

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2009-10

A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA,
ACCEPTING DEDICATION FOR PORTIONS OF FARMHOUSE LANE,
COUNTRY SIDE DRIVE, OLD COACH LANE AND BAYBERRY ROAD
IN PHASE III, MEADOWBROOK FARMS AS AND FOR PUBLIC
ROADWAYS OR HIGHWAYS OF THE TOWNSHIP OF MIDDLESEX

WHEREAS, Worthington Development, L.P. is the owner of certain tracts or parcels of land as more fully described in a Deed dated August 6, 1999 and recorded August 17, 1999 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book 205, Page 1106; and

WHEREAS, Worthington Development, L.P. has proposed and/or developed certain public improvements associated with the subdivision and development of the subject property as part of Meadowbrook Phase III; namely, portions of highways or roadways known as Farmhouse Lane, Country Side Drive, Old Coach Lane and Bayberry Road; and

WHEREAS, Worthington Development, L.P. has completed the necessary improvements associated with the above highway or roadway portions on its property as required by Middlesex Township; and

WHEREAS, Worthington Development, L.P. has tendered a Deed of Dedication to Middlesex Township thereby conveying and dedicating portions of Farmhouse Lane, Country Side Drive, Old Coach Lane and Bayberry Road as and for public roadways within the Township of Middlesex.

NOW THEREFORE, it is hereby RESOLVED by the Board of Township Supervisors of Middlesex Township as follows:

DEED OF DEDICATION

MADE the 29 day of May Two Thousand Nine (2009).

BETWEEN

WORTHINGTON DEVELOPMENT, L.P., a Pennsylvania limited partnership, GRANTOR

AND

MIDDLESEX TOWNSHIP, a Township of the Second Class organized and existing under the laws of the Commonwealth of Pennsylvania, with its offices located in Middlesex Township, Cumberland County, Pennsylvania, GRANTEE.

WITNESSETH, that Grantor in consideration of the advantage to it accruing as well as for diverse other considerations affecting the public welfare which it seeks to advance, has granted, conveyed, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

Farmhouse Lane

All that certain tract of land situated in the Middlesex Township, Cumberland County, PA, being 50' in width, as shown on a plan entitled, Meadowbrook Farms, Final Subdivision Plan, Phase III, dated October 17, 2000, and recorded August 21, 2003, in Cumberland County Plan Book 87, Page 99, being bounded and described as follows:

Beginning at an iron pin, being an easterly corner of Lot No. 96 and lying in a westerly line Country Side Drive (50' in width); thence along said Country Side Drive S20°40'58"E, 100.00 feet to an iron pin, lying in a westerly line of said Country Side Drive and being a northerly corner of Lot No. 119; thence along said lot, along a curve to the left, having a chord bearing of N65°40'58"W, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; thence along said lot S69°19'02"W, 16.30 feet to an iron pin; thence continuing along said lot, along a curve to the left, having a chord bearing of S48°55'13"W, a chord distance of 156.83 feet, a radius of 225.00 feet and an arc length of 160.20 feet to an iron pin, being a westerly corner of said lot and lying in a northerly line of Future Phase 4; thence along said lands N61°28'35"W, 50.00 feet to an iron pin; thence continuing along said lands and along Lot No.'s 97 and 96, along a curve to the right, having a chord bearing of N48°55'13"E, a chord distance of 191.69 feet, a radius of 275.00 feet and an arc length of 195.80 feet to an iron pin; thence continuing along Lot No. 96 N69°19'02"E, 16.30 feet to an iron pin; thence along a curve to the left, having a chord bearing of N24°19'02"E, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin, being the place of beginning, containing 0.258 acres.

EXHIBIT A

Country Side Drive (East)

All that certain tract of land situated in the Middlesex Township, Cumberland County, PA, as shown on a plan entitled, Meadowbrook Farms, Final Subdivision Plan, Phase III, dated October 17, 2000, and recorded August 21, 2003, in Cumberland County Plan Book 87, Page 99, being bounded and described as follows:

