

**NORTH FRANKLIN TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA
ORDINANCE: 1 of 2021**

**AN ORDINANCE BY THE BOARD OF SUPERVISORS OF
NORTH FRANKLIN TOWNSHIP CONFIRMING THE
ADOPTION OF CERTAIN ROADWAYS IN THE TOWNSHIP,
INCLUDING TRICH DRIVE AND NORTH FRANKLIN DRIVE
AND AN EXTENSION OF NORTH FRANKLIN DRIVE.**

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township (the “Township”) to create ordinances for the regulation, administration and enforcement of Township zoning ordinances, codes, etc.; and,

WHEREAS, the Pennsylvania Second Class Township Code, 53 Pa. Stat. § 65101 *et seq.* (the “Second Class Township Code”) authorizes the Township to accept land dedicated by deed to be used as a road, street or alley; and

WHEREAS, over the years the Township has accepted by Deed of Dedication the following roadways: Trich Drive, North Franklin Drive and an extension of North Franklin Drive; and

WHEREAS, the Township desires to adopt this Ordinance to confirm and further materialize the accepted roadways as public roadways and to place said roadways into the Pennsylvania Municipal Liquid Fuels Program; and

NOW THEREFORE, the Board of Supervisors hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1. SHORT TITLE.

This Ordinance shall be known as the North Franklin Township “North Franklin Drive and Trich Drive Acceptance Confirmation Ordinance”.

SECTION 2. DEED(S) OF NORTH FRANKLIN DRIVE.

- A. By Deed dated February 18, 2008, United Washington Associates, L.P. conveyed to North Franklin Township the 66 foot wide right of way area known as North Franklin Drive. Said Deed is recorded in the Washington County Recorder of Deeds Office at Instrument No. 200805018. A true and correct copy of said Deed is incorporated herein as Exhibit A.

B. By Deed dated September 8, 2020, North Franklin Township Recreation and Business Improvement Authority deeded to North Franklin Township as part of the Dissolution of the Authority to convey all property to the Township. Said Deed is recorded in the Washington County Recorder of Deeds Office at Instrument No. 202029001. A true and correct copy of said Deed is incorporated herein as Exhibit B. For further description of the right-of-way area, see Deed of United Washington Associates, LP to North Franklin Township Recreation and Business Improvement Authority by Deed of dated October 1, 2004 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 200435256. Said right of way area described as:

A fifty (50) foot right of way across a portion of the lands of the Grantor herein identified as Parcel C on Exhibit C hereto, being an excerpt of the Plan, and as described on Exhibit C and Designated "North Access 50'RW" For the sole purpose of use as a means of vehicular access to the southerly boundary of Parcel C and the northeasterly boundary of lands of Ballpark Scholarships, Inc. identified on the Plan as Lot No. 1-R.

A depiction of said right-of-way is attached hereto and incorporated herein as Exhibit C.

SECTION 3. DEED OF TRICH DRIVE.

A. By Deed dated October 19, 2011, United Washington Associates, L.P. conveyed to North Franklin Township a 50' right of way previously known as Stout Drive and now known as Trich Drive. Said Deed is recorded in the Washington County Recorder of Deeds Office at Instrument No. 201131737. A true and correct copy of said Deed is incorporated herein as Exhibit D.

SECTION 4. ACCEPTANCE OF NORTH FRANKLIN DRIVE AND TRICH DRIVE.

A. At a public meeting held on April 18, 2012, the Board of Supervisors accepted North Franklin Drive and Trich Drive. A true and correct copy of the Township Meeting Minutes confirming acceptances are attached hereto and incorporated herein as Exhibit E.

SECTION 5. ACCEPTANCE OF NORTH FRANKLIN DRIVE EXTENSION.

A. At a public meeting held on August 11, 2020 the Board of Supervisors accepted all real and personal property owned by the North Franklin Township Recreation and Business Improvement Authority. A true and correct copy of the Township Meeting Minutes confirming the acceptance are attached hereto and incorporated herein as Exhibit F.

SECTION 6. REPEALER. Any Township Ordinances or provisions of the Township Code which are inconsistent herewith are hereby repealed to the extent of any such inconsistency.

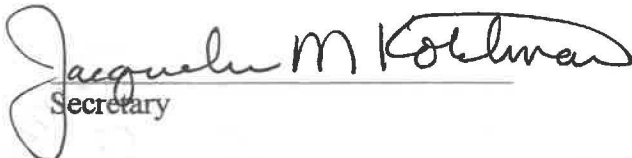
SECTION 7. SEVERABILITY. If any sentence, clause, section or other part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 8. EFFECTIVE DATE. This ordinance shall become effective five (5) days after adoption.

