

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2012 - 8

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

WHEREAS, Pamay Development Co., Inc., is the owner of certain tracts or parcels of
land as more fully described in a Deed dated January 4, 1989 and recorded January 5, 1989 in the
Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book "T",
Volume 33, Page 296; and

WHEREAS, Pamay Development Co., Inc. has proposed and/or developed certain public
improvements associated with the subdivision and development of the subject property as part of
Meadowbrook Phase IV; namely, portions of highways or roadways known as Farmhouse Lane
and Old Coach Lane; and

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

WHEREAS, Pamay Development Co., Inc. has tendered a Deed of Dedication to
Middlesex Township thereby conveying and dedicating portions of Farmhouse Lane and Old
Coach Lane 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:

1. The Deed of Dedication tendered by Pamay Development Co., Inc. with respect to Farmhouse Lane and Old Coach Lane dated and acknowledged the 14th day of August, 2012 is hereby accepted by the Township of Middlesex. A copy of said Deed is attached hereto and incorporated by reference herein as "Exhibit A".

2. The tracts or parcels conveyed by Pamay Development Co., Inc. to the Township of Middlesex as more fully described in the aforementioned Deed of Dedication are accepted subject to the terms, covenants and warranties set forth in said Deed as and for public roadways or highways of the Township of Middlesex. The legal descriptions of said Deed are incorporated by reference herein as if fully set forth in this Resolution.

3. The acceptance of the Deed of Dedication is subject to and shall not negate the obligation of Pamay Development Co., Inc. to post and maintain certain financial security for the maintenance of the above roadways as required by applicable law or ordinance.

RESOLVED this 31st day of August, 2012.

ATTEST:

TOWNSHIP OF MIDDLESEX

Ellen M. Gault
Township Secretary

By: [Signature]
Chairman, Board of Township
Supervisors

(Township Seal)

DEED OF DEDICATION

MADE the 14th day of August 2012.

BETWEEN

PAMAY DEVELOPMENT CO., INC., a Pennsylvania corporation, 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 Middlesex Township, Cumberland County, PA, being Farmhouse Lane (50' Width), as shown on a plat entitled, "Meadowbrook Farms, Road Conveyance Plat, Farmhouse Lane" dated July 8, 2010 by PennTerra Engineering, Inc., State College, PA, attached hereto as Exhibit "A" and incorporated by reference herein, being bounded and described as follows:

Beginning at an iron pin, being a southerly corner of Existing Phase 3 and being a northerly corner of Lot No. 118; thence, along said lot, along a curve to the left, having a chord bearing of S12°40'13"W, a chord distance of 122.93 feet, a radius of 225.00 feet, and an arc length of 124.51 feet to an iron pin; thence, continuing along Lot No. 118 and along Lot No. 117 S03°10'59"E 151.93 feet to an iron pin; thence continuing along Lot No. 117, along a curve to the left, having a chord bearing of S21°02'28"E, a chord distance of 107.33 feet, a radius of 175.00 feet, and an arc length of 109.09 feet to an iron pin, being a southerly corner of said lot and a westerly corner of Lot No. 116; thence, along Lot No.'s 116, and 115 S38°53'57"E 266.46 feet to an iron pin; thence continuing along Lot No.'s 113 and 112, along a curve to the right, having a chord bearing of S11°01'56"E, a chord distance of 210.34 feet, a radius of 225.00 feet, and an arc length of 218.87 feet to an iron pin; thence continuing along Lot No. 112 S16°50'05"W 100.92 feet to an iron pin; thence, continuing along Lot No. 112, along a curve to the left, having a chord bearing of S10°08'58"E, a chord distance of 22.69 feet, a radius of 25.00 feet, and an arc length of 23.55 feet to an iron pin; thence, continuing along Lot No. 112 and along Lot No.'s 111, 110, 109, 108 and 107, along a curve to the right, having a chord bearing of N73°09'55"W, a chord distance of 70.59 feet, a radius of 60.00 feet, and an arc length of 301.53 feet to an iron pin; thence, continuing along Lot No. 107, along a curve to the left, having a chord bearing of N43°49'07"E, a chord distance of 22.69