Beginning at an iron pin, being a southeasterly corner of Phase 2 and lying in a westerly line of Lot No. 150; thence along said lot S08°03'38"E, 34.04 feet to an iron pin; thence continuing along said lot and along Lot No. 149, along a curve to the left, having a chord bearing of S14°22'18"E, a chord distance of 104.43 feet, a radius of 475.00 feet and an arc length of 104.64 feet to an iron pin; thence continuing along Lot No. 149 and along Lot No. 148 and Future Phase 9, S20°40'58"E, 257.09 feet to an iron pin; thence continuing along said Phase 9, S69°19'02"W, 50.00 feet to an iron pin, lying in a northerly line of said phase and being an easterly corner of Lot No. 180; thence along said lot, Old Coach Lane (50' in width) and Lot No. 71, N20°40'58"W, 257.09 feet to an iron pin; thence continuing along Lot No. 71 and along Lot No. 72, along a curve to the right, having a chord bearing of N14°22'18"W, a chord distance of 115.42 feet, a radius of 525.00 feet and an arc length of 115.66 feet to an iron pin; thence continuing along Lot No. 72, N08°03'38"W, 33.87 feet to an iron pin, being a northerly corner of said lot and lying in a southerly line of Phase 2; thence along said lands N81°44'32"E, 50.00 feet to an iron pin, being the place of beginning, containing 0.461 acres.

Country Side Drive (West)

All that certain tract of land situated in the Middlesex Township, Cumberland County, PA, being 50' in width, as shown on a plan entitled, Meadowbrook Farms, Final Subdivision Plan, Phase III, dated October 17, 2000, and recorded August 21, 2003, in Cumberland County Plan Book 87, Page 99, being bounded and described as follows:

Beginning at an iron pin, lying in a southerly line of Old Coach Lane and being a northerly corner of Lot No. 83; thence along said lot, along a curve to the left, having a chord bearing of S36°22'51"W, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; thence continuing along said lot and along Lot No. 82 S08°37'09"E, 115.49 feet to an iron pin; thence continuing along Lot No. 82, along a curve to the left, having a chord bearing of S14°39'03"E, a chord distance of 42.03 feet, a radius of 200.00 feet and an arc length of 42.11 feet to an iron pin; thence continuing along said lot and along Lot No.'s 81, 80 and Future Phase 8, S20°40'58"E, 341.96 feet to an iron pin; thence continuing along Phase 8 lands S69°19'02"W, 50.00 feet to an iron pin, lying in a northerly line of said lands and being an easterly corner of Lot No. 119; thence along said lot, Farmhouse Lane (50' in width), Lot No.'s 96 and 95, N20°40'58"W, 347.24 feet to an iron pin; thence continuing along Lot No. 95, along a curve to the right, having a chord bearing of N14°39'03"W, a chord distance of 42.03 feet, a radius of 200.00 feet and an arc length of 42.11 feet to an iron pin; thence continuing along Lot No. 95 and along Future Phase 6 lands N08°37'09"W, 120.77 feet to an iron pin; thence continuing along Phase 6 lands, along a curve to the left, having a chord bearing of N53°37'09"W, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin, being an easterly corner of said lands and lying in a southerly line of Old Coach Lane (50' in width); thence along said Old Coach Lane, N81°22'51"E, 100.00 feet to an iron pin, being the place of beginning, containing 0.614 acres.

Old Coach Lane

All that certain tract of land situated in the Middlesex Township, Cumberland County, PA, being 50' in width, as shown on a plan entitled, Meadowbrook Farms, Final Subdivision Plan, Phase III, dated October 17, 2000, and recorded August 21, 2003, in Cumberland County Plan Book 87, Page 99, being bounded and described as follows:

Beginning at an iron pin, being an easterly corner of Lot No. 71 and lying in a westerly line of Country Side Drive; thence along said Country Side Drive S20°40'58"E, 100.00 feet to an iron pin, lying in a westerly line of said Country Side Drive and being a northerly corner of Lot No. 180; thence along said lot, along a curve to the left, having a chord bearing of N65°40'58"W, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; thence continuing along said lot, Lot No. 192, Bayberry Road and Lot No. 4, S69°19'02"W, 435.74 feet to an iron pin; thence continuing along Lot No. 4, along a curve to the right, having a chord bearing of S75°20'57"W, a chord distance of 57.79 feet, a radius of 275.00 feet and an arc length of 57.90 feet to an iron pin, being a westerly corner of said lot and a northerly corner of Lot No. 83; thence along Lot No. 83 and along Country Side Drive (50' R/W), S81°22'51"W, 216.13 feet to an iron pin, being a westerly corner of said Country Side Drive and an easterly corner of Future Phase 6; thence along said phase lands N08°37'09"W, 50.00 feet to an iron pin; thence continuing along said lands and along Lot No.'s 90 and 89 N81°22'51"E, 216.13 feet to an iron pin; thence continuing along Lot No. 89, along a curve to the left, having a chord bearing of N75°20'57"E, a chord distance of 47.29 feet, a radius of 225.00 feet and an arc length of 47.37 feet to an iron pin, being an easterly corner of said lot and a westerly corner of Lot No. 88; thence along said lot, Bayberry Road (50' in width), Lot No.'s 70 and 71 N69°19'02"E, 435.74 feet to an iron pin; thence continuing along Lot No. 71, along a curve to the left, having a chord bearing of N2°40'19'02"E, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin, being the place of beginning, containing 0.844 acres.

