

MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION 2017-15

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
MONROE TOWNSHIP, CUMBERLAND COUNTY,
PENNSYLVANIA, ACCEPTING AN EASEMENT AREA, AS
LOCATED IN TRINDLE STATION, SECTION 5, PHASE 2**

WHEREAS, Monroe Township has been requested by Trindle Station, LLC, a Pennsylvania Limited Liability Company, to accept the dedication, of an "Easement Area", same being located in Trindle Station, Section 5, Phase 2, prepared by Rory L. Chapman, Registered Professional Land Surveyor, dated August 2, 2017, also being shown on the plan titled "Final Subdivision Plan for Section 5 of Trindle Station Phase 2" recorded April 17, 2017 in the Office of Recorder of Deeds in and for Cumberland County, Pennsylvania, at Instrument Number 201709054; and

WHEREAS; said "Easement Area" consists of a permanent easement and right of way over, under, upon, and through the area bounded and described in the attached Deed; and

WHEREAS, said "Easement Area" is intended to permit Monroe Township to operate, maintain, repair, replace, or remove the Sewer Facilities as described in the "Final Subdivision Plan for Section 5 of Trindle Station Phase 2", and to provide for other utilities; and

WHEREAS, the Deed of Dedication describing the "Easement Area" has been prepared and executed, said Deed of Dedication being dated August 10, 2017, a copy of which is attached hereto and incorporated herein, marked as Exhibit "A"; and

WHEREAS, said Deed shall be recorded at the Office of Recorder of Deeds in and for Cumberland County, Pennsylvania; and

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, as follows:

1. Monroe Township accepts the "Easement Area", being described in the Deed of Dedication which is attached hereto and incorporated herein, marked as Exhibit "A", as an easement in and for Monroe Township.
2. The Secretary of Monroe Township is directed to record or cause to be recorded a true and correct copy of this Resolution in the Cumberland County Court of Quarter Sessions, Clerk of Courts Office.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

RESOLVED, this 10 day of August, 2017, by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania.

ATTEST:


Karen M. Lowery

(SEAL)

MONROE TOWNSHIP
BOARD OF SUPERVISORS



Philip F. Kehoe, Chairman



A.W. Castle, III, Vice-Chairman



Carl W. Kuhl, Supervisor

30222

UPI
Not Applicable

Prepared By / Return To:
McNees Wallace & Nurick LLC
David Evenhuis, Esq.
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

Cumberland County UPI: 22-09-0541-011
Part of Trindle Station Section 5, Phase 2 (sanitary sewers)

DEED OF EASEMENT AND DEDICATION

THIS DEED OF EASEMENT AND DEDICATION, made this 10TH day of August, 2017,

BETWEEN

TRINDLE STATION LLC, a Pennsylvania limited liability company ("Grantor"),

AND

MONROE TOWNSHIP, a Pennsylvania municipal township of the second class ("Grantee").

WHEREAS, Grantor is the owner of that certain tract of land located in Monroe Township, Cumberland County, Pennsylvania, containing approximately sixty-five and ninety-three hundredths (65.93) acres, as more particularly described in that certain deed dated March 15, 2007 and recorded March 16, 2007 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Record Book 279, Page 752 (the "Property");

WHEREAS, Grantor has caused the Property to be subdivided as depicted on that certain Final Subdivision Plan, Section 5, Trindle Station Phase 2, dated March 24, 2011, as last revised July 7, 2016, and recorded April 17, 2017 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument No. 201709054 (the "Plan");

WHEREAS, Grantor has installed and constructed certain sanitary sewer lines, force mains, pipes, manholes and other appurtenances over, under, upon and through a portion of the Property in accordance with the specifications of Grantee as set forth on the Plan (the "Sewer Facilities");

WHEREAS, Grantor desires to dedicate to Grantee, who desires to accept, a permanent easement and right of way over, under, upon and through a portion of the Property for purposes of operating, maintaining, repairing, replacing or removing the Sewer Facilities and to provide for other public utilities (the "Easement Area"), as depicted on Exhibits A-1 and A-2, and as more particularly described on Exhibits B-1 and B-2, attached hereto and incorporated herein by reference; and

WHEREAS, Grantor desires to dedicate to Grantee, and Grantee desires to accept, all of Grantor's right, title and interest in and to the Sewer Facilities installed within the Easement Area.

