

MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION 2017-14

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
MONROE TOWNSHIP, CUMBERLAND COUNTY,
PENNSYLVANIA, ACCEPTING TAMANINI WAY AND A
PORTION OF GENEVIEVE DRIVE, AS LOCATED IN
TRINDLE STATION, SECTION 1, PHASE 2**

WHEREAS, Monroe Township has been requested by Trindle Station, LLC, a Pennsylvania Limited Liability Company, to accept the dedication, as public roads, Tamanini Way, same being located in Trindle Station, Section 1, Phase 2, prepared by Rory L. Chapman, Registered Professional Land Surveyor, dated June 17, 2016, last revised July 11, 2016, and a portion of Genevieve Drive, same being located in Trindle Station, Section 1, Phase 2, prepared by Rory L. Chapman, Registered Professional Land Surveyor, dated July 14, 2017, also being Tamanini Way and a portion of Genevieve Drive as shown on the plan titled "Final Subdivision Plan for Section 1 of Trindle Station Phase 2" recorded January 17, 2008 in the Office of Recorder of Deeds in and for Cumberland County, Pennsylvania, at Instrument Number 200801802, 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 Tamanini Way and a portion of Genevieve 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

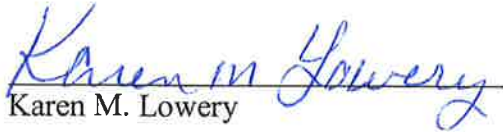
NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, as follows:

1. Monroe Township accepts Tamanini Way and a portion of Genevieve 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:


Karen M. Lowery

(SEAL)

MONROE TOWNSHIP
BOARD OF SUPERVISORS



Philip F. Kehoe, Chairman



A.W. Castle, III, Vice-Chairman



Carl W. Kuhl, Supervisor

30223

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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 1, 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 1 of Trindle Station Phase 2" recorded January 17, 2008 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument Number 200801802 (the "Plan"), the Streets being depicted as the shaded areas on the plats attached hereto as Exhibits A-1 and A-2 and as described on Exhibits B-1 and B-2, 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 plats attached hereto as Exhibits A-1 and A-2 and as described on Exhibits B-1 and B-2, 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:

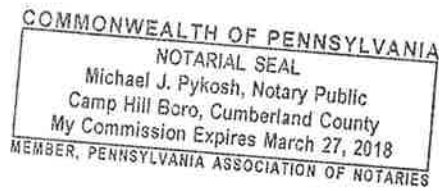
On this, the 10th day of August, 2017, before me, a Notary Public, the undersigned officer, personally appeared Frank Tamanini, who acknowledged that he is the Sole Member of Trindle Station, LLC (the "Company"), and that he as such Sole Member, being authorized to do so, executed the foregoing instrument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



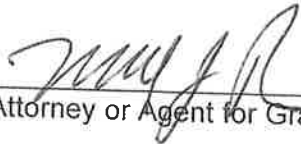
Notary Public
(SEAL)

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

By: [Signature]
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.