Bayberry Road (North)

All that certain tract of land situated in the Middlesex Township, Cumberland County, PA, being 50' in width as shown on a plan entitled, Meadowbrook Farms, Final Subdivision Plan, Phase III, dated October 17, 2000, and recorded August 21, 2003, in Cumberland County Plan Book 87, Page 99, being bounded and described as follows:

Beginning at an iron pin, lying in a northerly line of Old Coach Lane (50' in width) and being a southerly corner of Lot No. 88; thence along said lot, the following bearings and distances: along a curve to the left, having a chord bearing of N24°19'02"E, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; thence N20°40'58"W, 32.91 feet to an iron pin; thence along a curve to the right, having a chord bearing of N14°40'30"W, a chord distance of 68.03 feet, a radius of 325.00 feet and an arc length of 68.15 feet to an iron pin; thence continuing along said lot and along Lot No. 87, along a curve to the left, having a chord bearing of N50°54'10"W, a chord distance of 235.26 feet, a radius of 175.00 feet and an arc length of 258.00 feet to an iron pin, lying in a northerly line of said lot and being an easterly corner of Phase 1; thence along said phase N03°08'17"W, 50.00 feet to an iron pin, lying in an easterly line of said lands and being a southerly corner of Lot No. 67; thence along said lot, and along Lot No.'s 68, 69 and 70, along a curve to the right, having a chord bearing of S50°54'10"E, a chord distance of 302.48 feet, a radius of 225.00 feet and an arc length of 331.71 feet to an iron pin; thence continuing along Lot No. 70, the following bearings and distances: along a curve to the left, having a chord bearing of S14°40'30"E, a chord distance of 57.56 feet, a radius of 275.00 feet and an arc length of 57.67 feet to an iron pin; thence S20°40'58"E, 32.91 feet to an iron pin; thence along a curve to the left, having a chord bearing of S65°40'58"E, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin, being a southerly corner of

said lot and lying in a northerly line of Old Coach Lane (50' in width); thence along said Old Coach Lane S69°19'02"W, 100.00 feet to an iron pin, being the place of beginning, containing 0.483 acres.

Bayberry Road (South)

All that certain tract of land situated in the Middlesex Township, Cumberland County, PA, being 50' in width, as shown on a plan entitled, Meadowbrook Farms, Final Subdivision Plan, Phase III, dated October 17, 2000, and recorded August 21, 2003, in Cumberland County Plan Book 87, Page 99, being bounded and described as follows:

Beginning at an iron pin, lying in a southerly line of Old Coach Lane (50' in width) and being a northerly corner of Lot No. 192; thence along said lot, along a curve to the left, having a chord bearing of S24°19'02"W, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; thence continuing along said lot and along Future Phase 8, S20°40'58"E passing over an iron pin at 89.50 feet for a total distance of 95.00 feet to an iron pin; thence continuing along Phase 8 S69°19'02"W, 50.00 feet to an iron pin, lying in a northerly line of said Phase lands and being an easterly corner of Lot No. 4; thence along said lot N20°40'58"W, 95.00 feet to an iron pin; thence continuing along said lot, along a curve to the left, having a chord bearing of N65°40'58"W, a chord distance of 35.36 feet, a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin, being a northerly corner of said lot and lying in a southerly line of Old Coach Lane (50' in width); thence along said Old Coach Lane N69°19'02"E, 100.00 feet to an iron pin, being the place of beginning, containing 0.144 acres

BEING PART OF THE SAME PREMISES which Pamay Development Co., Inc. by Deed dated August 6, 1999, and recorded August 17, 1999, in the Office of the Recorder of Deeds, in and for Cumberland County, Pennsylvania, in Deed Book 205, Page 1106, granted and conveyed unto Worthington Development, L.P., a Pennsylvania limited partnership, Grantor herein.

ALSO BEING the same tracts identified as roads or portions of roads located in Middlesex Township, Cumberland County, Pennsylvania as shown on Meadowbrook Farms Road Conveyance Plat. revised August 12, 2008 and attached hereto and incorporated by reference herein as "Exhibit A" through "Exhibit F".

SUBJECT to the rights of the Middlesex Township Sewer Authority to maintain and repair all the sanitary sewer lines lying in the road beds of the above-described premises, and further under and subject nevertheless, to matters of record and which a physical inspection of the premises would disclose.

