

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2018 - 5

A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA,
ACCEPTING DEDICATION OF MICHELE DRIVE AS AND FOR A PUBLIC
ROADWAY OR HIGHWAY OF THE TOWNSHIP OF MIDDLESEX

WHEREAS, DGK Real Estate, LP, is the owner of a certain tract or parcel of land located in Middlesex Township, Cumberland County, Pennsylvania as more fully described in a Deed dated November 3, 2011 and recorded November 7, 2011 in the Office of the Recorder of Deeds in and for Cumberland County at Instrument No. 201130994; and

WHEREAS, DGK Real Estate, LP has proposed and constructed certain public improvements associated with the subdivision and development of the subject property as part of Cumberland Range Estates, Phase I, which development includes a certain roadway known as Michele Drive; and

WHEREAS, DGK Real Estate, LP has completed the necessary improvements associated with the development of its property as required by the Township of Middlesex; and

WHEREAS, DGK Real Estate, LP has tendered a Deed of Dedication to the Township of Middlesex thereby conveying and dedicating Michele Drive as and for a public roadway 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 DGK Real Estate, LP with respect to Michele Drive dated and acknowledged the 22nd day of January, 2018, 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 tract or parcel conveyed by DGK Real Estate, LP to the Township of Middlesex as more fully described in the aforementioned Deed of Dedication is accepted subject to the terms, covenants and warranties set forth in said Deed as and for a public roadway or highway of the Township of Middlesex. The legal description of said Deed is 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 DGK Real Estate, LP to post and maintain certain financial security for the

maintenance of Michele Drive as required by applicable law or ordinance. In addition, the acceptance of the Deed of Dedication shall not affect or negate any obligation of DGK Real Estate, LP to comply with any ordinance, law, condition or agreement with respect to the further development of Cumberland Range Estates or any phase of development thereof.

RESOLVED this 26th day of January, 2018.

ATTEST:

TOWNSHIP OF MIDDLESEX

Eileen M. Gault
Township Secretary

By: Steve Jones
(Vice) Chairman, Board of Township
Supervisors

(Township Seal)

PREPARED BY:

Craig I. Adler, Esquire
CAPOZZI ADLER, P.C.
355 North 21st Street
Suite 205
Camp Hill, Pennsylvania 17011
(717) 234-3289

RETURN TO:

Township of Middlesex
350 North Middlesex Road
Suite 1
Carlisle, Pennsylvania 17013

THIS DEED OF DEDICATION,

Made the 22nd day of January, 2018,

BETWEEN DGK REAL ESTATE, LP, a Pennsylvania Limited Partnership,
Party of the First Part, hereinafter designated as the **GRANTOR**

AND

TOWNSHIP OF MIDDLESEX, a second class township of the
Commonwealth of Pennsylvania, having offices at 350 North
Middlesex Road, Suite 1, Carlisle, Pennsylvania 17013, Party of the
Second Part, hereinafter designated as the **GRANTEE.**

WITNESSETH, that the Grantor for and in consideration of **ONE and 00/100**
(\$1.00) Dollar, lawful money of the United States of America, to the Grantor in hand well and truly
paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged and the Grantor being therewith fully satisfied, do by these presents grant,
bargain, sell and convey unto the Grantee forever.

ALL THAT CERTAIN tract or parcel of land situate in Middlesex Township, being depicted as Exhibit "A", more particularly bounded and described as follows, to wit:

BEGINNING at a concrete monument located at the intersection between the western right-of-way of North Middlesex Road (60-foot right-of-way) and the northern right-of-way of Michele Drive (50-foot right-of-way), thence along the northern right-of-way line of Michele Drive, along a curve to the right with a radius of 25.00 feet an arc distance of 39.98 feet to a pin (chord reference: South 34 degrees 05 minutes 21 seconds West, 35.85 feet); thence along the northern right-of-way line of Michele Drive, the following sixteen (15) courses:

1. South 79 degrees 54 minutes 01 seconds West a distance of 25.98 feet to an iron pin
2. Along a curve to the left with a radius of 175.00 feet an arc distance of 91.95 feet to a an iron pin at the corner of lots 6 and 5 (chord reference: South 64 degrees 50 minutes 51 seconds West, 90.90 feet)
3. Along a curve to the left with a radius of 175.00 feet an arc distance of 116.43 feet to a an iron pin at the corner of lots 5 and 4 (chord reference: South 30 degrees 44 minutes 03 seconds West, 114.30 feet)
4. Along a curve to the right with a radius of 475.00 feet an arc distance of 128.50 feet to a an iron pin at the corner of lots 4 and 3 (chord reference: South 19 degrees 25 minutes 25 seconds West, 128.11 feet)
5. Along a curve to the right with a radius of 475.00 feet an arc distance of 21.36 feet to a an iron pin (chord reference: South 28 degrees 27 minutes 48 seconds West, 21.36 feet)
6. Along a curve to the right with a radius of 15.00 feet an arc distance of 16.06 feet (chord reference: South 60 degrees 24 minutes 52 seconds West, 15.30 feet)
7. Along a curve to the left with a radius of 60.00 feet an arc distance of 80.00 feet to a an iron pin at the corner of lots 3 and 2 (chord reference: South 52 degrees 52' minutes 52 seconds West, 74.20 feet)
8. Along a curve to the left with a radius of 60.00 feet an arc distance of 71.00 feet to a an iron pin at the corner of lots 2 and 1 (chord reference: South 19 degrees 12' minutes 57 seconds East, 66.93 feet)

9. Along a curve to the left with a radius of 60.00 feet an arc distance of 89.00 feet to a an iron pin at the corner of lots 1 and open space (chord reference: North 84 degrees 23 minutes 23 seconds East, 81.06 feet)
10. Along a curve to the left with a radius of 60.00 feet an arc distance of 69.36 feet to a concrete monument (chord reference: North 08 degrees 46 minutes 45 seconds East, 65.56 feet)
11. Along a curve to the right with a radius of 15.00 feet an arc distance of 14.30 feet to an iron pin (Chord reference: North 02 degrees 58 minutes 31 seconds East, 13.77 feet)
12. Along a curve to the left with a radius of 525.00 feet an arc distance of 170.56 feet to an iron pin (Chord reference: North 20 degrees 58 minutes 50 seconds East, 169.81 feet)
13. Along a curve to the right with a radius of 125.00 feet an arc distance of 148.85 feet to an iron pin (Chord reference: North 45 degrees 47 minutes 13 seconds East 140.21 feet)
14. North 79 degrees 54 minutes 01 seconds East a distance of 25.87 feet to an iron pin
15. Along a curve to the right with a radius of 25.00 feet an arc distance of 39.81 feet to a concrete monument located on the western right-of-way line of North Middlesex Road (Chord reference: South 54 degrees 28 minutes 49 seconds East, 35.74 feet); thence along said right-of-way North 8 degrees 51 minutes 40 seconds West a distance of 17.88 feet;

Thence along the same, along a curve to the left a radius of 1,670.00 feet, an arc distance of 83.38 feet (chord reference: North 10 degrees 17 minutes 29 seconds West, 83.37 feet) to the point of beginning.

The above area described contains 31,401 square feet.

BEING PART OF THE SAME premises which Robert D. Dunkleberger, widower, by his deed dated November 3, 2011 and recorded November 7, 2011 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Instrument No.: 201130994, granted and conveyed unto DGK Real Estate LP, a Pennsylvania Limited Partnership, GRANTOR herein.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; **AND ALSO** all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. **TO HAVE AND TO HOLD** all and singular the

premises herein described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

AND the Grantor covenant that, except as may be herein set forth, it does and will **forever specially warrant and defend** the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantor and all other persons lawfully claiming the same or to claim the same or any part thereof, by, from or under it, them or any of them.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto the day and year first above written.

WITNESS:

**DGK REAL ESTATE, LP, a Pennsylvania
Limited Partnership**

**By: PBK Properties, LLC, a Pennsylvania
Limited Liability Company, General
Partner**

BY:

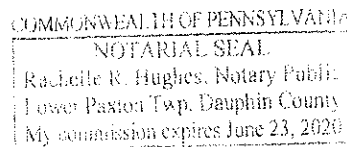

Elizabeth Knouse Foote, Manager

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Cumberland SS.

BE IT REMEMBERED, that on January 22, 2018,
before me the subscriber personally appeared **Elizabeth Knouse Foote**, who acknowledged
herself to be the Manager of PBK Properties, LLC, a Pennsylvania Limited Liability Company,
General Partner of DGK Real Estate, LP, a Pennsylvania Limited Partnership and that being
authorized to do so as such Manager executed the foregoing instrument for the purposes therein
contained on behalf of the Limited Liability Company.

WITNESS my hand and seal the day and year aforescribed.


Notary Public



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

350 North Middlesex Road
Suite 1
Carlisle, Pennsylvania 17013

A handwritten signature in black ink, appearing to be a stylized 'M' or 'W' followed by a flourish.

