the subject of the aforementioned Deed by Resolution dated April 21, 2003.


NOW, THEREFORE, BE IT RESOLVED THAT the Council of the Borough of Morrisville hereby ratifies and approves the conveyance of Tax Parcel No. 24-012-081, consisting of approximately 10.85397 acres, from Morrisville Borough to the Redevelopment Authority of the County of Bucks for nominal consideration.

Adopted as a Resolution of the Borough Council this 21ST day of May 2024;



Judith Danko, Borough Secretary

BOROUGH OF MORRISVILLE



Helen Hlahol, President

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the Borough of Morrisville Council on May 21ST, 2024.



Judith Danko, Borough Secretary

*for
RDA
records*

BOROUGH OF MORRISVILLE
RESOLUTION # 724

WHEREAS, Morrisville Borough, by and through the Bucks County Redevelopment Authority ("RDA"), intends to sell the premises known as the "Morrisville Landfill," located behind the former Cloverleaf Restaurant, for development and open space purposes; and

WHEREAS, said property, consisting of approximately twelve (12) acres and also known as Tax Parcel No. 24-012-081, is currently titled in the name of the Borough; and

WHEREAS, the cooperation agreement between Morrisville Borough and the RDA provides that the RDA will market the property by distributing a request for proposals, solicit bids from interested developers, enter into an agreement of sale with the highest qualified bidder, and eventually transfer title to the winning bidder after final approval by the Borough Council of a properly-submitted subdivision and land development plan; and

WHEREAS, to effect the terms of its agreement with the RDA, Morrisville Borough wishes to grant and convey the Morrisville Landfill property, Tax Parcel No. 24-012-081, to the RDA for nominal consideration.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the Borough of Morrisville hereby ratifies and approves the conveyance of Tax Parcel No. 24-012-081, consisting of approximately twelve (12) acres, from Morrisville Borough to the RDA, for nominal consideration.

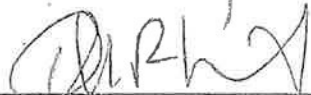
Adopted as a Resolution of the Borough Council this 21st day
April, 2003.

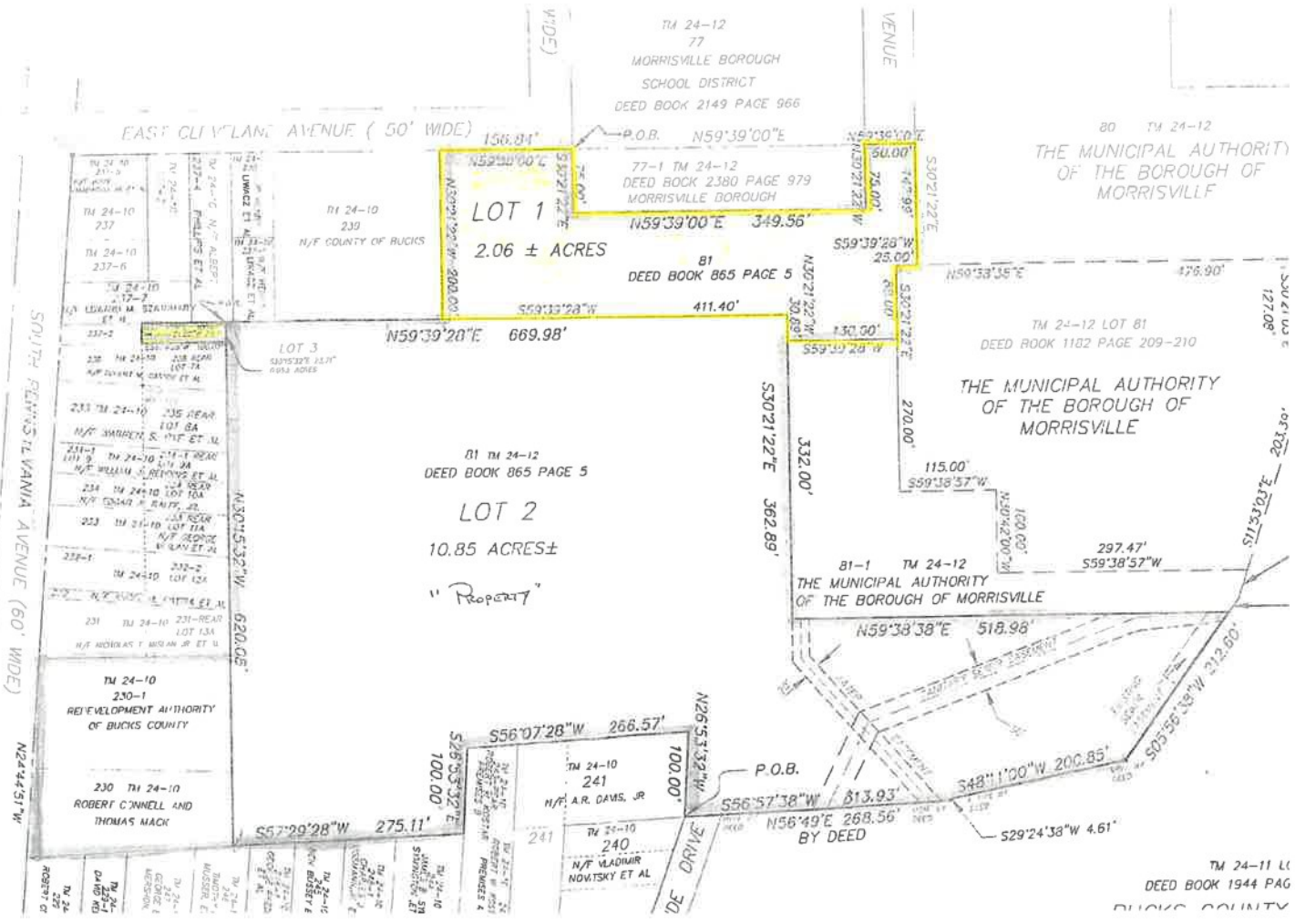
BOROUGH OF MORRISVILLE

Jane Burger
By: Jane Burger, President

George Mount III
George Mount, III, Secretary

EXAMINED and APPROVED this 15th day of May,
2003.


