

TOWNSHIP OF MIDDLESEX  
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2023 - 12

A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF  
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA,  
ACCEPTING DEDICATION OF PORTIONS OF BAYBERRY ROAD AND  
COUNTRY SIDE DRIVE AS AND FOR PUBLIC ROADWAYS OF THE  
TOWNSHIP OF MIDDLESEX

WHEREAS, Pamay Development Co., Inc. 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 January 4, 1989 and recorded January 5, 1989 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book "T", Volume 33, Page 296; and

WHEREAS, Pamay Development Co., Inc. has proposed and constructed certain public improvements associated with the subdivision and development of the subject property as part of Meadowbrook Farms Phase 8, which development includes portions of certain roadways known as Bayberry Road and Country Side Drive; and

WHEREAS, Pamay Development Co., Inc. has completed the necessary improvements associated with the development of its property pertaining to Meadowbrook Farms Phase 8 as required by the Township of Middlesex; and

WHEREAS, Pamay Development Co., Inc. has tendered a Deed of Dedication to the Township of Middlesex thereby conveying and dedicating portions of Bayberry Road and Country Side Drive 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 portions of Bayberry Road and Country Side Drive dated and acknowledged the 22<sup>nd</sup> day of August, 2023 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 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 Pamay Development Co., Inc. to post and maintain certain financial security for the maintenance of the roadways accepted herein as required by applicable law or ordinance. In addition, the acceptance of the Deed of Dedication shall not affect or negate any obligation of Pamay Development Co., Inc. to comply with any ordinance, law, condition or agreement with respect to the further development of Meadowbrook Farms or any phase of development thereof.

RESOLVED this 25<sup>th</sup> day of August, 2023.

ATTEST:

TOWNSHIP OF MIDDLESEX

Eileen M. Gault  
Township Secretary

By: [Signature]  
Chairman, Board of Township  
Supervisors

(Township Seal)

Part of Tax Parcel No. 21-06-0019-001

## DEED OF DEDICATION

THIS DEED OF DEDICATION is made the 22 day of August, 2023,

BETWEEN PAMAY DEVELOPMENT CO., INC., a Pennsylvania corporation,  
hereinafter called 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, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the advantage to them  
accruing as well as for considerations affecting the public welfare which the Grantor 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  
Grantee, its successors and assigns,

ALL THAT CERTAIN tract of land situated in Middlesex Township, Cumberland  
County, PA, being Bayberry Road, as shown on an exhibit entitled, "Meadowbrook Farms –  
Phase 8, Road Conveyance Plat – Bayberry Road," dated July 7, 2023, by PennTerra Engineering,  
Inc., State College, Pennsylvania, attached hereto as Exhibit "A" and incorporated by reference  
herein, being bounded and described as follows:

BEGINNING at a point being the northern corner of Lot 5 on the southern line of Phase  
3; thence along the southern line of Phase 3 and crossing Bayberry Road, N69°19'02"E, 50.00 feet  
to a point on the western line of Lot 191; thence along Lots 191, 190, 189, 188 and 187,  
S20°40'58"E, 469.72 feet to a point; thence continuing along Lot 187 along a curve to the left,  
having a chord bearing of S47°33'29"E, a chord distance of 203.42 feet, a radius of 225.00 feet,  
an arc length of 211.08 feet to a point, being the southeastern corner of Lot 187 also being the  
southwestern corner of Lot 186; thence along Lot 186 the following two bearings and distances:  
(1) S74°25'59"E, 124.42 feet to a point; (2) along a curve to the left, having a chord bearing of  
N60°11'54"E, a chord distance of 39.85 feet, a radius of 28.00 feet, an arc length of 44.34 feet to  
a point on the western Right-of-Way line of Country Side Drive; thence along Country Side Drive  
the following three bearings and distances: (1) along a curve to the right, having a chord bearing  
of S15°11'54"W, a chord distance of 6.11 feet, a radius of 475.00 feet, an arc length of 6.11 feet  
to a point; (2) S15°34'01"W, 94.50 feet to a point; (3) along a curve to the right, having a chord  
bearing of S16°14'01"W, a chord distance of 6.40 feet, a radius of 275.00 feet, an arc length of  
6.40 feet to a point, on the eastern line of Lot 43; thence along Lot 43 the following two bearings  
and distances: (1) along a curve to the left, having a chord bearing of N28°45'59"W, a chord  
distance of 40.06 feet, a radius of 28.00 feet, an arc length of 44.63 feet to a point; (2)  
N74°25'59"W, 124.39 feet to a point; thence continuing along Lot 43 and along Lots 42, 41, and