[Signature]
Notary Public

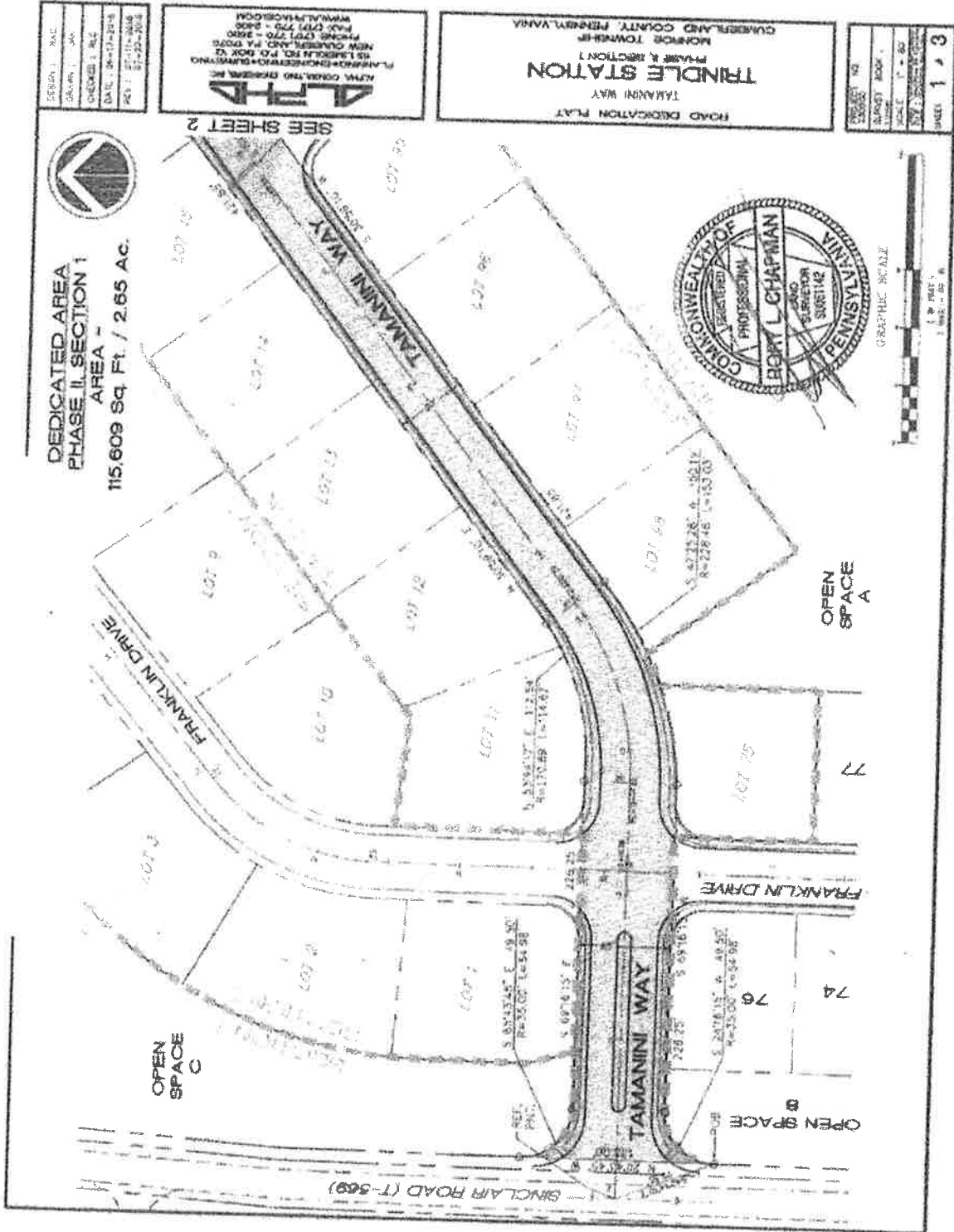
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen M. Lowery, Notary Public
Monroe Twp., Cumberland County
My Commission Expires March 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