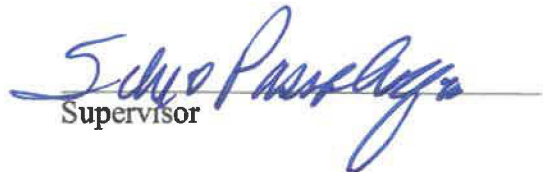
ENACTED AND ORDAINED this 9th day of March, 2021.

ATTEST:

BOARD OF SUPERVISORS
NORTH FRANKLIN TOWNSHIP


Secretary
(SEAL)


Chairperson, Board of Supervisors


Supervisor


Supervisor

Approved by the Township Solicitor:

By: 
Gary L. Sweat, Esq.



R0003GQV WCR008312

QUITCLAIM DEED

Made this 18th day of FEBRUARY, 2008, between UNITED WASHINGTON ASSOCIATES, L.P., a Pennsylvania limited partnership ("Grantor"), by United Washington Associates, Inc., its sole general partner, with its principal office located at 1024 Route 519, Eighty Four, Pennsylvania 15330

A
N
D

NORTH FRANKLIN TOWNSHIP ("Grantee"), with its principal office located at 620 Franklin Farms Road, Washington, Pennsylvania 15301.

WITNESSETH, that Grantor, in consideration of One Dollar (\$1.00) hereby grants and conveys to Grantee all of Grantor's right, title and interest to that certain piece of real property identified as the United Washington Associates North Franklin Drive on Exhibit A hereto;

TOGETHER with all of Grantor's right, title and interest in all of Grantor's easement rights to the North Ring Road easement as described in the Deed of Exchange of Real Property, Easements and Other Property Rights By and Between United Washington Associates, L.P. and Washington Crown Center Associates, L.P., Exhibit F thereto, recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Deed Book 3448, Page 884, as amended by the First Amendment of Deed of Exchange of Real Property, Easements and Other Property Rights By and Between United Washington Associates, L.P. and PR Washington Crown Limited Partnership (successor in interest to Washington Crown Center Associates, L.P.) dated as of January 26, 2007 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument No. 200703054 and depicted on Exhibit A hereto as "North Franklin Drive 66' R/W."

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

To have and to hold the same to and for the use of said Grantee, and Grantee's heirs and assigns forever.

NOTICE—THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND NOTICE AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/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/IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL

Parcel I.D. # 510-002-00-00-0008-00



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, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

WITNESS the hands and seals of said Grantor.

UNITED WASHINGTON ASSOCIATES,
LP, by its sole General Partner
United Washington Associates, Inc.

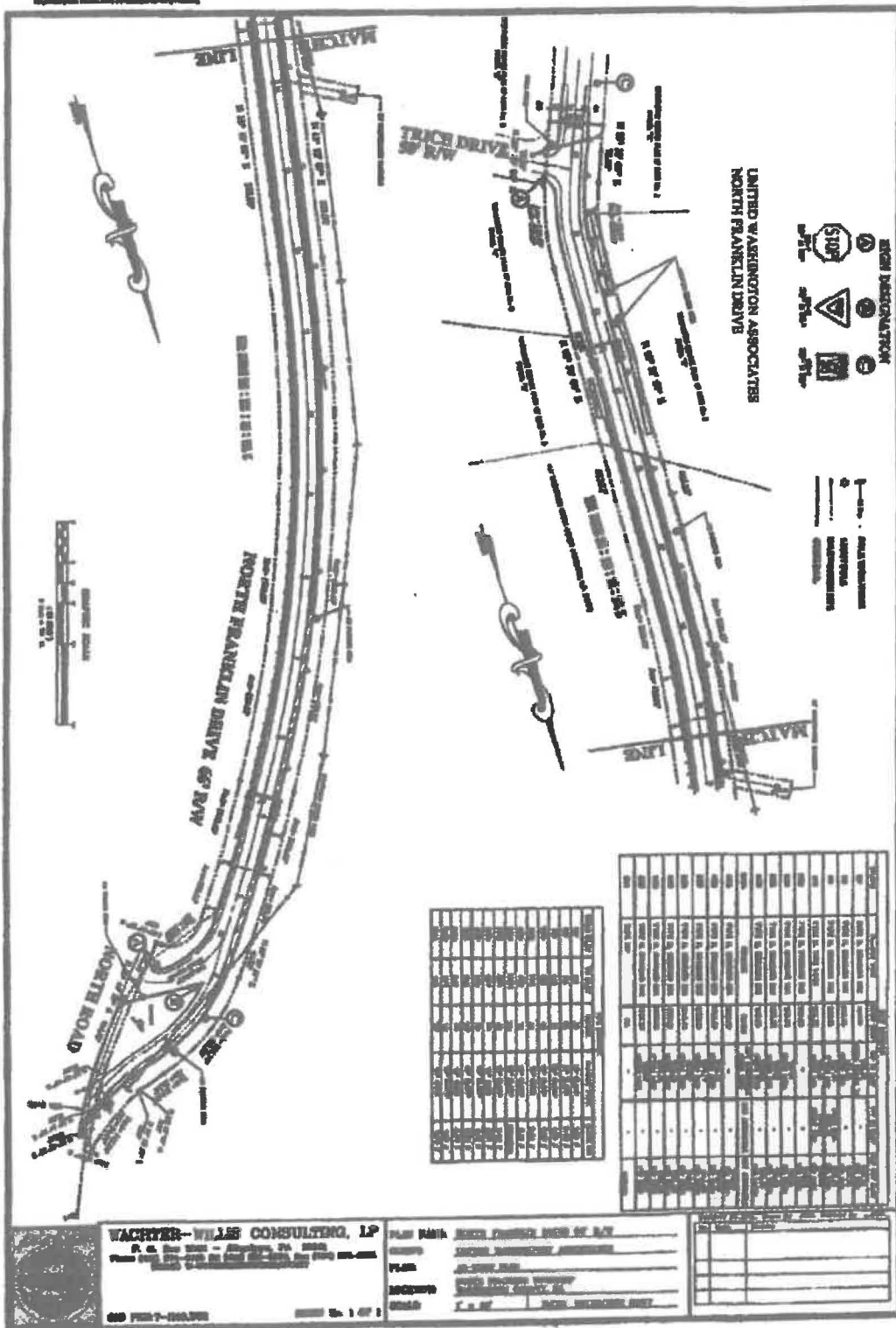
By: ADaniel Metzner
Title: Vice Pres. Secy