EXHIBIT A

9 along a curve to the right, having a chord bearing of N47°33'29"W, a chord distance of 248.63 feet, a radius of 275.00 feet, an arc length of 257.98 feet to a point; thence continuing along Lot 9 and along Lots 8, 7, 6, and 5, N20°40'58"W, 469.72 feet to a point, being the Point of Beginning.

The above-described tract of land contains 0.991 acres.

**ALL THAT CERTAIN** tract of land situated in Middlesex Township, Cumberland County, PA, being Country Side Drive, as shown on an exhibit entitled, "Meadowbrook Farms – Phase 8, Road Conveyance Plat – Country Side Drive," dated July 7, 2023, by PennTerra Engineering, Inc., State College, Pennsylvania, attached hereto as Exhibit "B" and incorporated by reference herein, being bounded and described as follows:

**BEGINNING** at a point being the southwest corner of Lot 142 of Meadowbrook Farms Phase 9 also being the northwest corner of lot 139 of Phase 8; thence along said Lot 139 the following two courses and distances: (1) along a curve to the right, having a chord bearing of S04°08'37"W, a chord distance of 207.96 feet, a radius of 525.00 feet, and an arc length of 209.34 feet to a point; (2) S15°34'01"W, 94.50 to a point; thence continuing along said Lot 139 and Lot 138 along a curve to the right, having a chord bearing of S26°33'14"W, a chord distance of 123.88 feet, a radius of 325.00 feet, and an arc length of 124.64 feet to a point, being the southwest corner of Lot 138 on the northern line of Phase 7; thence along the line of Phase 7 and crossing Country Side Drive, N52°27'33"W, 50.00 feet to a point on the eastern line of Lot 43; thence along Lot 43 along a curve to the left, having a chord bearing of N27°13'15"E, a chord distance of 98.53 feet, a radius of 275.00 feet, and an arc length of 99.07 feet to a point on the Right-of-Way line of Bayberry Road; thence along Bayberry Road the following three bearings and distances: (1) along a curve to the left, having a chord bearing of N16°14'01"E, a chord distance of 6.40 feet, a radius of 275.00 feet, and an arc length of 6.40 feet to a point; (2) N15°34'01"E, 94.50 feet to a point; (3) along a curve to the left, having a chord bearing of N15°11'54"E, a chord distance of 6.11 feet, a radius of 475.00 feet, and an arc length of 6.11 feet to a point on the eastern line of Lot 186; thence along Lots 186 and 185 of Meadowbrook Farms Phase 9 along a curve to the left, having a chord bearing of N03°46'31"E, a chord distance of 182.16 feet, a radius of 475.00 feet and an arc length of 183.30 feet to a point on the southern line of Phase 9; thence continuing along the line of Phase 9 and crossing Country Side Drive, N82°43'13"E, 50.00 feet to a point, being the Point of Beginning.

The above-described tract of land contains 0.469 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 Deeb Book T, Volume 33, Page 296, granted and conveyed unto Pamay Development Co., Inc., the, the Grantor herein.