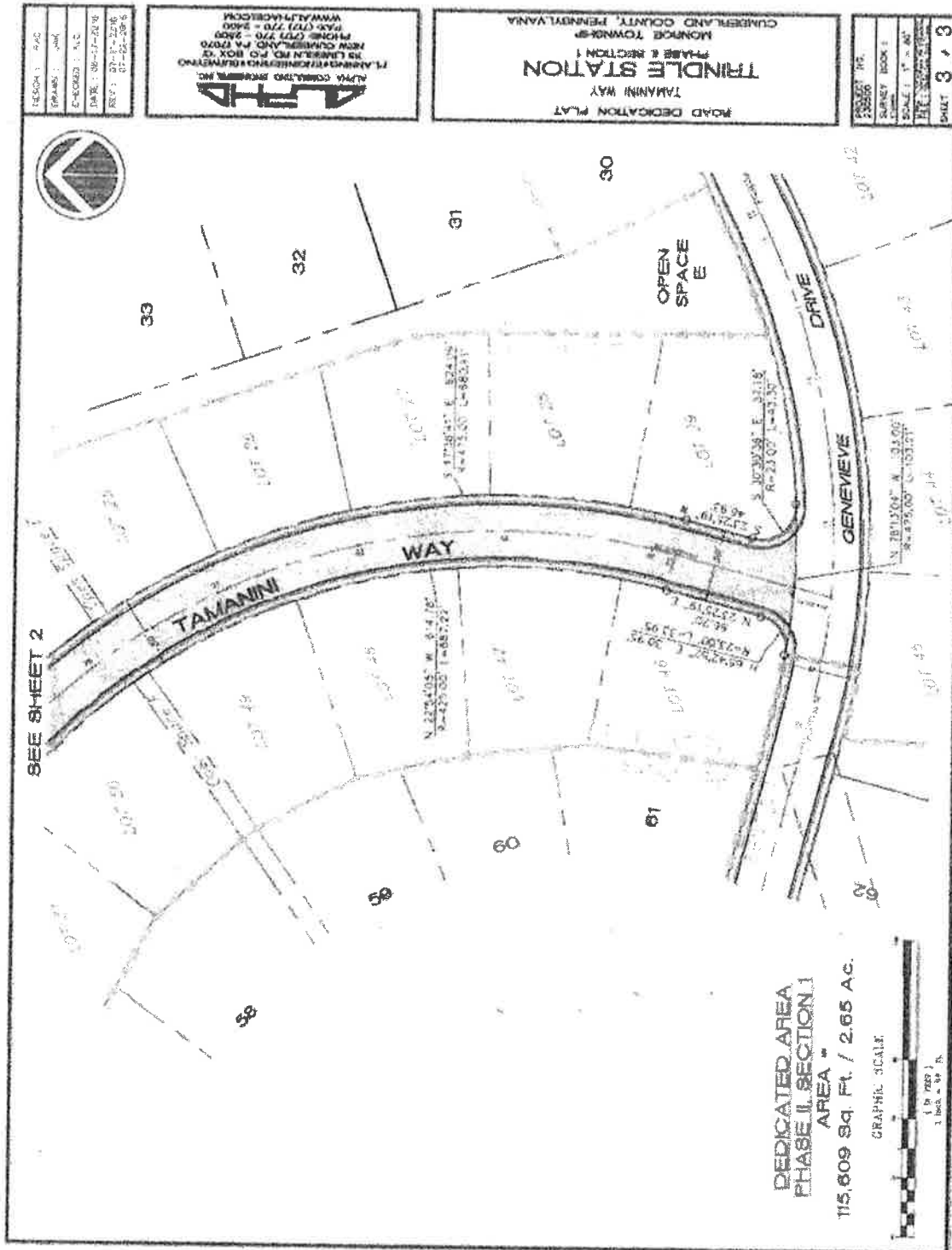
(SEAL)

EXHIBIT A-1

Road Dedication Plat for Tamanini Way



[Exhibit A-1]



[Exhibit A-1]

EXHIBIT B-1

Legal Description for Tamanini Way

TRINDLE STATION - PHASE II, SECTION 1
ROAD DEDICATION DESCRIPTION,
TAMANINI WAY

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 Tamanini Way, as shown on plat titled, "Road Dedication Plat, Tamanini Way, Trindle Station, Phase 2, Section 1", dated June 17, 2016, last revised July 11, 2016, more particularly described as follows:

BEGINNING at a point at the intersection of the eastern right-of-way of Sinclair Road (T-569) and the southern right-of-way of Tamanini Way, said point being located South 42 degrees 14 minutes 01 second East a distance of 72.55 feet from the centerline intersection of Sinclair Road and Tamanini Way as shown on the aforementioned plat; Thence in a northerly direction along the eastern right-of-way of Sinclair Road, North 20 degrees 43 minutes 45 seconds West a distance of 135.00 feet to a point at the intersection of the eastern right-of-way of Sinclair Road and the northern right-of-way of Tamanini Way; Thence along said right-of-way of Tamanini Way the following six (6) courses and distances:

1. By a curve to the left having a radius of 35.00 feet, an arc length of 54.98 feet, a chord bearing of which is South 65 degrees 43 minutes 45 seconds East and chord distance of 49.50 feet,
2. North 69 degrees 16 minutes 15 seconds East a distance of 226.25 feet,
3. By a curve to the left having a radius of 170.89 feet, an arc length of 114.67 feet, a chord bearing of which is North 53 degrees 44 minutes 17 seconds East and a chord distance of 112.54 feet,
4. North 30 degrees 59 minutes 10 seconds East a distance of 421.85 feet,
5. By a curve to the right having a radius of 275.00 feet, an arc length of 382.96 feet, a chord bearing of which is North 70 degrees 52 minutes 50 seconds East and a chord distance of 352.76 feet, and
6. South 69 degrees 13 minutes 30 seconds East a distance of 103.29 feet to a point;