NOW, THEREFORE, intending to be legally bound hereby, and for good and valuable consideration, the receipt and sufficiency whereof is acknowledged, Grantor and Grantee hereby agree and covenant as follows:


1. The recitals above are hereby incorporated by reference and made a part hereof as if set forth in full.
2. Grantor hereby grants and conveys to Grantee a permanent easement over, under, upon and through the Easement Area, as depicted on Exhibits A-1 and A-2, and as more particularly described on Exhibits B-1 and B-2, for purposes of operating, maintaining, repairing, replacing and removing the Sewer Facilities therein, and to provide for other public utilities within the Easement Area, together with such rights of ingress, egress and regress across the Property as may be necessary for Grantee's full exercise of the rights hereby granted.
3. Grantor additionally grants and conveys to Grantee title to the Sewer Facilities located within the Easement Area.
4. Grantee hereby accepts the grant and dedication of the Sewer Facilities and agrees to perpetually operate, maintain and service the same.
5. The easement and right of way hereby granted are given upon the express condition that Grantee shall, at Grantee's sole cost and expense, restore or cause to be restored to as near the original condition as practicable any damage to the Easement Area or the Property caused by Grantee's exercise of any right hereby granted.
6. The words Grantor and Grantee, as used herein, shall include the parties hereto and their respective successors and assigns.

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

WITNESS:

GRANTOR:
TRINDLE STATION, LLC, a
Pennsylvania limited liability company

By: _____
Name:

By: 
Name: Frank P. Tamanini
Title: Sole Member

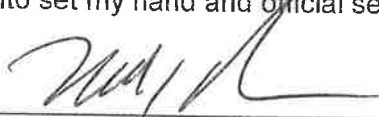
COMMONWEALTH OF PENNSYLVANIA :

SS:

COUNTY OF Cumberland :

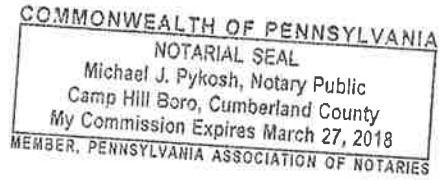
On this, the 10th day of August, 2017, before me, a Notary Public, the undersigned officer, personally appeared Frank Tamanini, who acknowledged that he is the Sole Member of Trindle Station, LLC (the "Company"), and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as Sole Member.

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



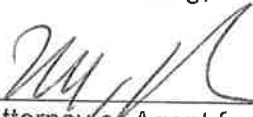
Notary Public
(SEAL)

My Commission Expires:



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

1220 Boiling Springs Road
Mechanicsburg, PA 17055



Attorney or Agent for Grantee

The Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, in consideration of the foregoing Deed of Dedication, does hereby accept the grant and dedication of streets described therein.

WITNESS:

GRANTEE:
MONROE TOWNSHIP

By: Holly S Wood
Name: Holly S. Wood

By: [Signature]
Name: Philip Kehoe
Title: Chairman, Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA :

SS:

COUNTY OF Cumberland :

On this, the 10 day of August, 2017, before me, a Notary Public, the undersigned officer, personally appeared Philip Kehoe, who acknowledged himself to be the Chairman of the Board of Supervisors of Monroe Township (the "Board"), and that as such he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Board by himself as Chairman.

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

[Signature]
Notary Public
(SEAL)

My Commission Expires:

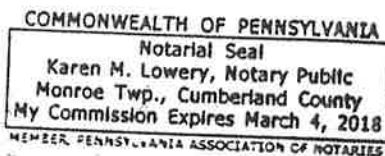
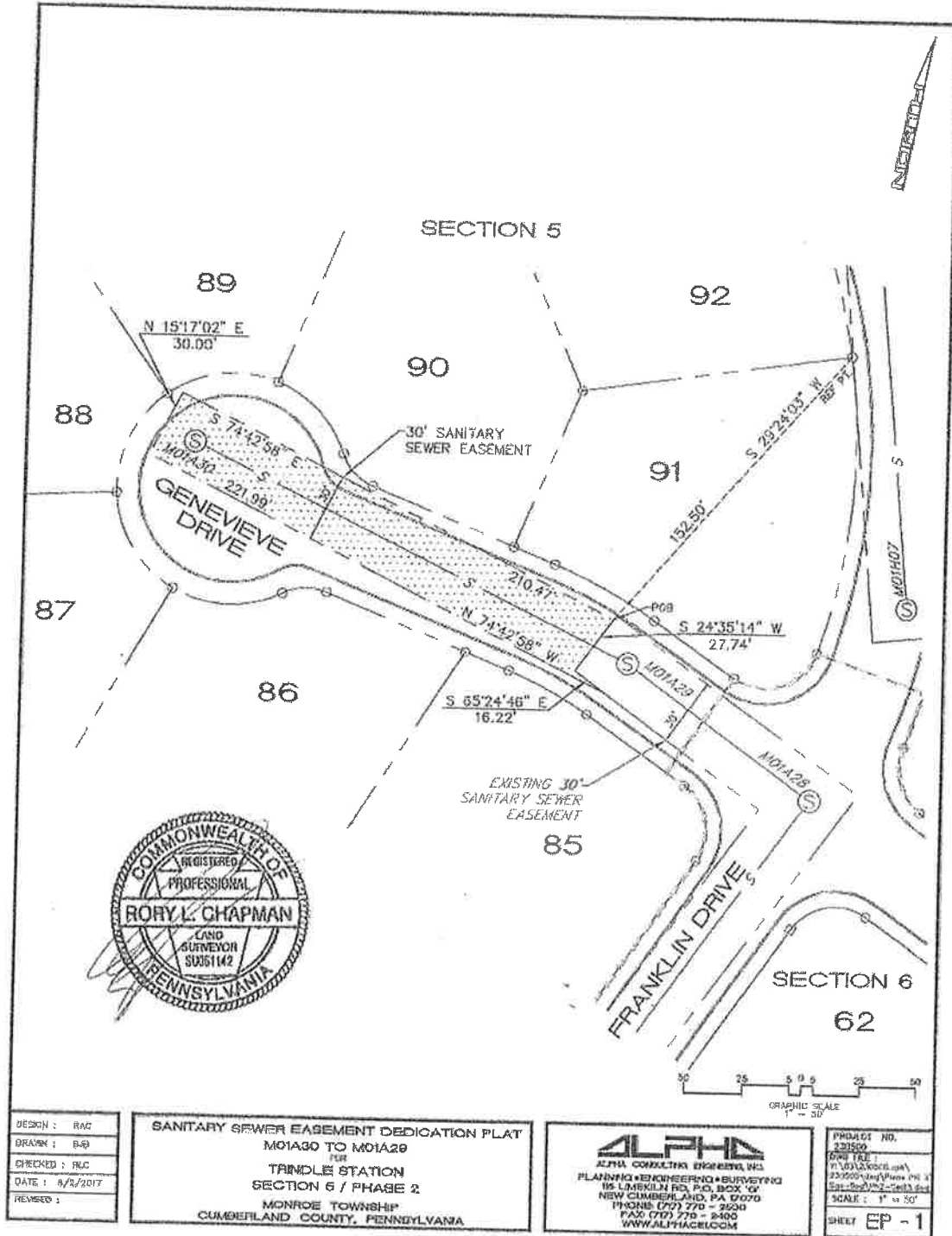


EXHIBIT A-1

Plan of the Easement Area (M01H07 to M01H03)



DESIGN : RAC
DRAWN : B49
CHECKED : RJC
DATE : 8/1/2017
REVISION :

SANITARY SEWER EASEMENT DEDICATION PLAT
 M01A30 TO M01A29
 FOR
 TRINDLE STATION
 SECTION 6 / PHASE 2
 MONROE TOWNSHIP
 CUMBERLAND COUNTY, PENNSYLVANIA

ALPHA
 ALPHA CONSULTING ENGINEERS, INC.
 PLANNING • ENGINEERING • SURVEYING
 115 LINCOLN RD., P.O. BOX "G"
 NEW CUMBERLAND, PA 17070
 PHONE: (717) 770 - 2500
 FAX: (717) 770 - 2400
 WWW.ALPHACON.COM

PROJECT NO. 232500
DRAWN FILE 232500-01.dwg
DATE PLOTTED 8/1/2017 10:23:00 AM
SCALE : 1" = 50'
SHEET CP - 1

EXHIBIT B-1

Legal Description of the Easement Area (M01A30 to M01A29)

TRINDLE STATION - SECTION 5 OF PHASE 2
SANITARY SEWER EASEMENT
M01A30 to M01A29
Monroe Township, Cumberland County

