

MD 168-2020

NORTH FRANKLIN TOWNSHIP

Resolution No. 13 of 2019

RESOLUTION OF THE NORTH FRANKLIN TOWNSHIP BOARD OF SUPERVISORS CONFIRMING ACCEPTANCE OF LAND FOR ROADWAY PURPOSES PURSUANT TO SECTION 2316 OF THE SECOND CLASS TOWNSHIP CODE FROM LEWIS KEITH AND CHERYL KEITH, HUSBAND AND WIFE. SAID ROADWAYS ARE DEPICTED AS AND KNOWN AS SYCAMORE LANE, TIMBERLINE DRIVE AND REDTAIL HOLLOW LOCATED IN THE SYCAMORE RESERVE PLAN OF LOTS IN NORTH FRANKLIN TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

WHEREAS, the North Franklin Township Board of Supervisors at a public meeting held on December 10, 2019 confirmed all necessary payments, bonds and other documentation was provided by Lewis Keith and Cheryl Keith; and

WHEREAS, as part of the adopted roadways a Deed of Dedication setting forth the roadways in greater detail was executed and recorded in the Washington County Recorder of Deeds and attached hereto as Exhibit A; and

RESOLVED that the North Franklin Township Board of Supervisors at a Public Meeting held on December 10, 2019, voted to accept the land for roadway purposes from Lewis Keith and Cheryl Keith.

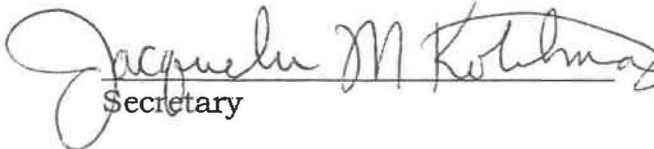
BE IT FURTHER RESOLVED, pursuant to Section 2316 of the Second Class Township Code, a true and correct copy of this Resolution and Exhibit A shall be filed with the Clerk of Courts in the Washington County Court of Common Pleas.

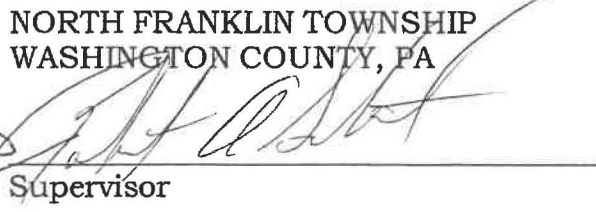
BE IT FURTHER RESOLVED, that the Secretary of North Franklin Township is directed to execute a certificate attesting to the adoption of this resolution and to maintain a copy of the resolution within the North Franklin Township Municipal Office and posted on the Township website when possible.

This Resolution was passed at a meeting of the North Franklin Township Public Meeting of the North Franklin Township Board of Supervisors on December 10, 2019.

ATTEST:

NORTH FRANKLIN TOWNSHIP
WASHINGTON COUNTY, PA


Secretary


Supervisor

2020 FEB 13 3:32
FILED
CLERK OF COURTS
WASHINGTON COUNTY, PA

DEED OF DEDICATION FOR ROADWAY PURPOSES

THIS INDENTURE made this 8 day of NOVEMBER, 2019, by and between LEWIS KEITH AND CHERYL KEITH, husband and wife, (hereinafter referred to as "Grantors"), and the TOWNSHIP OF NORTH FRANKLIN, a municipal corporation duly organized and operating under the laws of the Commonwealth of Pennsylvania (hereinafter called "Grantee").

WITNESSETH:

All that tract or parcel of ground in the Township of North Franklin, County of Washington, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

See Exhibit "A" & "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD all and singular the privileges aforesaid unto the said Grantee to and for only the proper use and behoof of the said Grantee, its successors and assigns forever, as and for a public road and the installation of public utilities and related public services, including but not limited to sanitary and storm sewers, water mains, street lights, electrical and gas service, cable television lines, and the like.

AND THE SAID GRANTOR, for itself, its successors and assigns, by these presents, covenants, promises, and agrees to and with the said Grantee, its successors and assigns, that neither the Grantors nor its successors and 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 the said street to the grade as now established by the Township of North Franklin, Grantee hereunder.

AND THE SAID GRANTORS, for themselves, their successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors

JK
CK

and assigns, that it, the said Grantors, their successors and assigns, the said lot of ground above-described and granted or mentioned, and intended so to be, unto the said Grantee, its successors and assigns, against it, the said Grantors, their successors and assigns, and against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, them, or any of them, shall and will warrant and forever defend.

NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 57, P.L. 984, as amended]

8 IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this NOVEMBER, 2019.

ATTEST:

[Signature]

GRANTOR:

By: *[Signature]*

Print Name: Lewis Keith

Title: Owner

GRANTOR:

By: *[Signature]*

Print Name: Cheryl Keith

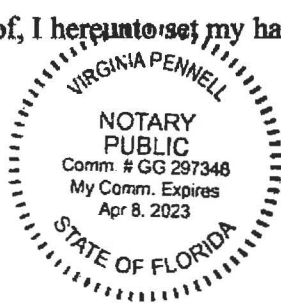
Title: Owner

JK
CK

STATE OF FLORIDA
COMMONWEALTH OF PENNSYLVANIA (P)
COUNTY OF WASHINGTON MONROE (P)) SS.

On this, the 8 day of NOVEMBER, 2019, before me, a Notary Public, the undersigned officer, personally appeared Lewis Keith and Cheryl Keith, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Virginia Pennell

NOTARY PUBLIC

My commission expires:

Certificate of Residence and Tax Billing Address:

620 Franklin Farms Rd.
Washington, PA 15301

[Signature]

AGENT

The residence of the within named Grantee(s) is:
620 Franklin Farms Rd.
Washington PA 15301

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CK

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania
INSTRUMENT NUMBER
201929058
RECORDED ON
Dec 12, 2019
2:19:25 PM
Total Pages: 6
RECORDING FEES
TOTAL PAID
INV: 755132 USER: TW

\$94.25
\$94.25

Exhibit A

SYCAMORE RESERVE PLAN of LOTS STREET DEDICATION

SYCAMORE LANE

All that strip of land, 50 feet in width, situate North Franklin Township, Washington County, being designated as Sycamore Lane as depicted on the Sycamore Reserve Plan No. 1 - Revised, as recorded in Plan Book 45 Page 81 in the Washington County Recorder of Deeds Office extending from Park Avenue to the intersection with Timberline Drive.

TIMBERLINE DRIVE

All that strip of land, 50 feet in width, situate North Franklin Township, Washington County, being designated as Timberline Drive as depicted on the following plans of record: Sycamore Reserve Plan No. 1 - Revised, as recorded in Plan Book 45 Page 81, Sycamore Reserve Plan No. 2 as recorded in Plan Book 45 Page 333 and Sycamore Reserve Plan No. 4-Amended as recorded in Instrument No. 201610204 in the Washington County Recorder of Deeds Office extending from Park Avenue to the intersection with Redtail Hollow.

The portion being in Plan No. 4-Amended assigned as Tax ID #510-005-06-00-0049-00.

REDTAIL HOLLOW

All that strip of land, 50 feet in width, situate North Franklin Township, Washington County, being designated as Timberline Drive as depicted on the following plans of record: Sycamore Reserve Plan No. 1 - Revised, as recorded in Plan Book 45 Page 81, Sycamore Reserve Plan No. 3 as recorded Instrument No. 200823800 and Sycamore Reserve Plan No. 5 as recorded in Instrument No. 201120289 in the Washington County Recorder of Deeds Office extending from Sycamore Lane to the intersection with Timberline Drive.

The portion being in Plan No. 5 assigned as Tax ID #510-005-06-00-0048-00.