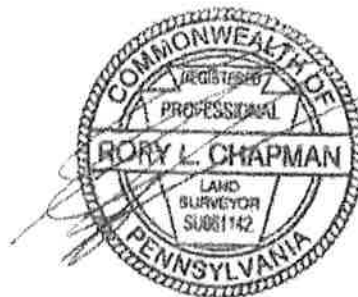
Thence continuing, by a curve to the left having a radius of 23.00 feet, an arc length of 34.13 feet, a chord bearing of which is North 68 degrees 15 minutes 58 seconds East and a chord distance of 31.08 feet to a point along the western right-of-way of Monroe Street; Thence along said western right-of-way of Monroe Street, North 25 degrees 45 minutes 26 seconds East a distance of 49.68 feet to a point; Thence crossing Monroe Street, South 64 degrees 14 minutes 34 seconds East a distance of 50.00 feet to a point along the eastern right-of-way of Monroe Street; Thence along said eastern right-of-way of Monroe Street, South 25 degrees 45 minutes 26 seconds West a distance of 49.70 feet to a point; Thence continuing, by a curve to the left having a radius of 23.00 feet, an arc length of 33.91 feet, a chord bearing of which is South 16 degrees 28 minutes 38 seconds East and a chord distance of 30.92 feet to a point along the eastern right-of-way of Tamanini Way; Thence along said eastern right-of-way of Tamanini Way the following two (2) courses and distances:

1. By a curve to the right having a radius of 475.00 feet, an arc length of 680.91 feet, a chord bearing of which is South 17 degrees 38 minutes 41 seconds East and a chord distance of 624.09 feet, and
2. South 23 degrees 25 minutes 19 seconds West a distance of 46.93 feet to a point;

Thence continuing, by a curve to the left having a radius of 23.00 feet, an arc length of 43.30, a chord bearing of which is South 30 degrees 30 minutes 36 seconds East and a chord distance of 37.18 feet to a point at the intersection of the eastern right-of-way of Tamanini Way and the northern right-of-way of Genevieve Drive; Thence along said northern right-of-way of Genevieve Drive, by a curve to the right having a radius of 475.00 feet, an arc length of 103.21 feet, a chord bearing of which is North 78 degrees 13 minutes 04 seconds West and a chord distance of 103.00 feet to a point at the intersection of the northern right-of-way of Genevieve Drive and the western right-of-way of Tamanini Way; Thence along said right-of-way of Tamanini Way the following nine (9) courses and distances:

1. By a curve to the left having a radius of 23.00 feet, an arc length of 33.95 feet, a chord bearing of which is North 65 degrees 42 minutes 52 seconds East and a chord distance of 30.95 feet,
2. North 23 degrees 25 minutes 19 seconds East a distance of 66.70 feet,
3. By a curve to the left having a radius of 425.00 feet, an arc length of 687.22, a chord bearing of which is North 22 degrees 54 minutes 05 seconds West and a chord distance of 614.76 feet,
4. North 69 degrees 13 minutes 30 seconds West a distance of 108.06 feet,
5. By a curve to the left having a radius of 225.00 feet, an arc length of 313.33 feet, a chord bearing of which is South 70 degrees 52 minutes 50 seconds West and a chord distance of 288.62 feet,
6. South 30 degrees 59 minutes 10 seconds West a distance of 421.85 feet,
7. By a curve to the right having a radius of 228.48 feet, an arc length of 153.03 feet, a chord bearing of which is South 47 degrees 25 minutes 28 seconds West and a chord distance of 150.19 feet,
8. South 69 degrees 16 minutes 15 seconds West a distance of 226.25 feet, and
9. By a curve to the left having a radius of 35.00 feet, an arc length of 54.98 feet, a chord bearing of which is South 24 degrees 16 minutes 15 seconds West and a chord distance of 49.50 feet to a point along the eastern right-of-way of Sinclair Road, said point being the place of BEGINNING.

CONTAINING: 115,609 Square Foot (2.65 Acres)



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



Instrument Number - 201730223

Recorded On 11/21/2017 At 1:58:47 PM

*** Total Pages - 15**

*** 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	\$30.50
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	\$83.00

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.**