TO HAVE AND TO HOLD the said tracts, lots or pieces of ground above described unto the said Grantee, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever, as for public streets or highways and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said streets had been opened by a Decree of Court of Common Pleas for the County of Cumberland, after proceedings duly had for that purpose under in pursuance of the laws of the Commonwealth of Pennsylvania. And the said Grantor, for itself, its successors, heirs, personal representatives and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns that neither the Grantor, nor its successors, heirs, personal representatives or assigns shall nor will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of said streets to the grade as now established by the Supervisors of Middlesex Township, and if such grade shall not be established at the day of the date of these presents that neither the said Grantor, nor its successors, heirs, personal representatives or assigns, shall or will at any time hereafter ask, demand, recover or receive any such damage by reason of the physical grading of said streets to conform to the grade as first thereafter established by the said Supervisors of Middlesex Township. And the said Grantor, for itself, its successors, heirs, personal representatives and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it will specially warrant and defend the said lots of ground above-described unto the said Grantee, its successors and assigns, and against it, the said Grantor, its successors, heirs, personal representatives and assigns, and against all and any person and persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it, its successors, heirs, personal representatives or assigns, shall and will warrant and forever defend.

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IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed by its general partner the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

ATTEST:

WORTHINGTON DEVELOPMENT, L.P.

By: Melissa M Zeiders

By: Maybelle L. Claypool
Maybelle L. Claypool, President
of Maybelle L. Claypool, Inc., general
partner of Worthington Development,
L.P.

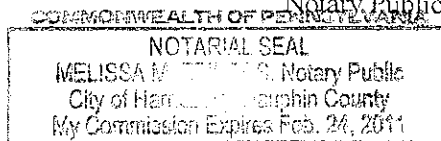
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Cambridge)

On this, the 28 day of May, A.D. 2009, before me the undersigned officer, personally appeared Maybelle L. Claypool, who acknowledged herself to be the President of Maybelle L. Claypool, Inc., general partner of Worthington Development, L.P., the foregoing corporation, and that as such, she being authorized by such corporation to do so, executed the foregoing deed for the purpose therein contained by signing her name thereon as such.

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

Melissa M Zeiders (SEAL)
Notary Public

My Commission Expires:

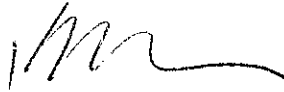


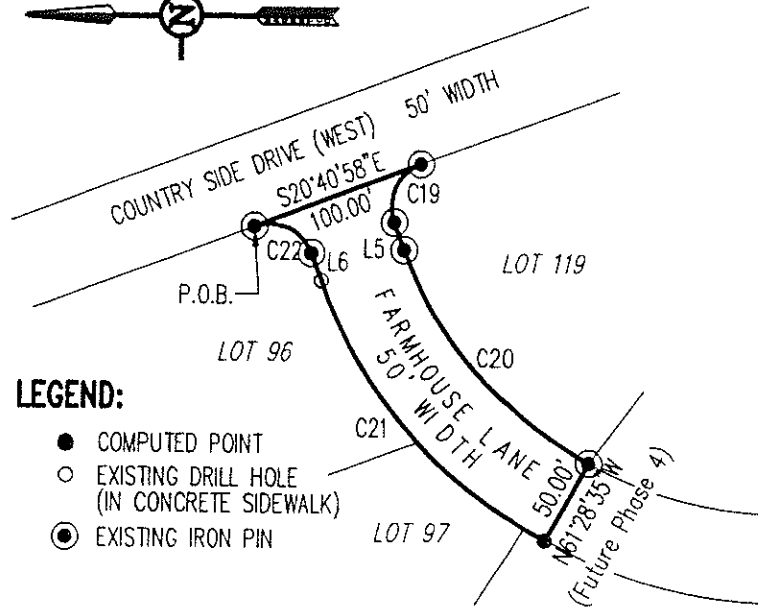
I HEREBY CERTIFY, that the precise residence of the Grantee is:

350 N. Middlesex Road
Carlisle, PA 17013

[Signature]
Solicitor for Grantee

3rd ACCEPTED by the Township of Middlesex in accordance with the terms contained herein this
day of June, 2009.