All that certain tract of land situated in Monroe Township, Cumberland County, Pennsylvania, being a portion of Trindle Station - Phase II, Section V, as shown on plat titled, "Sanitary Sewer Easement Dedication Plat, M01A30 to M01A29 for Trindle Station, Section 5 / Phase 2," more particularly described as follows:

BEGINNING at a point within Genevieve Drive and along an existing 30' sanitary sewer easement, said point being South 29 degrees 24 minutes 03 seconds West a distance of 152.50 feet from a point along the western right-of-way of Franklin Drive and the common eastern corner of Lots 91 & 92; thence through Trindle Station, Section 5 the following five (5) courses and distances:

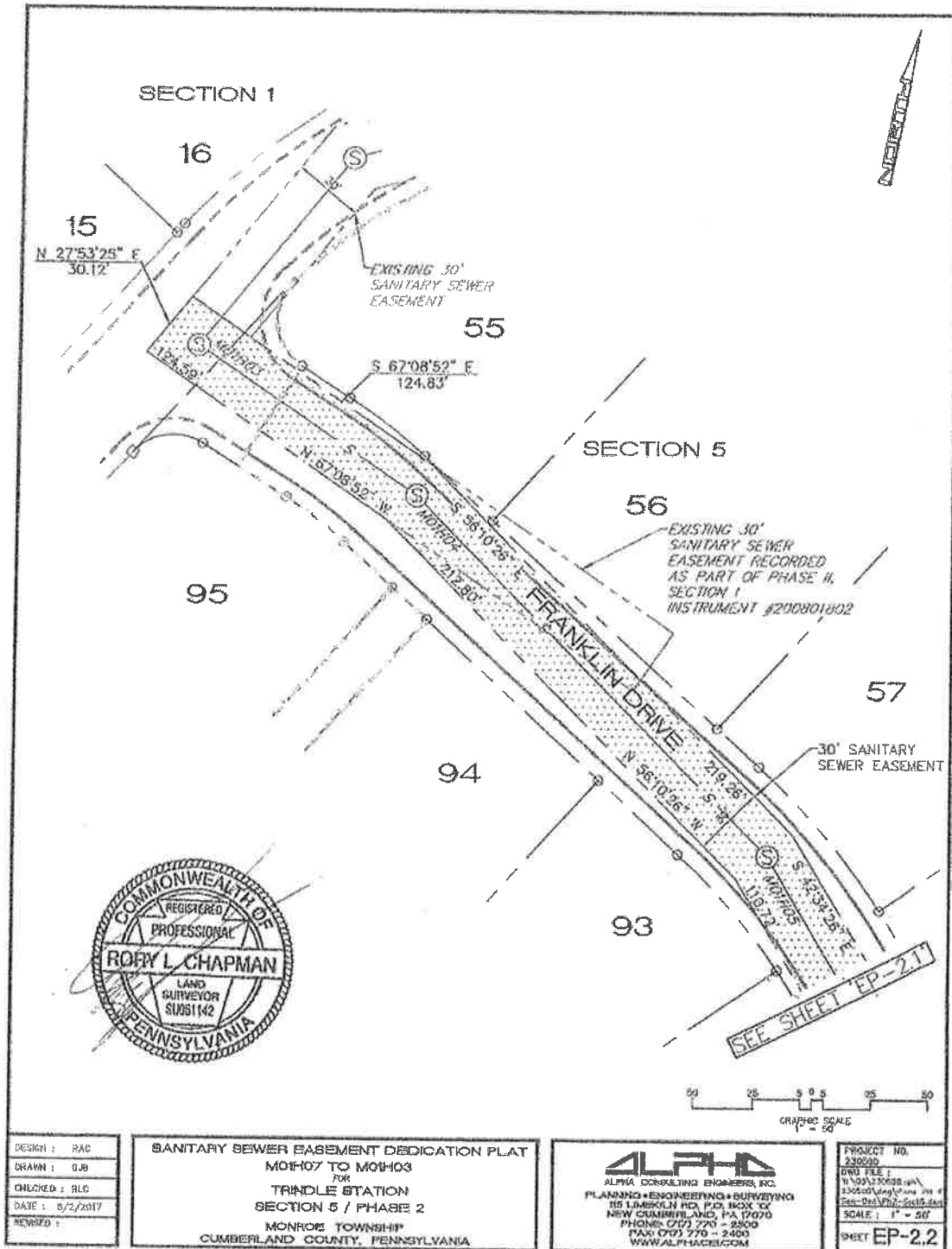
1. South 24 degrees 35 minutes 14 seconds West a distance of 27.74 feet to a point,
2. South 65 degrees 24 minutes 46 seconds East a distance of 16.22 feet to a point,
3. North 74 degrees 42 minutes 58 seconds West a distance of 221.99 feet to a point,
4. North 15 degrees 17 minutes 02 seconds East a distance of 30.00 feet to a point,
5. South 74 degrees 42 minutes 58 seconds East a distance of 210.47 feet to a point, said point being the place of BEGINNING.