**SUBJECT** to the rights of the Middlesex Township Municipal Authority to maintain and repair all of 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 piece or parcel of land above described, together with all public improvements installed and constructed therein, and all public utilities including but not limited to sanitary sewer, water, natural gas, telephone, and cable unto the Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street and for any other public purpose whatsoever and to the same extent and with the same effect as if the said street has been opened by a decree or order of the Court of Common Pleas in and for Cumberland County, Pennsylvania, after proceeding duly and for that purpose under and in pursuance of the applicable road laws of the Commonwealth of Pennsylvania;

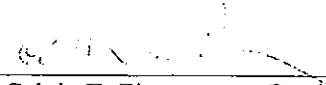
**AND**, the Grantor, for itself, its successors and assigns, by these present covenants, promises and agrees to and with the Grantee, its successors and assigns, that neither the Grantor nor its successors and assigns shall or will at any time hereafter ask, demand, recover or receive of and from Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of said street as now established;

**AND**, the Grantor, for itself and its successors and assigns, by these presents covenants, promises and agrees to and with Grantee, its successors and assigns, that neither the Grantor, nor its successors 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 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 Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that it will specifically warrant and defend the said piece or parcel of land above described unto the Grantee, its successors and assigns, and against it, the Grantor, its successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, their successors and assigns, shall and will warrant and forever defend.

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

Signed, Sealed and Delivered  
In the Presence of:

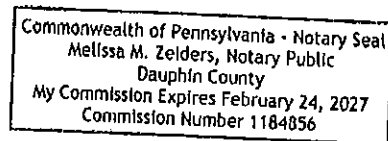
**PAMAY DEVELOPMENT CO., INC.**

By:   
Calvin E. Zimmerman, President

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Dauphin )  
: SS.

On this, the 22 day of August, 2023, before me, the undersigned officer, personally appeared Calvin E. Zimmerman, who acknowledged himself to be the President of **Pamay Development Co., Inc.**, a Pennsylvania corporation, and that as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name thereon as such President.

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



Melanie M. Zuder  
Notary Public

The Undersigned certifies that the precise residence and complete post office address of the Grantee is:

Middlesex Township  
350 N. Middlesex Road  
Carlisle, PA 17013

Solicitor for Grantee

ACCEPTED by the Middlesex Township in accordance with the terms contained herein this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Township Solicitor

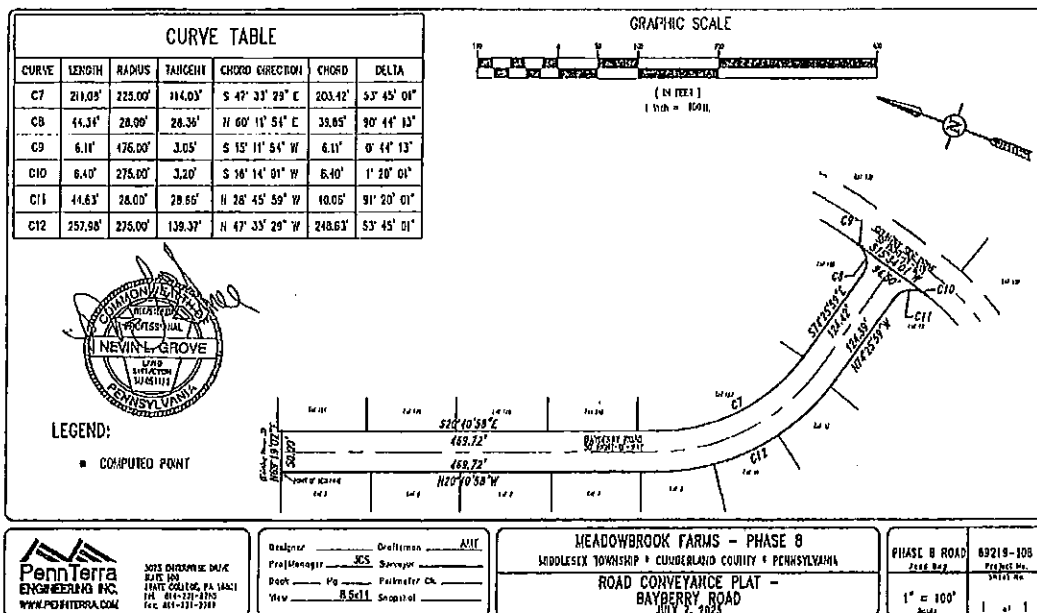
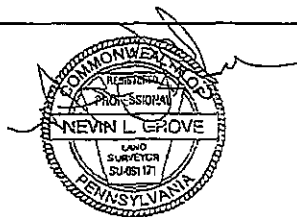


Exhibit "A"

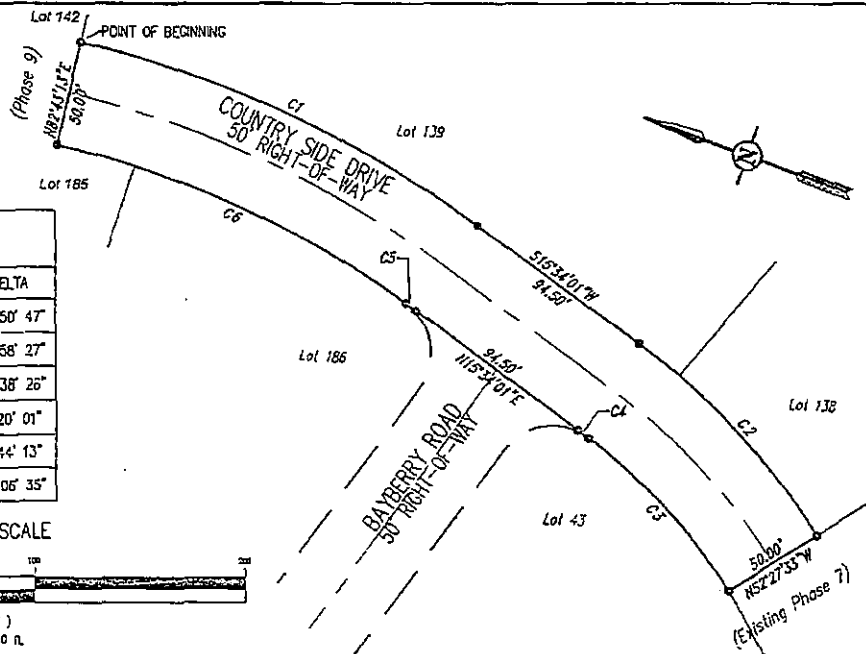
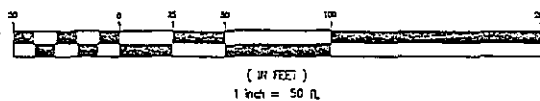


| CURVE TABLE |         |         |         |                 |         |             |
|-------------|---------|---------|---------|-----------------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | TANGENT | CHORD DIRECTION | CHORD   | DELTA       |
| C1          | 209.34' | 525.00' | 106.08' | S 4° 08' 37" W  | 207.96' | 22° 50' 47" |
| C2          | 124.64' | 325.00' | 63.10'  | S 26° 33' 14" W | 123.88' | 21° 58' 27" |
| C3          | 99.07'  | 275.00' | 50.08'  | N 27° 13' 15" E | 98.53'  | 20° 38' 26" |
| C4          | 6.40'   | 275.00' | 3.20'   | N 15° 14' 01" E | 6.40'   | 1° 20' 01"  |
| C5          | 6.11'   | 475.00' | 3.05'   | N 15° 11' 54" E | 6.11'   | 0° 44' 13"  |
| C6          | 183.30' | 475.00' | 92.80'  | N 3° 46' 31" E  | 182.16' | 22° 06' 35" |

LEGEND:

• COMPUTED POINT

GRAPHIC SCALE



**PennTerra**  
ENGINEERING INC.  
WWW.PENNTERRA.COM

3475 ENTERPRISE DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
Ph: 814-231-8215  
Fax: 814-237-2308

Designer \_\_\_\_\_ Draftsman AMT  
Proj Manager JCS Surveyor \_\_\_\_\_  
Book \_\_\_\_\_ Pg \_\_\_\_\_ Perimeter Clk \_\_\_\_\_  
View 5.5x14 Snapshot \_\_\_\_\_

MEADOWBROOK FARMS - PHASE 8  
MIDDLESEX TOWNSHIP • CUMBERLAND COUNTY • PENNSYLVANIA  
ROAD CONVEYANCE PLAT -  
COUNTRY SIDE DRIVE  
JULY 7, 2023

PHASE 8 ROAD  
Acad. Desc. \_\_\_\_\_  
1" = 50'  
Scale

89219-108  
Project No.  
Sheet No.  
1 of 1

Exhibit "B"