By: 
Township Solicitor



LEGEND:

- COMPUTED POINT
- EXISTING DRILL HOLE (IN CONCRETE SIDEWALK)
- ⊙ EXISTING IRON PIN

LINE	LENGTH	BEARING
L5	16.30	S69°19'02"W
L6	16.30	N69°19'02"E

R-O-W CURVE DATA

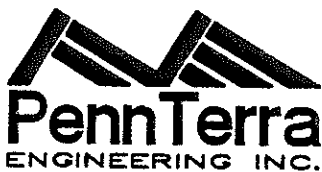
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C19	39.27	25.00	25.00	35.36	N65°40'58"W	90°00'00"
C20	160.20	225.00	83.66	156.83	S48°55'13"W	40°47'37"
C21	195.80	275.00	102.25	191.69	N48°55'13"E	40°47'37"
C22	39.27	25.00	25.00	35.36	N24°19'02"E	90°00'00"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REVISED AUGUST 12, 2008



3075 ENTERPRISE DRIVE
STATE COLLEGE, PA 16801

Ph: 814-231-8285
Fax: 814-237-2308
www.PennTerra.com

MEADOWBROOK FARMS

MIDDLESEX TOWNSHIP • CUMBERLAND COUNTY • PENNSYLVANIA
FINAL SUBDIVISION PLAN PHASE III

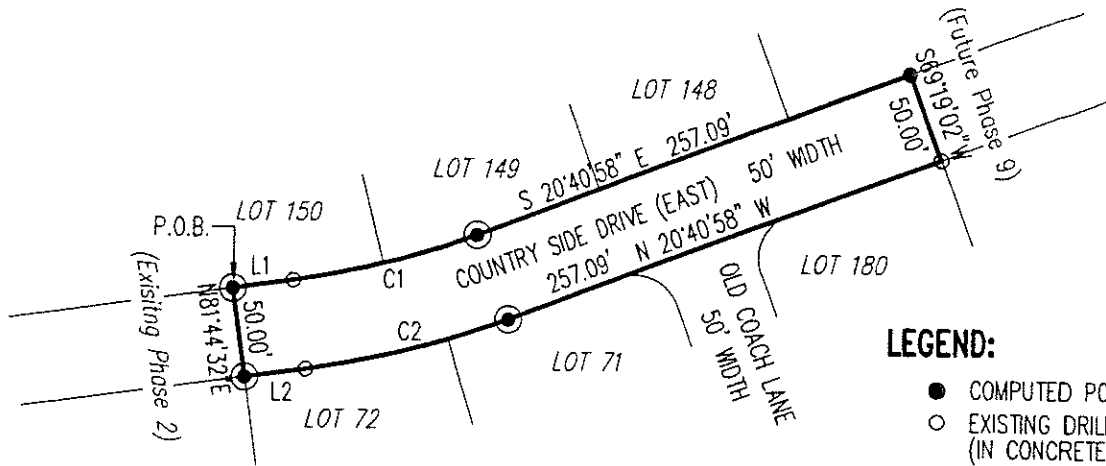
ROAD CONVEYANCE PLAT FARMHOUSE LANE

SEPTEMBER 24, 2007

EXHIBIT

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A



LEGEND:

- COMPUTED POINT
- EXISTING DRILL HOLE (IN CONCRETE SIDEWALK)
- ⊙ EXISTING IRON PIN

R-O-W CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C1	104.64	475.00	52.53	104.43	S14°22'18"E	12°37'20"
C2	115.66	525.00	58.06	115.42	N14°22'18"W	12°37'20"

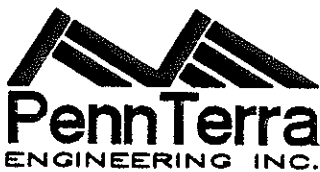
LINE	LENGTH	BEARING
L1	34.04	S08°03'38"E
L2	33.87	N08°03'38"W

GRAPHIC SCALE



(IN FEET)
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REVISED AUGUST 12, 2008