Containing 6,262 Square Feet (0.14 Acre)



EXHIBIT A-2

Plan of the Easement Area (M01H07 to M01H03)



DESIGN :	RAC
DRAWN :	GJB
CHECKED :	BLG
DATE :	6/2/2017
REVISION :	

SANITARY SEWER EASEMENT DEDICATION PLAT
M01H07 TO M01H03
FOR
TRINDLE STATION
SECTION 5 / PHASE 2
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LUMBKIN RD., P.O. BOX 13
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2800
FAX: (717) 770 - 2400
WWW.ALPHACON.COM

PROJECT NO.	230000
DWG FILE :	11529130000.dwg
FILED :	20170621 10:00 AM
SCALE :	1" = 50'
SHEET	EP-2.2

EXHIBIT B-2

Legal Description of the Easement Area (M01H07 to M01H03)

TRINDLE STATION - SECTION 5 OF PHASE 2

SANITARY SEWER EASEMENT

M01H07 to M01H03

Monroe Township, Cumberland County

All that certain tract of land situated in Monroe Township, Cumberland County, Pennsylvania, being a portion of Trindle Station - Phase II, Section V, as shown on plats titled "Sanitary Sewer Easement Dedication Plat, M01H07 to M01H03 for Trindle Station, Section 5 / Phase 2," more particularly described as follows:

BEGINNING at a point within the right-of-way of Franklin Drive, said point being South 05 degrees 07 minutes 18 seconds East a distance of 98.59 feet from a point along the eastern right-of-way of Franklin Drive and the common western corner of Lots 59 & 60; thence through Trindle Station, Section 5 the following four (4) courses and distances:

1. South 73 degrees 22 minutes 16 seconds West a distance of 30.00 feet to a point,
2. North 16 degrees 37 minutes 44 seconds West a distance of 182.53 feet to a point,
3. North 42 degrees 34 minutes 26 seconds West a distance of 110.72 feet to a point,
4. North 56 degrees 10 minutes 26 seconds West a distance of 212.80 feet to a point;

thence through Trindle Station, Sections 1 & 5, North 67 degrees 08 minutes 52 seconds West a distance of 124.59 feet to a point; thence through Trindle Station, Section 1, North 27 degrees 53 minutes 25 seconds East a distance of 30.12 feet to a point; thence through Trindle Station, Sections 1 & 5, South 67 degrees 08 minutes 52 seconds East a distance of 124.83 feet to a point; thence through Trindle Station, Section 5 the following three (3) courses and distances:

1. South 56 degrees 10 minutes 26 seconds East a distance of 219.26 feet to a point,
2. South 42 degrees 34 minutes 26 seconds East a distance of 121.21 feet to a point,
3. South 16 degrees 37 minutes 44 seconds East a distance of 189.44 feet to a point, said point being the place of BEGINNING.

Containing 19,281 Square Feet (0.44 Acre)



**TAMMY SHEARER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370**



Instrument Number - 201730222

Recorded On 11/21/2017 At 1:58:46 PM

*** Total Pages - 13**

*** Instrument Type - DEED**

Invoice Number - 244088 User ID - KW

*** Grantor - TRINDLE STATION LLC**

*** Grantee - MONROE TWP**

*** Customer - MONROE TWP**

*** FEES**

STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES - RECORDER OF DEEDS	\$26.50
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
CUMBERLAND VALLEY SCHOOL DISTRICT	\$0.00
MONROE TOWNSHIP	\$0.00
TOTAL PAID	\$79.00

Certification Page

DO NOT DETACH

**This page is now part
of this legal document.**

**I Certify this to be recorded
in Cumberland County PA**



A handwritten signature in black ink, appearing to read "T. Shearer".

RECORDER OF DEEDS

*** - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.**