feet, a radius of 25.00 feet, and an arc length of 23.55 feet to an iron pin; thence, continuing along Lot No. 107, N16°50'05"E 100.92 feet to an iron pin; thence, continuing along said lot and along Lot No. 106, along a curve to the left, having a chord bearing of N11°01'56"W, a chord distance of 163.60 feet, a radius of 175.00 feet, and an arc length of 170.23 feet to an iron pin; thence, continuing along Lot No. 106, along Old Coach Lane (50' Width), and along Lot No. 102, N38°53'57"W 266.46 feet to an iron pin; thence, continuing along Lot No. 102 and along Lot No.'s 101 and 100, along a curve to the right, having a chord bearing of N21°02'28"W, a chord distance 138.00 feet, a radius of 225.00 feet, and an arc length of 140.26 feet to an iron pin; thence, continuing along Lot No. 100 and along Lot No. 99 N03°10'59"W 151.93 feet to an iron pin; thence, continuing along Lot No. 99 and along Lot No. 98, along a curve to the right, having a chord bearing of N12°40'13"E, a chord distance of 150.25 feet, a radius of 275.00 feet, and an arc length of 152.18 feet to an iron pin, lying in an easterly line of Lot No. 98 and being a westerly corner of Existing Phase 3; thence, along Existing Phase 3, S61°28'35"E 50.00 feet to an iron pin, being the place of beginning, containing 1.394 acres.

Old Coach Lane

All that certain tract of land situated in Middlesex Township, Cumberland County, PA, being Old Coach Lane (50' Width), as shown on a plat entitled, "Meadowbrook Farms, Road Conveyance Plat, Old Coach Lane" dated July 8, 2010 by PennTerra Engineering, Inc., State College, PA, attached hereto as Exhibit "B" and incorporated by reference herein, being bounded and described as follows:

Beginning at an iron pin, lying in a westerly line of Farmhouse Lane, and being a northeasterly corner of Lot No. 106; thence, along said lot, along a curve to the left, having a chord bearing of N83°53'57"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. 105, S51°06'03"W 176.17 feet to an iron pin; thence, continuing along Lot No. 105 and along Lot No. 104, along a curve to the right, having a chord bearing of S65°46'09"W, a chord distance of 113.95 feet, a radius of 225.00 feet, and an arc length of 115.21 feet to an iron pin, being a westerly corner of Lot No. 104 and lying in an easterly line of Future Phase 5; thence, along Future Phase 5, N03°10'59"W 50.40 feet to an iron pin, lying in an easterly line of said lands and being a southerly corner of Lot No. 103; thence, along said lot, along a curve to the left, having a chord bearing of N64°51'08"E, a chord distance of 83.20 feet, a radius of 175.00 feet, and an arc length of 84.00 feet to an iron pin; thence, continuing along Lot No. 103 and along Lot No. 102, N51°06'03"E 176.17 feet to an iron pin; thence, continuing along Lot No. 102, along a curve to the left, having a chord bearing of N06°06'03"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 an easterly corner of said lot and lying in a westerly line of Farmhouse Lane (50' Width); thence, along Farmhouse Lane (50' Width), S38°53'57"E 100.00 feet to an iron pin, being the place of beginning, containing 0.351 acres.

BEING PART OF THE SAME PREMISES which Mary Verdelli by Deed dated January 4, 1989 and recorded January 5, 1989, in the Office of the Recorder of Deeds, in and for Cumberland County, Pennsylvania, in Deed Book T, Volume 33, Page 296 granted and conveyed unto Pamay Development Co., Inc. Grantor herein.

SUBJECT to the rights of the Middlesex Township Municipal 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 any other public 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.

[Remainder of page intentionally left blank]

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

ATTEST:

Pamay Development Co., Inc.

By: Melissa M. Zeiders

By: Maybelle L. Claypool

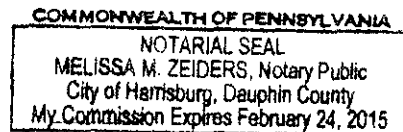
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Juniata)

On this, the 14 day of August A.D. 2012, before me the undersigned officer, personally appeared Maybelle L. Claypool, who acknowledged herself to be the Vice President of Pamay Development Co., Inc., 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

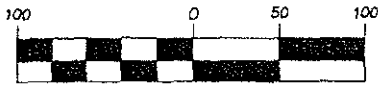
ACCEPTED by the Township of Middlesex in accordance with the terms contained herein this
24th day of August, 2012.