By: Thomas Wisnosky, Mayor



SOUTH PENNSYLVANIA AVENUE (60' WIDE)
N24°44'51\"W

EAST CLYMLANE AVENUE (50' WIDE)

LOT 1
2.06 ± ACRES

LOT 2
10.85 ACRES ±
"Property"

TM 24-12
77
MORRISVILLE BOROUGH
SCHOOL DISTRICT
DEED BOOK 2149 PAGE 966

80 TM 24-12
THE MUNICIPAL AUTHORITY
OF THE BOROUGH OF
MORRISVILLE

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OF THE BOROUGH OF
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THE MUNICIPAL AUTHORITY
OF THE BOROUGH OF
MORRISVILLE

REDEVELOPMENT AUTHORITY
OF BUCKS COUNTY

ROBERT CUNNELL AND
THOMAS MACK

A.R. DAMS, JR

VLADIMIR
NOVITSKY ET AL

TM 24-11 LL
DEED BOOK 1944 PAG
BUCKS COUNTY

This Indenture made the _____ day of _____ in the year
of our Lord Two Thousand and _____ (20)

Between THE BOROUGH OF MORRISVILLE, (hereinafter called the Grantor) of the one part, and THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS, (hereinafter Grantee), of the other part,

Witnesseth That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the scaling and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns,

ALL THAT CERTAIN parcel or tract of land situate in the Borough of Morrisville, County of Bucks, Commonwealth of Pennsylvania, as shown on a map entitled "Clover Leaf Estates Exhibit Plan," Drawing No. S0101, prepared by Pennoni Associates, Inc., dated 5-23-2003, being bounded and described as follows:

BEGINNING at a point, the intersection of the westerly right-of-way line of Riverside Drive and the northerly property line of tax map 24-10 parcel number 240, as shown on said map;

THENCE (1) along the easterly property line of lands now or formerly of A.R. Davis, Jr., N 26° 53' 32" W, a distance of 100.00 feet to a point;

THENCE (2) along the northerly property line of A.R. Davis, Jr., and lands now or formerly of Robert W. Kostar, S 56° 07' 28" W, a distance of 266.57 feet to a point;

THENCE (3) along lands of Robert W. Kostar S 26° 53' 32" E, a distance of 100.00 feet to a point;

THENCE (4) along the northerly property lines of lands of now or formerly James B. Symi Symington, et al., Charles J. Ossmann, Jr., et ux., Ben Bussey, et ux., George Predmore, et al., and Timothy R. Musser, et al., partly by each S 57° 29' 28" W, a distance of 275.11 feet to a point;

THENCE (5) along the easterly property lines of lands now or formerly Robert Connell and Thomas Mack, Redevelopment Authority of Bucks County, Nicholas T. Mislan, Jr., et al., Angel M. Rivera, et al., George Mislan, et al., Edgar A. Ralff, Jr., William J. Redding, et al., Warren S. Pye, et al., Robert M. Castor, et al., and Lot 3, as shown on said map, N 30° 15' 32" W, a distance of 620.08 feet to a point;

THENCE (6) along the southerly property lines of lands now or formerly Albert Phillips, et al., Henry Liwacz, et al., County of Bucks and Lot 1, as shown on said map, N 59° 39' 38" E, a distance of 669.98 feet to a point;

THENCE (7) along the westerly property lines of said Lot 1 and lands of The Municipal Authority of the Borough of Morrisville, S 30° 21' 22" E, a distance of 362.89 feet to a point;

THENCE (8) along the southerly line of lands of The Municipal Authority of the Borough of Morrisville, N 59° 38' 38" E, a distance of 518.98 feet to a point;

THENCE (9) along lands of now or formerly A.E. Staley, S 05° 56' 38" W, a distance of 212.60 feet to a point;

THENCE (10) along same S 48° 11' 00" W, a distance of 200.85 feet to a point;

THENCE (11) along same, S 29° 24' 38" W, a distance of 4.61 feet to a point;

THENCE (12) along same and crossing the bed of Riverside Drive S 56° 57' 38" W, a distance of 313.93 feet to the point of BEGINNING.

TOGETHER with a 20 foot wide water easement and 30 foot wide sanitary sewer easement and an existing 20 foot wide by 105 +/- foot long sewer easement as shown on said plan.

CONTAINING 472,799 square feet or 10.85397 +/- acres of land.

BEING the same premises which Warner Company, by Deed dated 11/19/1946 and recorded 11/29/1946 in Bucks County in Deed Book 777 Page 171 conveyed unto the Burgess and Town Council of the Borough of Morrisville, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, 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 the said Grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said improvements, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, to and for the only proper use and behoof of the said Grantee, its heirs and assigns forever.

And the said Grantor, for its heirs, executors and administrators does covenant, promise and agree, to and with the said Grantee its heirs and assigns, by these presents, that it, the said Grantor and its heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee its heirs and assigns, against it, the said Grantor and its heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him/her/them or any of them, shall and will SUBJECT AS AFORESAID, **WARRANT AND FOREVER DEFEND.**

In Witness Whereof, the party of the first part hereunto set its hand and seal. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

BOROUGH OF MORRISVILLE

Attest:
