

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2023 - 13

A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA,
ACCEPTING DEDICATION OF A PORTION OF COUNTRY SIDE DRIVE AS AND
FOR PUBLIC ROADWAY 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 9, which development includes a portion of a certain roadway known as 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 9 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 a portion of Country Side 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 Pamay Development Co., Inc. with respect to a portion of Country Side Drive dated and acknowledged the 22nd day of September, 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 tract or parcel conveyed by Pamay Development Co., Inc. 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 the Deed is incorporated by reference herein as if fully set forth in this Resolution.

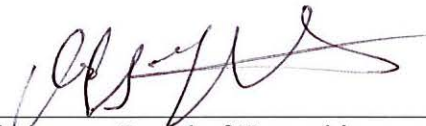
3. The acceptance of the Deed of Dedication is subject to and shall not negate the obligation of Pamay Development Co., Inc. to post and maintain certain financial security for the maintenance of the roadway accepted herein as required by applicable law or ordinance. In addition, the acceptance of the 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 29th day of September, 2023.

ATTEST:

TOWNSHIP OF MIDDLESEX


Township Secretary

By: 
Chairman, Board of Township
Supervisors

(Township Seal)



DEED OF DEDICATION

MADE the 22 day of September 2023.

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:

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 9, Road Conveyance Plat -- County Side Drive" dated September 19, 2023, by PennTerra Engineering, Inc., State College, PA and attached hereto as Exhibit A, being bounded and described as follows:

Beginning at a point, being an easterly corner to the terminus of Country Side Drive (Existing Phase III) and lying in a westerly line of Lot 147; thence along Lot 147 and along Lots 146, 145, 144 and 143 S20°40'58"E, 448.00 to a point, lying in a westerly line of said Lot 143; thence continuing along said Lot 143 and along Lot 142 along a curve to the right, having a chord bearing of S13°58'52"E, a chord distance of 122.53 feet, a radius of 525.00 feet and an arc length of 122.81 feet to a point, being the southwest corner of Lot 142, also being the northwest corner of Lot 139 (Existing Phase 8) at the easterly corner of the terminus of Country Side Drive (Existing Phase VIII); thence along said Country Side Drive (Existing Phase VIII) S82°43'13"W, 50.00 feet to a point, being the westerly corner of the terminus of said Country Side Drive (Existing Phase VIII) and lying in the easterly line of Lot 185; thence along said Lot 185 and along Lot 184 along a curve to the left, having a chord bearing of N13°58'52"W, a chord distance of 110.86 feet, a radius of 475.00 feet and an arc length of 111.12 feet to a point, lying in the easterly line of said Lot 184; thence along said Lot 184 and along Lots 183, 182 and 181 N20°40'58"W, 448.00 feet to a point, being the northeast corner of said Lot 181 and being the westerly corner of the terminus of said Country Side Drive (Existing Phase III); thence along Country Side Drive (Existing Phase III) N69°19'02"E, 50.00 feet to a point, being the place of beginning, containing 0.648 acres.

EXHIBIT A

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 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 pieces or parcels 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;

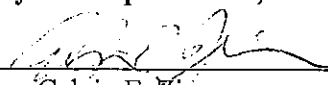
AND, the Grantor, for itself and its successors and assigns, by these presents covenants, promises and agrees to and with Grantee, its successors and assigns, that neither the Grantor, nor its successors or assigns, shall nor will at any time hereafter ask, demand or recover or receive of or from the 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 pieces or parcels 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 Grantor has caused this Deed to be signed the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Pamay Development Co., Inc.

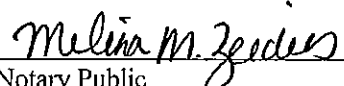
By: _____

By: 
Calvin E. Zimmerman

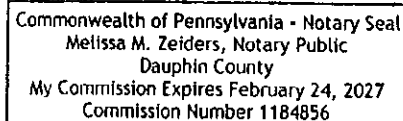
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Dauphin)

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

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

 (SEAL)
Notary Public

My Commission Expires:



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

350 N. Middleboro Road, Carlisle PA 17013

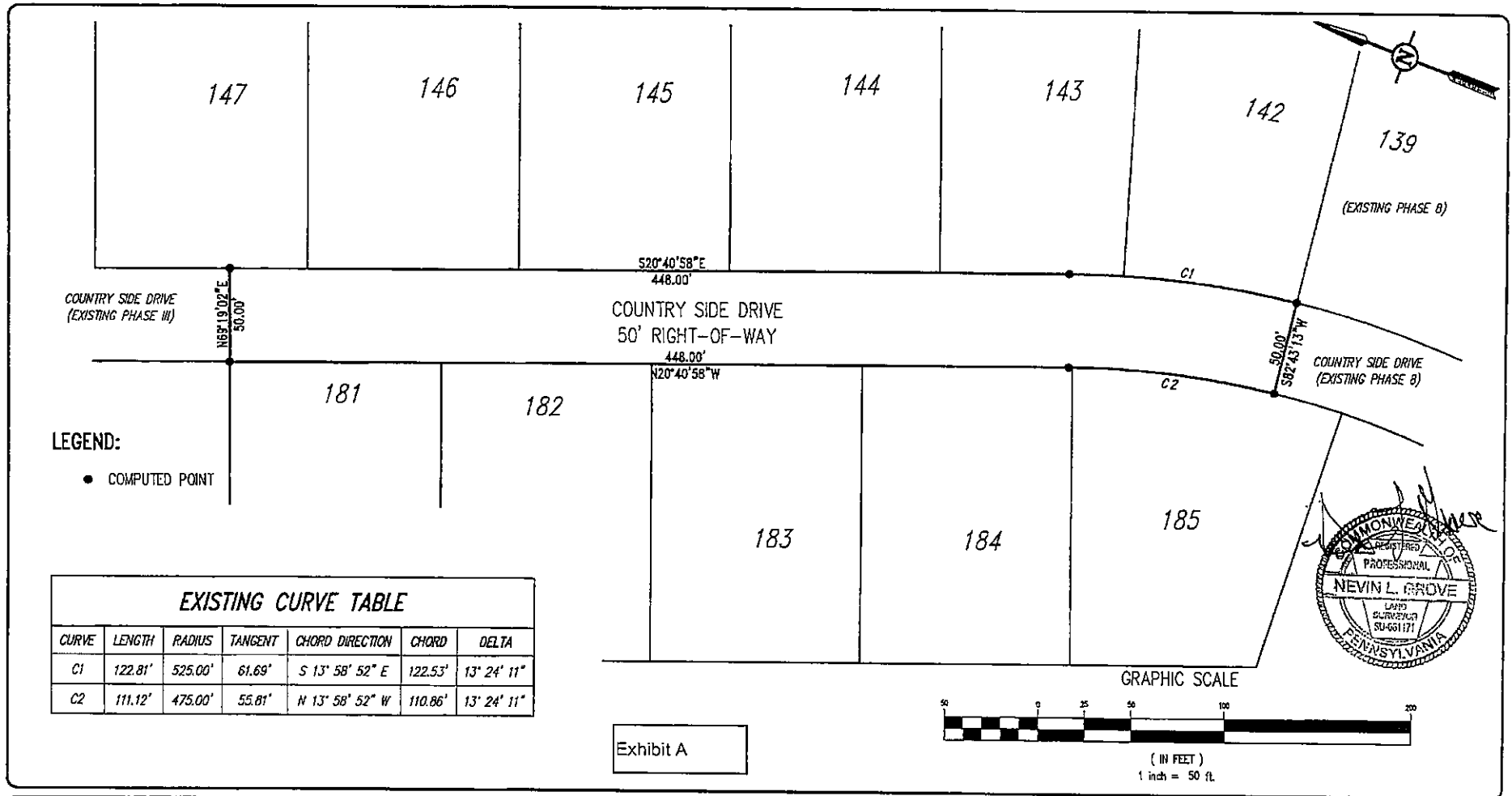


Solicitor for Grantee

ACCEPTED by the Township of Middlesex in accordance with the terms contained herein this 29TH
day of September, 2023.

By: 
Township Solicitor

P:\dd\proj\98219-9\Design\plot files\exhibit plans\PHASE 9 ROAD.dwg, 9/12/2023 9:35:58 AM, 1:1



PennTerra
ENGINEERING INC.
WWW.PENNTERRA.COM

3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
Ph: 814-231-8285
Fax: 814-237-2308

Designers BDO
Proj Manager JCS
Surveyor _____
Acad. PHASE 9 ROAD
Perimeter Ck. _____
Book _____ Pg. _____

Date _____ By _____
Revisions _____

MEADOWBROOK FARMS - PHASE 9
MIDDLESEX TOWNSHIP * CUMBERLAND COUNTY * PENNSYLVANIA

ROAD CONVEYANCE PLAT -
COUNTRY SIDE DRIVE
SEPTEMBER 19, 2023

Project No.
89219-9

Scale
1" = 50'

Sheet No.
1



pennsylvania
DEPARTMENT OF REVENUE (EX) MOD 06-19 (FI)

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)
Pamay Development Co., Inc.

Telephone Number
(717) 255-7360

Grantee(s)/Lessee(s)
Middlesex Township

Telephone Number

Mailing Address
211 House Avenue

Mailing Address
350 N. Middlesex Township

City
Camp Hill

State
PA

ZIP Code
17011

City
Carlisle

State
PA

ZIP Code
17013

SECTION II REAL ESTATE LOCATION

Street Address
Country Side Drive

City, Township, Borough
Middlesex Township

County
Cumberland

School District
Cumberland Valley School District

Tax Parcel Number
Part of 21-06-0019-001

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration
0.00

2. Other Consideration
+ 1.00

3. Total Consideration
= 1.00

4. County Assessed Value
0.00

5. Common Level Ratio Factor
x 0

6. Computed Value
= 0.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed
\$ 0.00

1b. Percentage of Grantor's Interest in Real Estate
100 %

1c. Percentage of Grantor's Interest Conveyed
100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name
Charles M. Suhr, Esq. c/o Stevens & Lee

Telephone Number
(717) 255-7356

Mailing Address
17 N. 2nd Street

City
Harrisburg

State
PA

ZIP Code
17101

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Charles M. Suhr

Date
9/25/23

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

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