

MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION 2017-13

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
MONROE TOWNSHIP, CUMBERLAND COUNTY,
PENNSYLVANIA, ACCEPTING A PORTION OF
FRANKLIN DRIVE, AS LOCATED IN TRINDLE STATION,
SECTION 7, PHASE 2**

WHEREAS, Monroe Township has been requested by Trindle Station, LLC, a Pennsylvania Limited Liability Company, to accept the dedication, as a public road, a portion of Franklin Drive, same being located in Trindle Station, Section 7, Phase 2, prepared by Rory L. Chapman, Registered Professional Land Surveyor, dated July 14, 2017, also being portions of Franklin Road as shown on the plan titled "Final Subdivision Plan for Section 7 and the Resubdivision of Lots 11-16 of Section 1, Trindle Station Phase 2" recorded August 23, 2013 in the Office of Recorder of Deeds in and for Cumberland County, Pennsylvania, at Instrument Number 201328651, bounded and described in the attached Deed; and

WHEREAS, said road and appurtenant structures and municipal improvements have been completed in accordance with the applicable standards of Monroe Township; and

WHEREAS, the Deed of Dedication describing a portion of Franklin Drive 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:

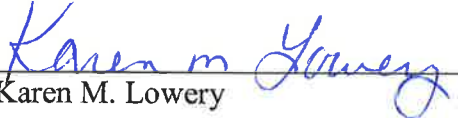
1. Monroe Township accepts a portion of Franklin Drive, being described in the Deed of Dedication which is attached hereto and incorporated herein, marked as Exhibit "A", as a public road in Monroe Township.
2. The Secretary of Monroe Township is directed to record or cause to be recorded a true and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

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

ATTEST:

MONROE TOWNSHIP
BOARD OF SUPERVISORS



Karen M. Lowery



Philip F. Kehoe, Chairman

(SEAL)



A.W. Castle, III, Vice-Chairman



Carl W. Kuhl, Supervisor

30221
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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 7, Phase 2 (streets)

DEED OF DEDICATION

THIS DEED OF DEDICATION is made this 10th day of August, 2017,

B E T W E E N

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

A N D

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

WHEREAS, Grantor is the owner of certain real property situate in Monroe Township, Cumberland County, Pennsylvania, including certain streets (the "Streets") shown on that "Final Subdivision Plan for Section 7 and the Resubdivision of Lots 11-16 of Section 1, Trindle Station Phase 2" recorded August 28, 2013 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument Number 201328651 (the "Plan"), the Streets being depicted as the shaded areas on the plat attached hereto as Exhibit A and as described on Exhibit B, all incorporated herein by reference; and

WHEREAS, Grantor desires to dedicate to Grantee the Streets, and Grantee desires to accept the dedication thereof.

W I T N E S S E T H

That Grantor, in consideration of One Dollar (\$1.00) paid by Grantee to Grantor, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, convey and dedicate unto Grantee, for use as public streets or highways, including, but not limited to, the installation of water mains, sanitary and storm sewers, street lights, electrical and gas service, cable television lines and other such utilities and related services therein:

ALL THOSE CERTAIN streets, roads and related improvements as shown on the Plan referenced above situate in Monroe Township, Cumberland County, Pennsylvania, being more particularly depicted as the shaded areas on the plat attached hereto as Exhibit A and as described on Exhibit B, all incorporated herein by reference.

BEING part of the same premises which Trindle Station LLC, by 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, granted and conveyed unto Trindle Station, LLC, the Grantor herein.

UNDER AND SUBJECT, nevertheless, to all easements, restrictions, encumbrances and other matters of public record or that a physical inspection or survey of the premises would reveal.


AND Grantor shall and will warrant **SPECIALLY** the property hereby conveyed.

IN WITNESS WHEREOF, Grantor has executed this Deed of Dedication as of 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 :

COUNTY OF Cumberland :

SS:

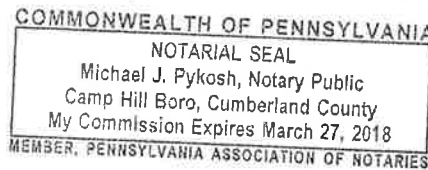
On this, the 10th day of August, 2017, before me, a Notary Public, the undersigned officer, personally appeared Frank Tamanini, who acknowledged that he is the Sole Member of Trindle Station, LLC (the "Company"), and that he as such Sole Member, being authorized to do so, executed the foregoing instrument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

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Cumberland :

SS:

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.

