

TOWNSHIP OF MIDDLESEX

CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2020-13

A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, ACCEPTING DEDICATION OF PORTIONS OF MACARTHUR DRIVE, EISENHOWER DRIVE, TAYLOR AVENUE AND WESTPOINT DRIVE AS PUBLIC ROADWAYS OF MIDDLESEX TOWNSHIP.

WHEREAS, Keystone Arms Associates, LLC is the owner of certain tracts or parcels of land located in Middlesex Township, Cumberland County, Pennsylvania as more fully described in a Deed dated September 17, 2004 and recorded in the Office of the Recorder of Deeds in and for Cumberland County at Instrument No. 200440222; and

WHEREAS, Keystone Arms Associates, LLC has proposed that certain public improvements associated with the Keystone Arms development on the subject property, which development includes certain roadways or portions of roadways known as MacArthur Drive, Eisenhower Drive, Taylor Avenue and Westpoint Drive, be dedicated to Middlesex Township; and

WHEREAS, Keystone Arms Associates, LLC has completed the necessary improvements associated with the development of certain streets of its property as required by the Township of Middlesex; and

WHEREAS, Keystone Arms Associates, LLC has tendered a Deed of Dedication to Middlesex Township, thereby conveying and dedicating all or portions of MacArthur Drive, Eisenhower Drive, Taylor Avenue and Westpoint Drive as and for public roadways within Middlesex Township.

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

1. The Deed of Dedication tendered by Keystone Arms Associates, LLC with respect to portions of MacArthur Drive, Eisenhower Drive, Taylor Avenue and Westpoint Drive dated and acknowledged the 22nd day of September, 2020, 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 Keystone Arms Associates, LLC 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 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 Keystone Arms Associates, LLC to post and maintain certain financial security for the maintenance of MacArthur Drive, Eisenhower Drive, Taylor Avenue and Westpoint Drive as required by applicable law or ordinance and shall not relate to any other streets or roads or portions thereof in the Keystone Arms development to the extent not previously dedicated and accepted by the Township of Middlesex.

4. A certified copy of this Resolution shall be filed in the Office of the Clerk of Courts of Cumberland County after this Resolution becoming effective.

RESOLVED this 25th day of September, 2020.

ATTEST:

TOWNSHIP OF MIDDLESEX

Eileen M. Hault
Township Secretary

By: [Signature]
Chairman, Board of Township
Supervisors

(Township Seal)

Prepared By/
Return To:

McNees Wallace & Nurick LLC
Jeffrey Esch McCombie, Esq.
100 Pine Street / P.O. Box 1166
Harrisburg, PA 17108-1166

DEED OF DEDICATION

This Deed of Dedication is made this 27th day of September, 2020,

BETWEEN

KEYSTONE ARMS ASSOCIATES, LLC, a Pennsylvania limited liability company, with offices located at 120 North Pointe Blvd., Ste. 300, Lancaster, Pennsylvania 17601 ("Grantor"),

AND

MIDDLESEX TOWNSHIP, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with an address of 350 N. Middlesex Road, Carlisle, Cumberland County, Pennsylvania 17013 ("Grantee").

WITNESSETH

That in consideration of the public welfare and intending to be legally bound and in further consideration of One and 00/100 Dollars (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the Grantee, its successors and assigns, for public purposes forever:

ALL THOSE CERTAIN tracts or parcels of land located in Middlesex Township, Cumberland County, Pennsylvania, being a portion of MacArthur Drive, Eisenhower Drive, Taylor Avenue and Westpoint Drive, as more particularly bounded and described in the legal descriptions attached hereto as Exhibit A and incorporated herein and depicted on the roadway depiction plats, prepared by Rettew Associates, Inc. and dated August 5, 2020, attached hereto as Exhibit B and incorporated herein.

UNDER AND SUBJECT to all matters of public record or that would be apparent upon an accurate survey or inspection of the property.

BEING part of the same premises which Dickinson College, by deed dated September 17, 2004 and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument No. 200440222, granted and conveyed unto Keystone Arms Associates, LLC, a Pennsylvania limited liability company.