JR
CK

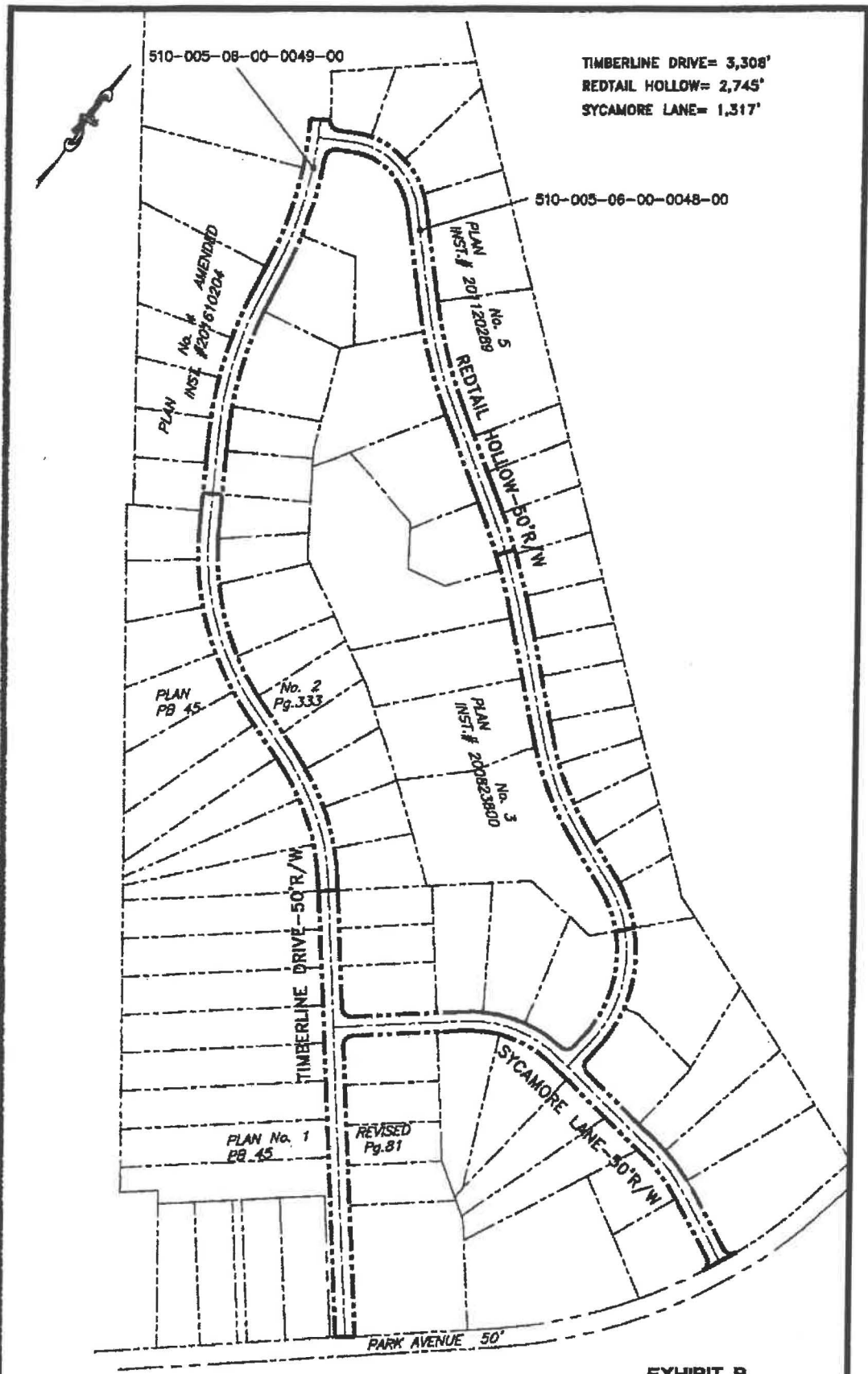


EXHIBIT B



WIND RIDGE ENGINEERING CO.
 285 PINE ROAD
 WIND RIDGE, PA 15380
 724-429-8288
 civil engineering • surveying • landscape architecture

Scale: 1"=300'
 Date: September 2019
 F.B.:
 Dwg. By: CMS
 CAD File: 05-19.Dwg

**SYCAMORE RESERVE
 STREET DEDICATION PLAN**

Site: NORTH FRANKLIN TOWNSHIP
 WASHINGTON COUNTY-PENNA

Handwritten initials: CK



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 11/08/2019			
Grantor(s)/Lessor(s) LEWIS KEITH AND CHERYL KEITH	Telephone Number	Grantee(s)/Lessee(s) Township of North Franklin	Telephone Number (724) 228-3330
Mailing Address 2455 Park Avenue		Mailing Address 620 Franklin Farms Road	
City Washington	State PA	ZIP Code 15301	City Washington
	State PA	ZIP Code 15301	

SECTION II REAL ESTATE LOCATION

Street Address Sycamore Lane, Timberline Drive, Redtail Hollow		City, Township, Borough North Franklin Township	
County Washington	School District Trinity	Tax Parcel Number 510-005-06-00-0049-00	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
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 %
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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.)
 Deed of Dedication for Roadway Purposes to Township for public use.

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

Name Michael C. Crunv. Esquire		Telephone Number (724) 222-5150	
Mailing Address 375 Valley Brook Road, Suite 112		City McMurray	State PA
		ZIP Code 15317	

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 _____ Date _____

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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