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, Oct. 10, P.L. 874, No. 156, SECTION 1.

GRANTEE

NORTH FRANKLIN TOWNSHIP

By: Donald P. Wasjett
Title: CHAIRMAN



UNITED WASHINGTON ASSOCIATES
NORTH FRANKLIN DRIVE

- SIGN DESIGNATION**
- ① STOP
 - ② YIELD
 - ③ AHEAD
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NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMITS	10/1/88	J.W.	
2	ISSUED FOR CONSTRUCTION	10/1/88	J.W.	
3	ISSUED FOR RECORD	10/1/88	J.W.	
4	ISSUED FOR RECORD	10/1/88	J.W.	
5	ISSUED FOR RECORD	10/1/88	J.W.	
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49	ISSUED FOR RECORD	10/1/88	J.W.	
50	ISSUED FOR RECORD	10/1/88	J.W.	

WACHNER-WILKS CONSULTING, LP
P. O. Box 2000 - Houston, TX 77250
Phone (713) 865-1111 or (713) 865-1112

PLAN NO. 1000-1000-1000 PROJECT 1000-1000-1000
SHEET NO. 1 OF 1

DATE 10/1/88 BY J.W.

Exhibit "A"

CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
510-002-00-00-000714	NORTH FRANKLIN
510-002-00-00-000715	NORTH FRANKLIN
510-005-00-00-000602	NORTH FRANKLIN
510-002-00-00-001000	NORTH FRANKLIN
510-002-00-00-000900	NORTH FRANKLIN
510-002-00-00-004500	NORTH FRANKLIN
510-002-00-00-000712	NORTH FRANKLIN
510-002-00-00-000716	NORTH FRANKLIN
LCGIS REGISTRY 11/09/2020 BY JM	

Special Warranty Deed

DEED

Made this 8th day of September, 2020

NORTH FRANKLIN TOWNSHIP RECREATION AND BUSINESS IMPROVEMENT AUTHORITY ("Grantee"), a Municipal Authority, with its principal office located at 620 Franklin Farms Road, Washington, Pennsylvania 15301. ("Grantor"),

A
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NORTH FRANKLIN TOWNSHIP ("Grantee"), a Second Class Township with its principal office located at 620 Franklin Farms Road, Washington, Pennsylvania, 15301.

WITNESSETH, that Grantor, in consideration of One Dollar (\$1.00) hereby grants and conveys to Grantee all of Grantor's right, title and interest to that certain piece of real property described below, to wit:

ALL of those certain lots or pieces of ground situated in the Township of North Franklin, Washington County, Pennsylvania, set forth hereinafter:

PARCEL 1 and PARCEL 2:

ALL that certain property, lot being depicted as Parcel E-1 and Parcel E-2 in the Washington Square Plan of Lots Subdivision Plan by Buck Willis Land Surveying dated September 2, 2004, recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Plan Book Volume 44 Page(s) 849-850; and also being a portion of land conveyed to United Washington Associates, LP by Deed of Ann N. Julian dated June 16, 1998, recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Deed book Volume 3423, Pages 17-20.