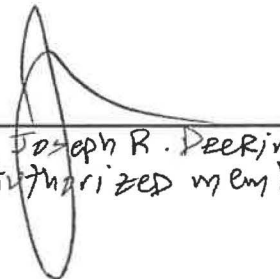
The Grantor covenants that it will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF the Grantor has executed this Deed of Dedication the day and year first above written.

ATTEST/WITNESS:

GRANTOR
KEYSTONE ARMS ASSOCIATES, LLC



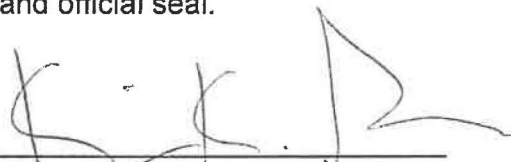

Name: Joseph R. Deerin
Title: Authorized member

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Lancaster)

SS:

On this, the 22nd day of September, 2020, before me, a Notary Public, the undersigned officer, personally appeared Joseph R. Deerin, who acknowledged himself to be an authorized member of Keystone Arms Associates, LLC, a Pennsylvania limited liability company (the "Company"), and that he as such authorized member, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Company by himself as authorized member.

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


Notary Public

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Kimberly K. Paraschos, Notary Public
Lancaster County
My commission expires September 18, 2022
Commission number 1125391

I hereby certify that the precise address of the Grantee herein is:

350 N. Middlesex Road
Carlisle, Pennsylvania 17013

Agent for Grantee

EXHIBIT A
Legal Descriptions

1. MacArthur Drive

ALL THAT CERTAIN parcel of land to be dedicated as a 50-foot wide public street to be known as Macarthur Drive in Middlesex Township, Cumberland County, Pennsylvania; as shown on a Plan of Keystone Arms prepared by RETTEW Associates, Inc., dated December 30, 2019, last revised July 8, 2020, drawing number 04-06160-001, and being more fully bounded and described as follows:

BEGINNING at a point at the northwesterly corner of the herein described Westpoint Drive, a point on the southerly line of Lot 107 where it is intersected by the municipal line between North Middleton Township and Middlesex Township; thence along Lot 107 and also along Lot 163 respectively, N 54°33'19" E a distance of 296.21 feet to a point; thence continuing along Lot 163 by a line curving to the left having a radius of 70.00 feet, an arc length of 109.96 feet, and having a chord bearing of N 09°33'19" E a distance of 98.99 feet to a point on the western right-of-way line of Westpoint Drive; thence along said line S 35°26'41" E a distance of 148.00 feet to a point on the eastern line of Lot 118; thence along Lot 118 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having a chord bearing of N 80°26'41" W a distance of 39.60 feet to a point; thence continuing along Lot 118, Taylor Avenue, Lot 108 respectively, S 54°33'19" W a distance of 354.35 feet to a point on the municipal line between North Middleton Township and Middlesex Township; thence crossing Macarthur Drive along said municipal line N 17°33'30" W a distance of 52.54 feet to a point, the point of BEGINNING.

Containing 19,934 square feet and being a portion of Macarthur Drive of Keystone Arms.

2. Eisenhower Drive

ALL THAT CERTAIN parcel of land to be dedicated as a 50-foot wide public street to be known as Eisenhower Drive in Middlesex Township, Cumberland County, Pennsylvania; as shown on a Plan of Keystone Arms prepared by RETTEW Associates, Inc., dated December 30, 2019, last revised July 8, 2020, drawing number 04-06160-001, and being more fully bounded and described as follows:

BEGINNING at a point at the northwesterly corner of the herein described Eisenhower Drive, a point on the southerly line of Lot 108 where it is intersected by the municipal line between North Middleton Township and Middlesex Township; thence along Lot 108 N 54°33'19" E a distance of 102.76 feet to a point; thence continuing along Lot 108 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having a chord bearing of N 09°33'19" E a distance of 39.60 feet to a point on the western right-of-way line of Taylor Avenue; thence crossing Eisenhower Drive along said right-of-way line S 35°26'41" E a distance of 106.00 feet to a point on the easterly

line of Lot 111; thence along Lot 111 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having a chord bearing of N 80°26'41" W a distance of 39.60 feet to a point; thence continuing along said lot S 54°33'19" W a distance of 118.89 feet to a point on the municipal line between North Middleton Township and Middlesex Township; thence crossing Eisenhower Drive along said municipal line N 17°33'30" W a distance of 52.54 feet to a point, the point of BEGINNING.