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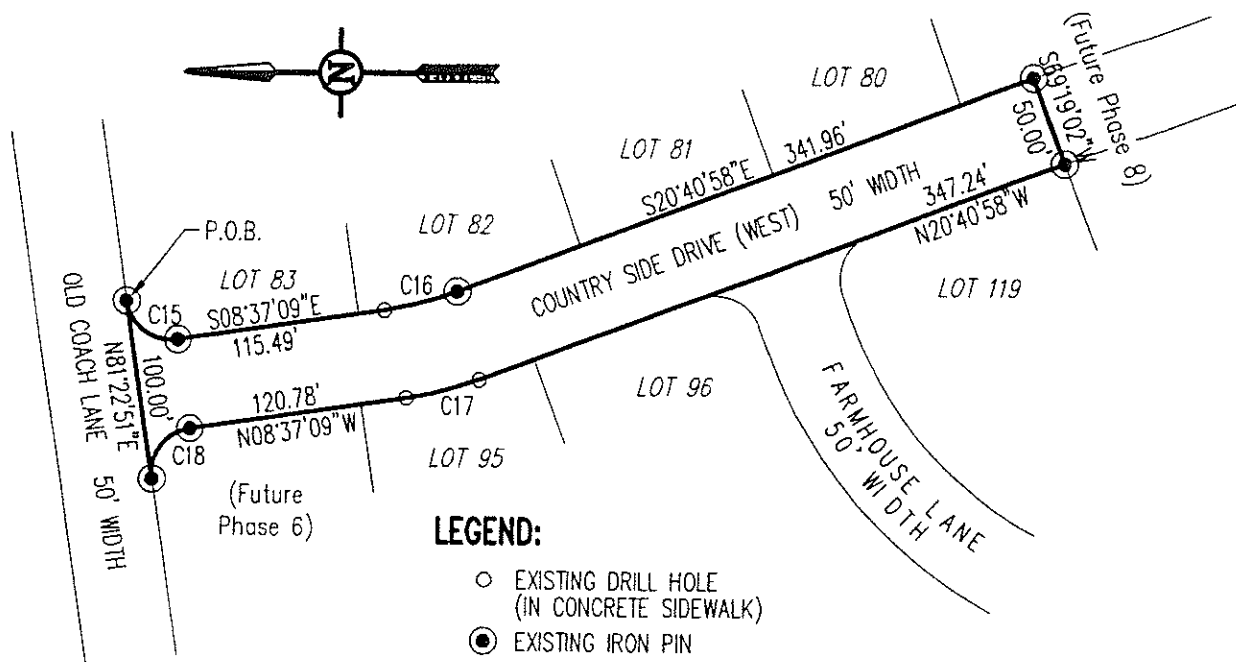
MEADOWBROOK FARMS
MIDDLESEX TOWNSHIP * CUMBERLAND COUNTY * PENNSYLVANIA
FINAL SUBDIVISION PLAN PHASE III

ROAD CONVEYANCE PLAT
COUNTRY SIDE DRIVE (EAST)
SEPTEMBER 24, 2007

EXHIBIT

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LEGEND:

- EXISTING DRILL HOLE
(IN CONCRETE SIDEWALK)
- EXISTING IRON PIN

R-O-W CURVE DATA

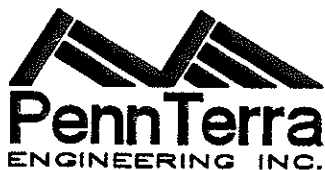
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C15	39.27	25.00	25.00	35.36	S36°22'51"W	90°00'00"
C16	42.11	200.00	21.13	42.03	S14°39'03"E	12°03'49"
C17	42.11	200.00	21.13	42.03	N14°39'03"W	12°03'49"
C18	39.27	25.00	25.00	35.36	N53°37'09"W	90°00'00"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REVISED AUGUST 12, 2008



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FINAL SUBDIVISION PLAN PHASE III

ROAD CONVEYANCE PLAT
COUNTRY SIDE DRIVE (WEST)