Karen M Lowery
Notary Public

My Commission Expires:

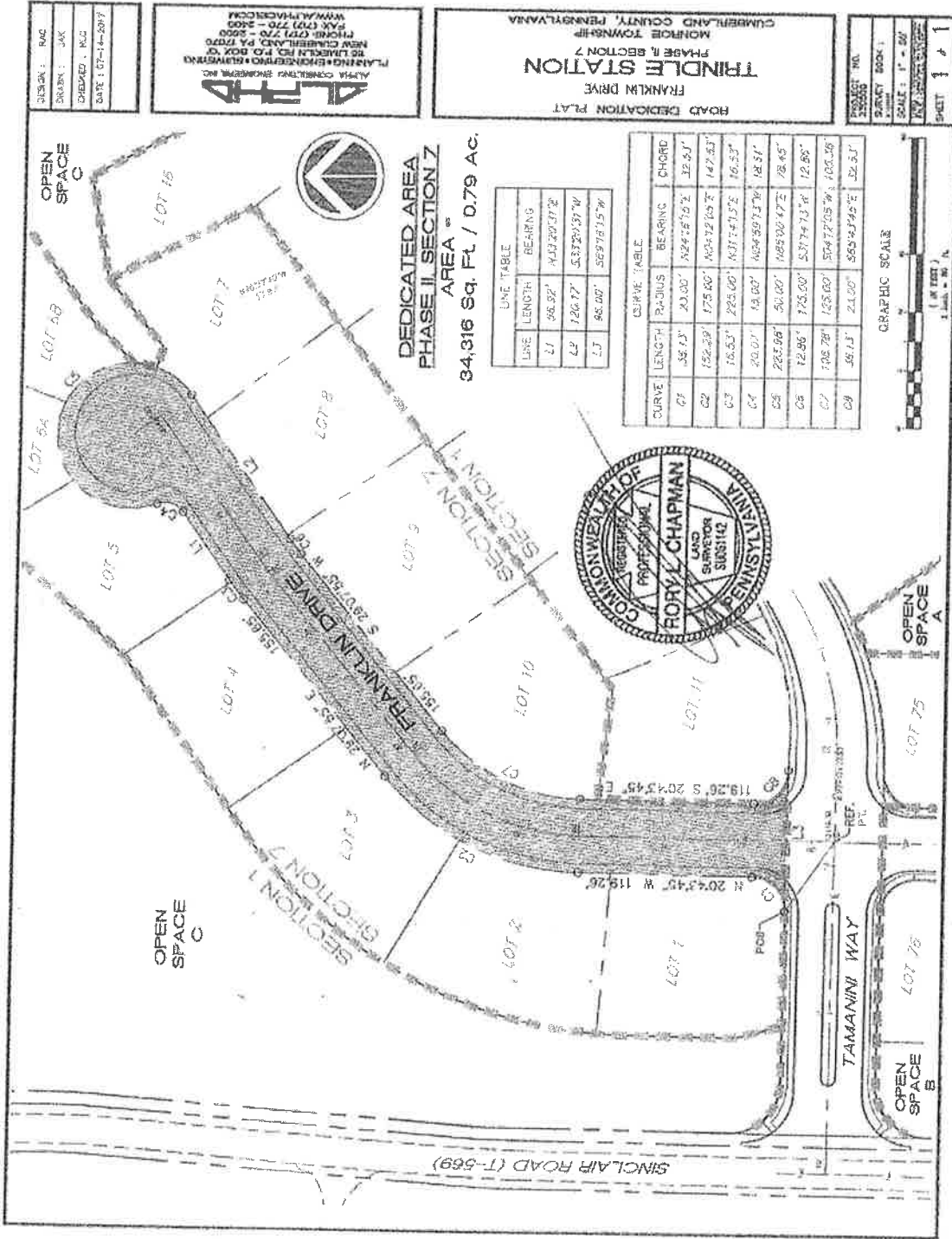
COMMONWEALTH OF PENNSYLVANIA (SEAL)

Notarial Seal
Karen M. Lowery, Notary Public
Monroe Twp., Cumberland County
My Commission Expires March 4, 2018

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT A

Road Dedication Plat for Franklin Drive



[Exhibit A]