Containing 7,278 square feet and being Eisenhower Drive of Keystone Arms.

3. Taylor Avenue

ALL THAT CERTAIN parcel of land to be dedicated as a 50-foot wide public street to be known as Taylor Avenue in Middlesex Township, Cumberland County, Pennsylvania; as shown on a Plan of Keystone Arms prepared by RETTEW Associates, Inc., dated December 30, 2019, last revised July 8, 2020, drawing number 04-06160-001, and being more fully bounded and described as follows:

BEGINNING at a point at the northeasterly corner of the herein described Taylor Avenue, a point on the northerly line of Lot 118 and southerly right-of-way line of Macarthur Drive; thence along Lot 118 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having a chord bearing of S 09°33'19" W a distance of 39.60 feet to a point; thence continuing along Lot 118, S 35°26'41" E a distance of 476.42 feet to a point; thence continuing along Lot 118 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having a chord bearing of S 80°26'41" E a distance of 39.60 feet to a point on the northern right-of-way line of Westpoint Drive; thence crossing Taylor Avenue along said right-of-way line S 54°33'19" W a distance of 106.00 feet to a point on the southerly line of Lot 117; thence along Lot 117 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having chord bearing of N 09°33'19" E a distance of 39.60 feet to a point; thence continuing along Lot 117 and also along Lot 116, Lot 115, Lot 114, Lot 113, Lot 112, and Lot 111, Eisenhower Drive, and Lot 108 respectively, N 35°26'41" W a distance of 476.42 feet to a point; thence continuing along Lot 108 by a line curving to the left having a radius of 28.00 feet, an arc length of 43.98 feet, and having a chord bearing of N 80°26'41" W a distance of 39.60 feet to a point on the southern right-of-way line of Macarthur Drive; thence crossing Taylor Avenue along said right-of-way line N 54°33'19" E a distance of 106.00 feet to a point, the point of BEGINNING.

Containing 27,294 square feet and being Taylor Avenue of Keystone Arms.

4. Westpoint Drive

ALL THAT CERTAIN parcel of land to be dedicated as a 50-foot wide public street to be known as Westpoint Drive in Middlesex Township, Cumberland County, Pennsylvania; as shown on a Plan of Keystone Arms prepared by RETTEW Associates, Inc., dated