By: [Signature]
Township Solicitor

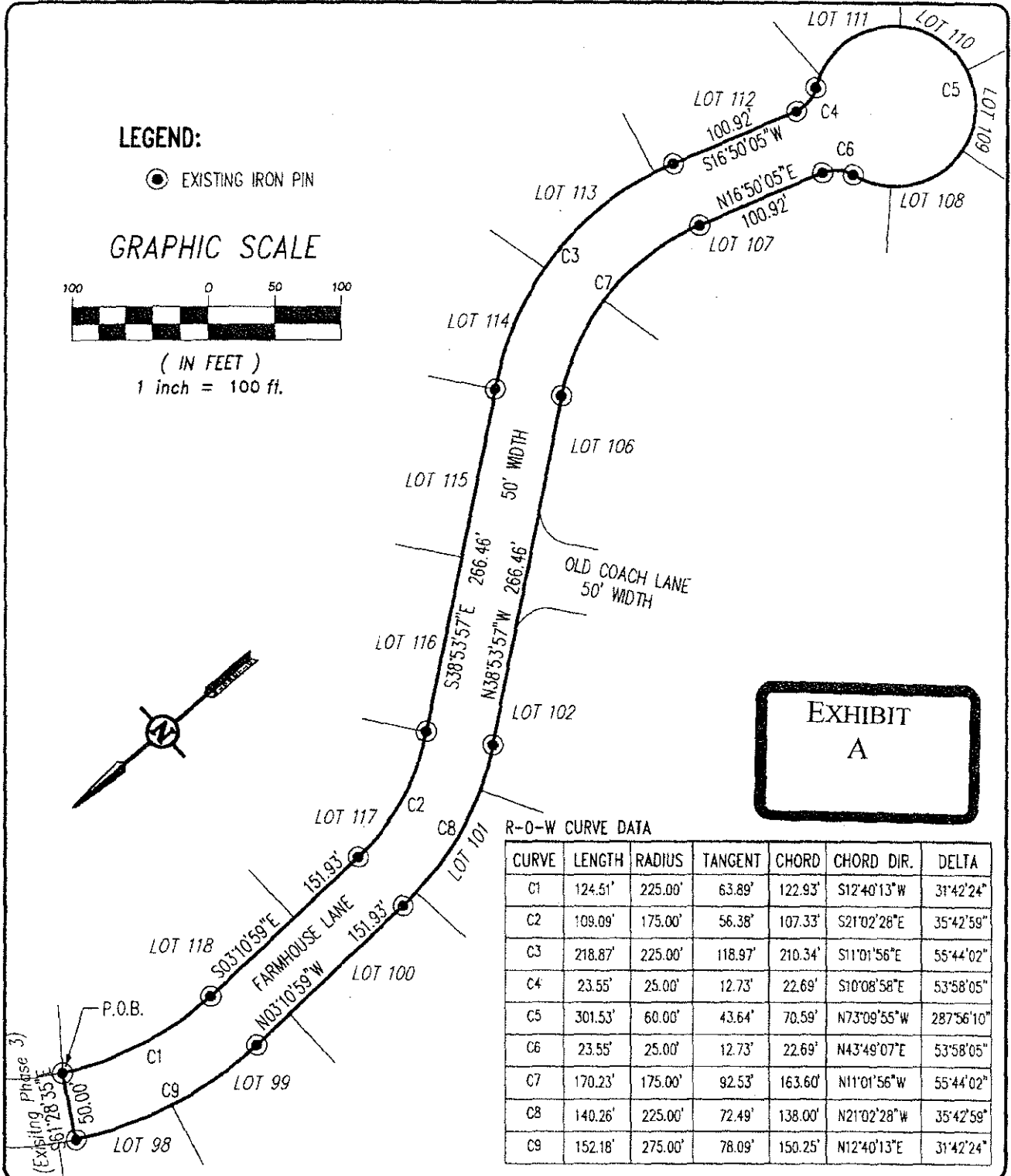
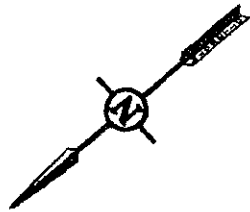
LEGEND:

● EXISTING IRON PIN

GRAPHIC SCALE



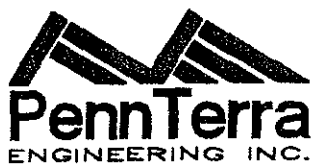
(IN FEET)
1 inch = 100 ft.