EXHIBIT B

Legal Description for Franklin Drive

TRINDLE STATION - PHASE II, SECTION 7 ROAD DEDICATION DESCRIPTION, FRANKLIN DRIVE

Monroe Township, Cumberland County, Pennsylvania

ALL THAT CERTAIN tract or parcel of land and premises, situated, lying and being in the Township of Monroe, County of Cumberland, and Commonwealth of Pennsylvania, being a portion of roadway known as Franklin Drive, as shown on plat titled, "Road Dedication Plat, Franklin Drive, Trindle Station, Phase 2, Section 7", dated July 14, 2017, more particularly described as follows:

BEGINNING at a point at the intersection of the western right-of-way of Franklin Drive and the northern right-of-way of Tamanini Way at Lot 1, said point being located North 76 degrees 37 minutes 40 seconds West a distance of 57.97 feet from the centerline intersection of Tamanini Way and Franklin Drive as shown on the aforementioned plat; Thence along said western right-of-way of Franklin Drive the following eight (8) courses and distances:

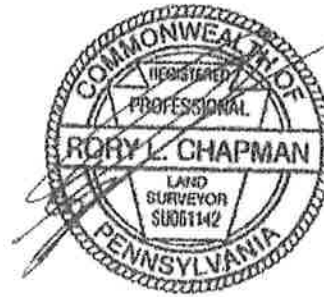
1. By a curve to the left having a radius of 23.00 feet, an arc length of 36.13 feet, a chord bearing of which is North 24 degrees 16 minutes 15 seconds East and a chord distance of 32.53 feet,
2. North 20 degrees 43 minutes 45 seconds West a distance of 119.26 feet,
3. By a curve to the right having a radius of 175.00 feet, an arc length of 152.29 feet, a chord bearing of which is North 04 degrees 12 minutes 05 seconds East and a chord distance of 147.53 feet,
4. North 29 degrees 07 minutes 55 seconds East a distance of 155.65 feet,
5. By a curve to the right having a radius of 225.00 feet, an arc length of 16.53 feet, a chord bearing of which is North 31 degrees 14 minutes 13 seconds East and a chord distance of 16.53 feet,
6. North 33 degrees 20 minutes 31 seconds East a distance of 56.92 feet,
7. By a curve to the left having a radius of 15.00 feet, an arc length of 20.07 feet, a chord bearing of which is North 04 degrees 59 minutes 13 seconds West and a chord distance of 18.61 feet, and
8. By a curve to the right having a radius of 50.00 feet, an arc length of 223.98 feet, a chord bearing of which is North 85 degrees 00 minutes 47 seconds East and a chord distance of 78.45 feet to a point along the eastern right-of-way of Franklin Drive at Lot 7;

Thence along said eastern right-of-way of Franklin Drive the following six (6) courses and distances:

1. South 33 degrees 20 minutes 31 seconds West a distance of 120.17 feet,
2. By a curve to the left having a radius of 175.00 feet, an arc length of 12.86 feet, a chord bearing of which is South 31 degrees 14 minutes 13 seconds West and a chord distance of 12.86 feet,
3. South 29 degrees 07 minutes 55 seconds West a distance of 155.65 feet,
4. By a curve to the left having a radius of 125.00 feet, an arc length of 108.78 feet, a chord bearing of which is South 04 degrees 12 minutes 05 seconds West and a chord distance of 105.38 feet,
5. South 20 degrees 43 minutes 45 seconds East a distance of 119.26 feet, and
6. By a curve to the left having a radius of 23.00 feet, an arc length of 36.13 feet, a chord bearing of which is South 65 degrees 43 minutes 45 seconds East and a chord distance of 32.53 feet to a point along the northern right-of-way of Tamanini Way at Lot 11;

Thence along said northern right-of-way of Tamanini Way, South 69 degrees 16 minutes 15 seconds West a distance of 96.00 feet to a point, said point being the place of BEGINNING.

CONTAINING: 34,316 Square Feet (0.79 Acre)



[Exhibit B]

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



Instrument Number - 201730221

Recorded On 11/21/2017 At 1:58:45 PM

*** Total Pages - 11**

*** 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	\$22.50
AFFORDABLE HOUSING COUNTY ARCHIVES FEE	\$11.50
ROD ARCHIVES FEE	\$2.00
CUMBERLAND VALLEY SCHOOL DISTRICT	\$3.00
MONROE TOWNSHIP	\$0.00
TOTAL PAID	\$75.00

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". The signature is fluid and cursive.

RECORDER OF DEEDS

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