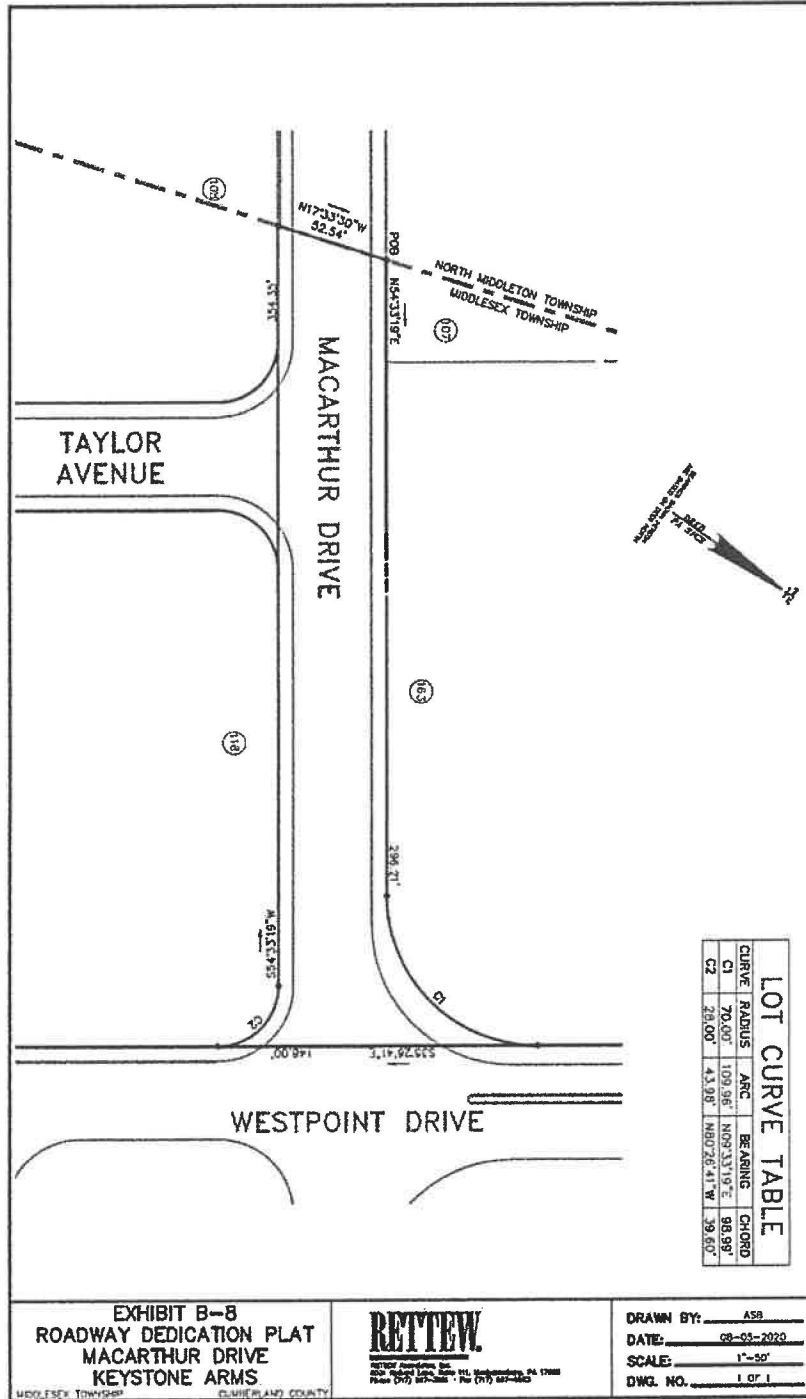
December 30, 2019, last revised July 8, 2020, drawing number 04-06160-001, and being more fully bounded and described as follows:

BEGINNING at a point at the northwesterly corner of the herein described Westpoint Drive, a point on the southerly line of Lot 70 where it is intersected by the municipal line between North Middleton Township and Middlesex Township; thence along Lot 56, Lot 117, Taylor Avenue, and Lot 118 respectively, N 54°33'19" E a distance of 379.18 feet to a concrete monument; thence continuing along Lot 118, by a line curving to the left having a radius of 175.00 feet, an arc length of 187.95 feet, and having a chord bearing of N 23°47'15" E a distance of 179.05 feet to a point at the southwesterly corner of the previously dedicated portion of Westpoint Drive; thence crossing Westpoint Drive along said previously dedicated right-of-way N 83°01'21" E a distance of 50.00 feet to a point on the northwesterly line of Lot 144 thence along Lot 144, by a line curving to the right having a radius of 225.00 feet, an arc length of 241.65 feet, and having a chord bearing of S 23°47'15" W a distance of 230.20 feet to a concrete monument; thence continuing along Lot 144, S 54°33'19" W a distance of 395.31 feet to a point on the municipal line between North Middleton Township and Middlesex Township; thence crossing Westpoint Drive along said municipal line N 17°33'30" W a distance of 52.54 feet to a point, the point of BEGINNING.