Attorney for ~~Grantor~~/Grantee

CURVE TABLE			
CURVE	LENGTH (Ft.)	RADIUS (Ft.)	BEARING
C6A	39.98	25.00	S 34° 05' 21" W
C6B	91.95	175.00	S 64° 50' 51" W
C5	116.43	175.00	S 30° 44' 03" W
C4	128.50	475.00	S 19° 25' 25" W
C3	21.36	475.00	S 28° 27' 48" W
C3A	16.06	15.00	S 60° 24' 52" W
C3B	80.00	60.00	S 52° 52' 52" W
C2	71.00	60.00	S 19° 12' 57" E
C1	89.00	60.00	N 84° 23' 23" E
COS1	69.36	60.00	N 08° 46' 45" E
COS2	14.30	15.00	N 02° 58' 31" E
COS3	170.56	525.00	N 20° 58' 50" E
COS4	148.85	125.00	N 45° 47' 13" E
COS5	39.81	25.00	S 54° 28' 49" E
A	83.38	1,670.00	N 10° 17' 29" W

o - Iron Pin

⊙ - Concrete Monument

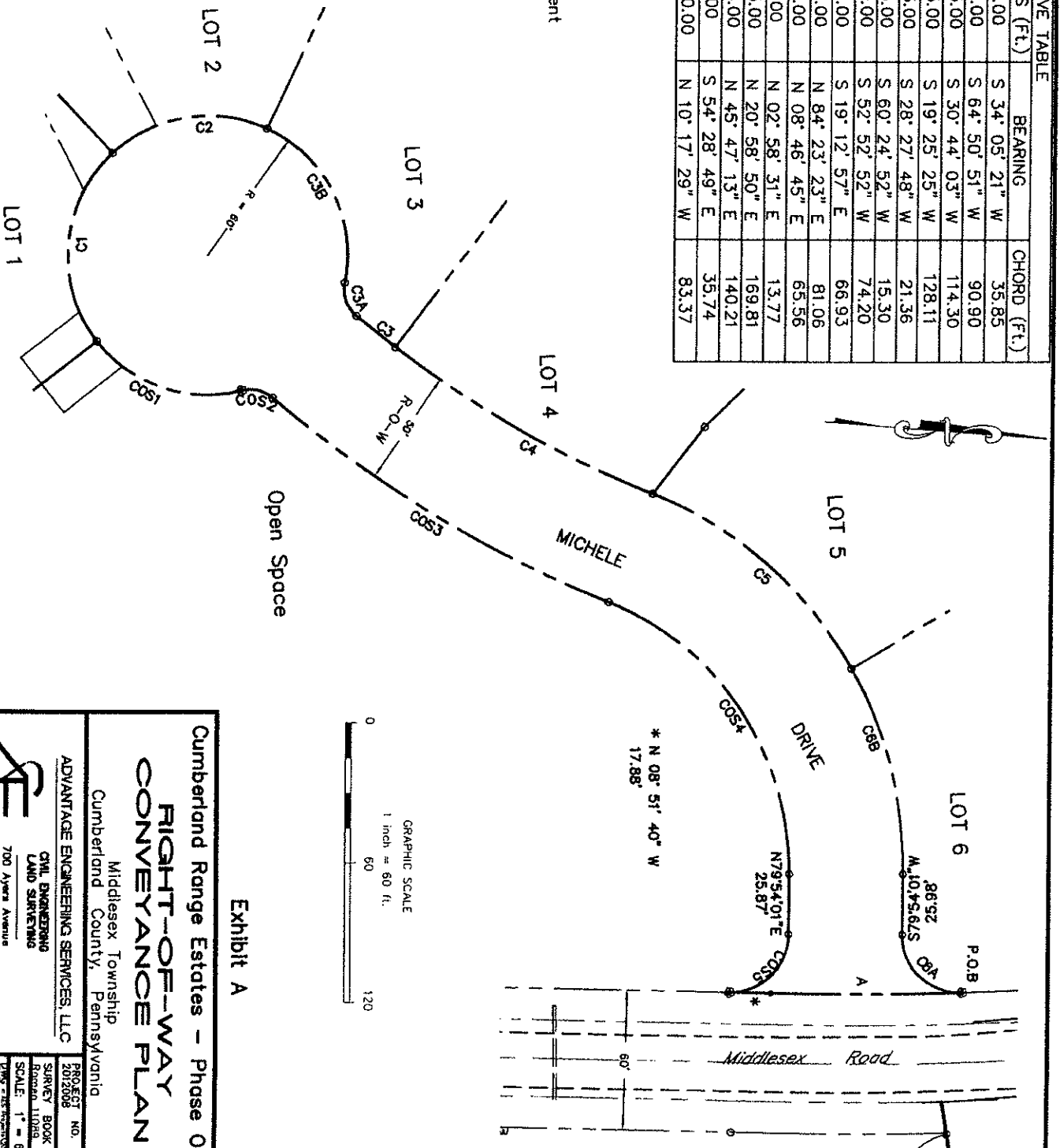


Exhibit A

Cumberland Range Estates - Phase One RIGHT-OF-WAY CONVEYANCE PLAN

Middlesex Township
Cumberland County, Pennsylvania

ADVANTAGE ENGINEERING SERVICES, LLC

LAND SURVEYING



700 Ayers Avenue
Lansdale, PA 17043
Phone: (717) 751-3228
Fax: (717) 737-4823

PROJECT NO.
2012008

SURVEY BOOK:
Record 11096

SCALE: 1" = 60'

DATE: 2012008

SHEET 1 of 1

Revisions:
October 18, 2017
November 20, 2017