**EXHIBIT
A**

R-O-W CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C1	124.51'	225.00'	63.89'	122.93'	S12°40'13"W	31°42'24"
C2	109.09'	175.00'	56.38'	107.33'	S21°02'28"E	35°42'59"
C3	218.87'	225.00'	118.97'	210.34'	S11°01'56"E	55°44'02"
C4	23.55'	25.00'	12.73'	22.69'	S10°08'58"E	53°58'05"
C5	301.53'	60.00'	43.64'	70.59'	N73°09'55"W	287°56'10"
C6	23.55'	25.00'	12.73'	22.69'	N43°49'07"E	53°58'05"
C7	170.23'	175.00'	92.53'	163.60'	N11°01'56"W	55°44'02"
C8	140.26'	225.00'	72.49'	138.00'	N21°02'28"W	35°42'59"
C9	152.18'	275.00'	78.09'	150.25'	N12°40'13"E	31°42'24"



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 IV

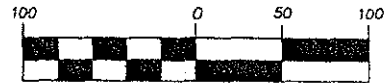
**ROAD CONVEYANCE PLAT
FARMHOUSE LANE**

JULY 8, 2010

LEGEND:

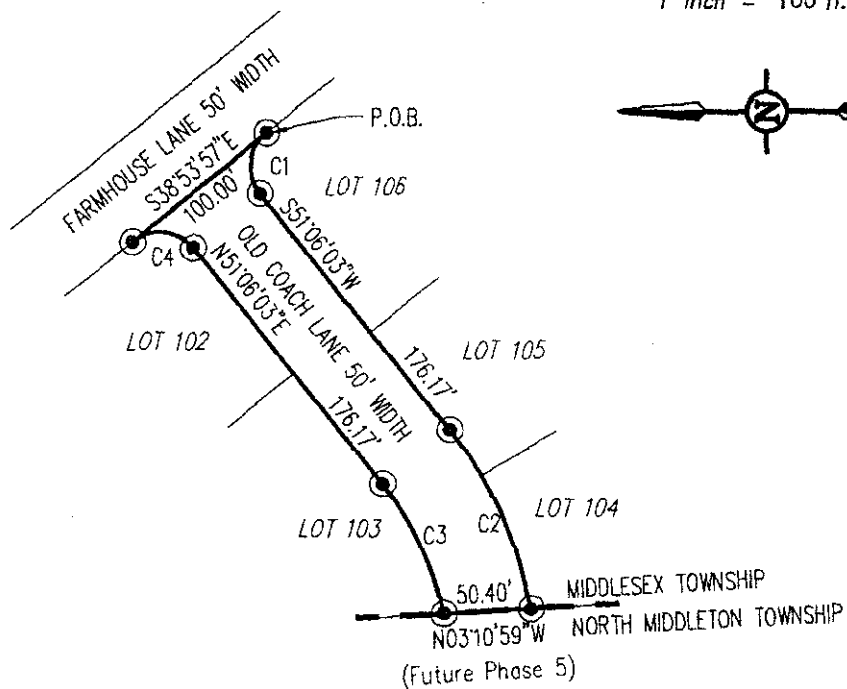
● EXISTING IRON PIN

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

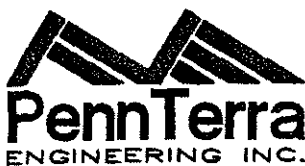


R-O-W CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C1	39.27'	25.00'	25.00'	35.36'	N83°53'57"W	90°00'00"
C2	115.21'	225.00'	58.90'	113.95'	S65°46'09"W	29°20'13"
C3	84.00'	175.00'	42.83'	83.20'	N64°51'08"E	27°30'11"
C4	39.27'	25.00'	25.00'	35.36'	N06°06'03"E	90°00'00"

EXHIBIT

B



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STATE COLLEGE, PA 16801

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

ROAD CONVEYANCE PLAT
OLD COACH LANE

JULY 8, 2010