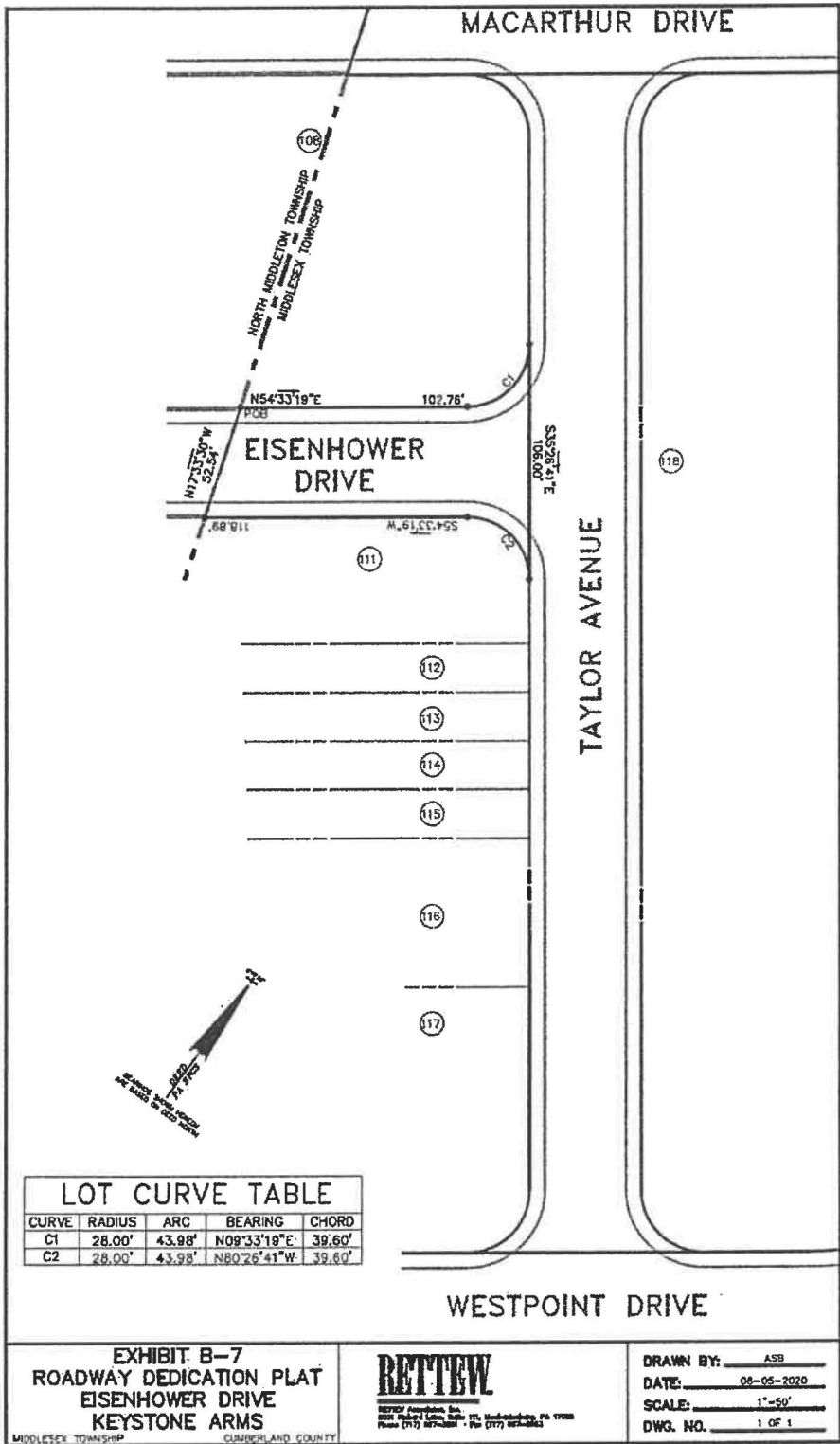
Containing 30,102 square feet and being a portion of Westpoint Drive of Keystone Arms.