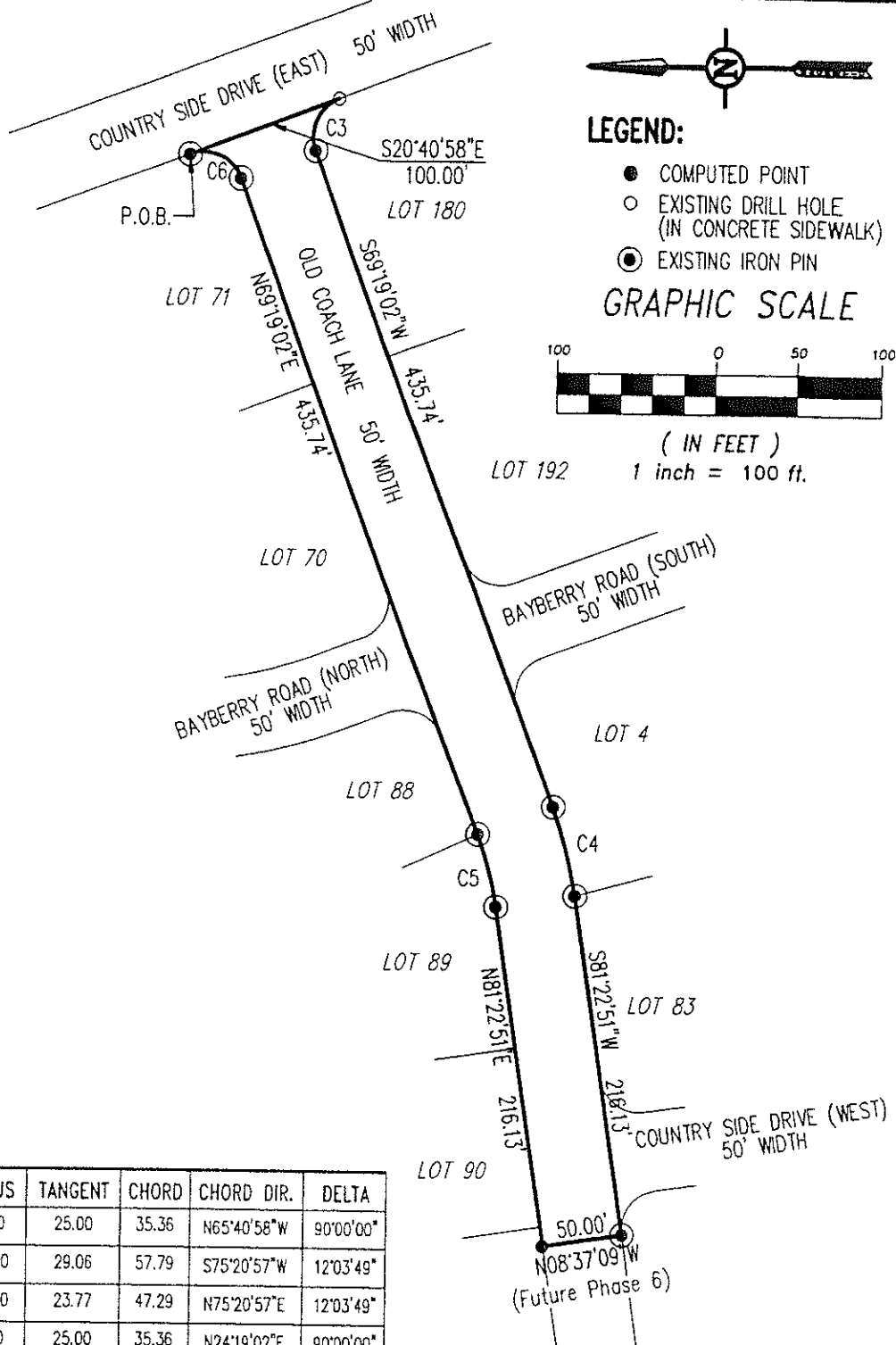
SEPTEMBER 24, 2007

EXHIBIT

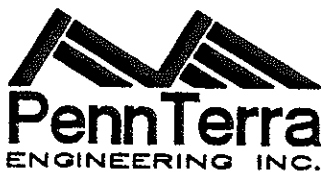
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STATE COLLEGE, PA 16801

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MEADOWBROOK FARMS
MIDDLESEX TOWNSHIP • CUMBERLAND COUNTY • PENNSYLVANIA
FINAL SUBDIVISION PLAN PHASE III

ROAD CONVEYANCE PLAT
OLD COACH LANE
SEPTEMBER 24, 2007

EXHIBIT

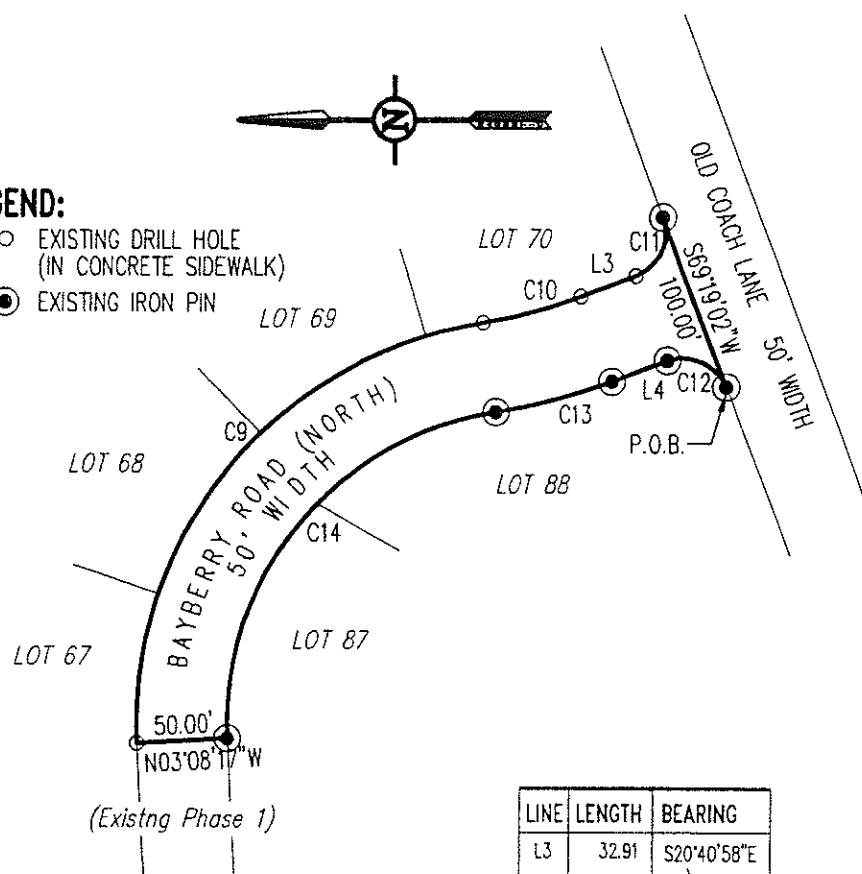
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LEGEND:

- EXISTING DRILL HOLE (IN CONCRETE SIDEWALK)
- EXISTING IRON PIN



LINE	LENGTH	BEARING
L3	32.91	S20°40'58\"E
L4	32.91	N20°40'58\"W

R-O-W CURVE DATA

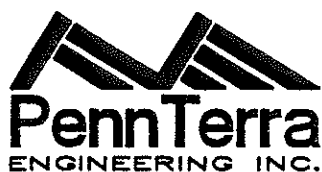
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C9	331.71	225.00	204.27	302.48	S50°54'10\"E	84°28'14\"
C10	57.67	275.00	28.94	57.56	S14°40'30\"E	12°00'55\"
C11	39.27	25.00	25.00	35.36	S65°40'58\"E	90°00'00\"
C12	39.27	25.00	25.00	35.36	N24°19'02\"E	90°00'00\"
C13	68.15	325.00	34.20	68.03	N14°40'30\"W	12°00'55\"
C14	258.00	175.00	158.88	235.26	N50°54'10\"W	84°28'14\"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REVISED AUGUST 12, 2008



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FINAL SUBDIVISION PLAN PHASE III

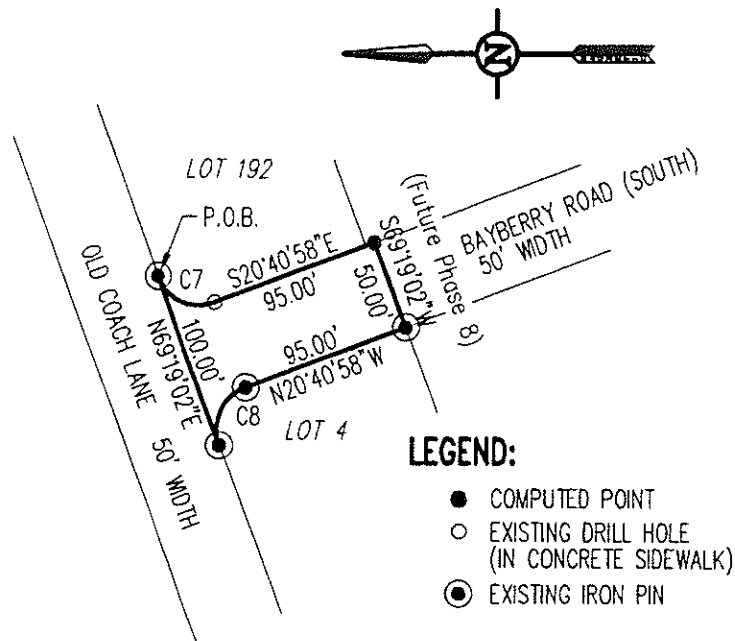
ROAD CONVEYANCE PLAT
BAYBERRY ROAD (NORTH)
SEPTEMBER 24, 2007

EXHIBIT

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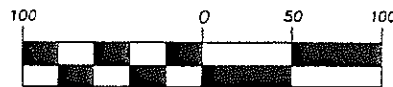
LEGEND:

- COMPUTED POINT
- EXISTING DRILL HOLE (IN CONCRETE SIDEWALK)
- ⊙ EXISTING IRON PIN

R-O-W CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C7	39.27	25.00	25.00	35.36	S24°19'02\"W	90°00'00\"
C8	39.27	25.00	25.00	35.36	N65°40'58\"W	90°00'00\"

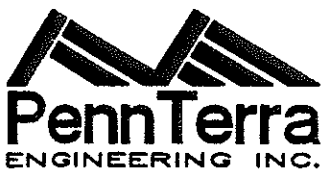
GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

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FINAL SUBDIVISION PLAN PHASE III

ROAD CONVEYANCE PLAT
BAYBERRY ROAD (SOUTH)
SEPTEMBER 24, 2007

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