EXHIBIT B Roadway Depiction Plats

MacArthur Drive



Eisenhower Drive



Taylor Avenue

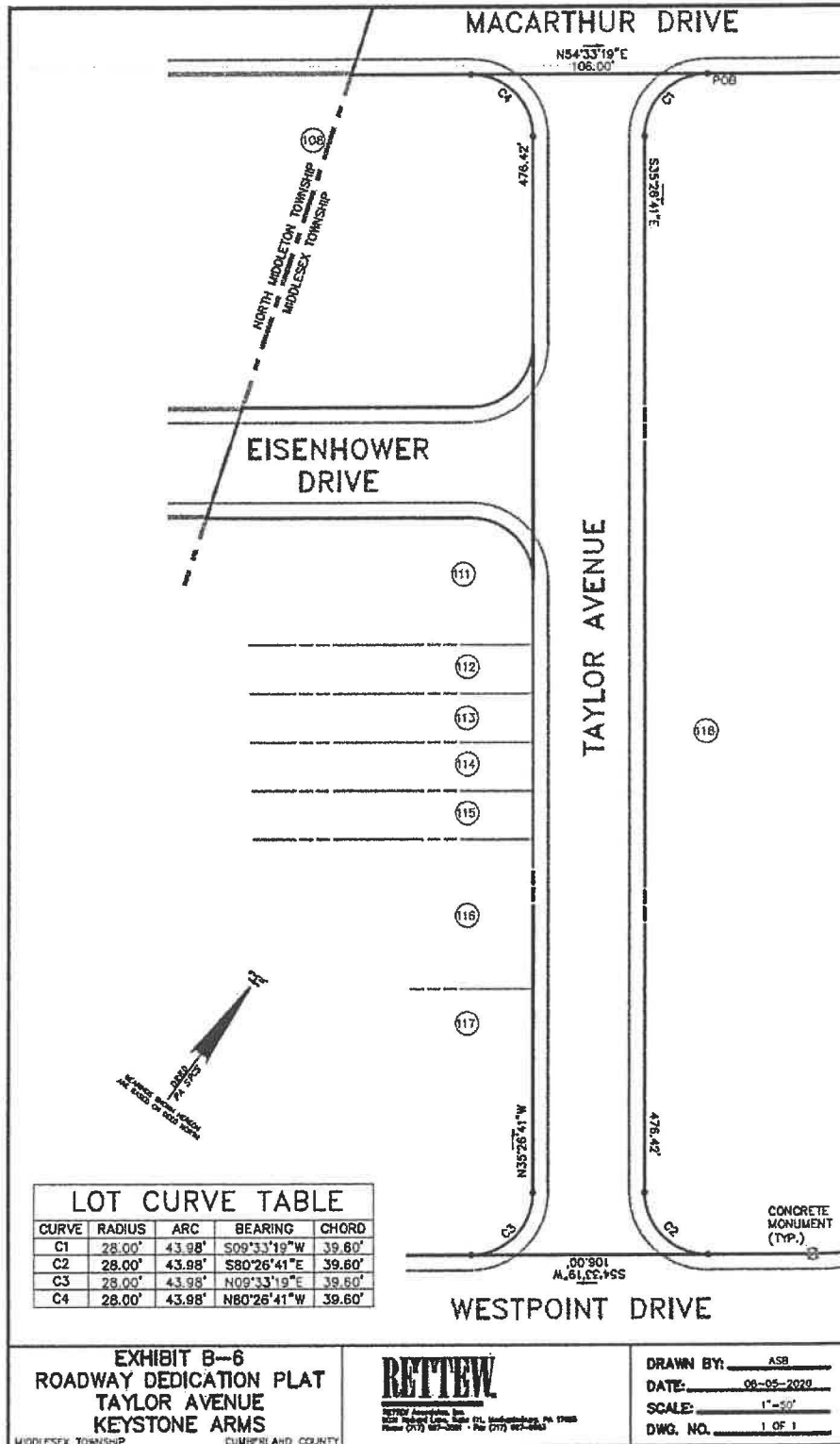


EXHIBIT B-6
ROADWAY DEDICATION PLAT
TAYLOR AVENUE
KEYSTONE ARMS

RETTEW

RETTEW Associates, Inc.
1000 Walnut Lane, Suite 201, Middletown, PA 17057
Phone: (717) 947-2881 Fax: (717) 947-2883

DRAWN BY: ASB
DATE: 08-05-2020
SCALE: 1"=50'
DWG. NO. 1 OF 1

Westpoint Drive