Parcel E-1 containing 1.27 acres

Tax Parcel I.D. No. 510-002-00-00-0007-14

Parcel E-2 containing 1.2302 acres

Tax Parcel I.D. No. 510-002-00-00-0007-15

SUBJECT TO all easements, right of ways, restrictions, exceptions, reservations, etc. as contained in the Subdivision and in any prior instruments of record.



BEING the same property conveyed to Grantor by Corrective Deed of United Washington Associates, LP dated May 4, 2005 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 200512634. Said Corrective Deed amended the Deed of record at Instrument Number: 200435256.

PARCEL 3:

ALL THAT CERTAIN piece or parcel of land situate in North Franklin Township, Washington County, Pennsylvania, bound and described as follows:

BEGINNING in the center of Chartiers Creek, then South sixty-eight and one fourth degrees West forty feet to what was formerly a linden tree, a corner of three patents thence by patent lines of the tract called "Goal Bank" North thirty eight and one-eighths degrees West thirty-nine perches; North nine degrees east twenty-four perches; North fifty-five and five eighths degrees East sixteen perches and North seventy-one and seven eighth degrees East seventeen and eighty-two hundredth perches to a corner on the North East bank of the creek and thence South sixty-five and five eighth degrees East thirty-one and seven tenth perches to what was formerly an ash tree, the corner of four patents; then by lands late of James G. Stream North eighty-seven and five eighth degrees East twenty-six and twenty-five hundredth perches to the center of the Upper Ten Mile Plan Road; thence by the center line of said highway South forty-seven degrees and twenty-five minutes West eighteen and eighteen hundredth perches; South twenty seven and one fourth degrees West twelve and six tenth perches; and South eleven and one half degrees West four and seventy-five hundredth perches thence by the center line of the Point Lookout Road South thirteen and three eighth degrees East sixty and thirty-one hundredths perches to the center of the last mentioned road where a blasted black oak stands on the West side of the road; thence by other lands of Eliza Shields (in line with said black oak) North eighty-two degrees East twenty-three and eighty-two hundredths perches to a locus tree; North eighty-seven and seven eighth degrees East forty-four and seventy-five hundredth perches to a corner near a small elm; South sixty-nine and one eighth degrees East ninety-nine and two tenth perches to a pin oak; South fifty-one and one half degrees East seventy-eight perches; South fifty-eight and fifty-six hundredth perches to a corner on the West side of the Point Lookout Road then by land of Ramsey North nineteen and seven eighth degrees East fourteen and twenty-four hundredth perches; North thirty-five and one eighth degrees West thirty and twelve hundredth perches; and North one and three eighth degrees East seven and one half perches to the center of Chartiers Creek and thence by land of Ramsey and the meanderings of the said creek to the place of beginning. Containing according to the survey made for the parties by John G. Rupler, one hundred and fifty-four acres and eighty-six perches more or less.

LESS, HOWEVER, that portion of the above-described tract, being approximately 116.096 acres, more or less, that the Pennsylvania-American Water Company, successor to the Citizens Water Company of Washington, PA, by deed dated July 13, 2005 and recorded in the Office of the Recorder of Deeds in and for Washington County, Pennsylvania, as Instrument Number 200521110, being described as Tract 1 therein, granted and conveyed to Franklin Lakeview Estates, LLC.

Tax Parcel I.D. No. 510-005-00-00-0006-02
Consisting of 20.287 acres, more or less

BEING a portion (identified as Tract 3) of the same property conveyed to Grantor by Pennsylvania-American Water Company by Deed dated September 25, 2017 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 201733412.

PARCEL 4:

ALL THAT CERTAIN piece or parcel of land situate in North Franklin Township, Washington County, Pennsylvania, bound and described as follows:

Tract One:

BEGINNING at an iron pin in the center of public highway on line of property of the party of the second part, thence by the center of said highway South 24 $\frac{3}{4}$ degrees East (240.8) two hundred forty and eight tenths feet to an iron pin in center of highway; thence by other land of first party, south 41 degrees West two hundred ninety-three (293) feet to post on line of property of party of the second part, thence by said property North 23 Minutes West, three hundred twelve and five tenths (312.5) feet to a post; thence by the same North thirty-six degrees twenty minutes (36° 20') East, one hundred fifty-seven and seven tenths (157.7) feet to the place of beginning. Containing one and seventy-five one hundred (1.75) acres more or less.

Tract Two:

BEGINNING at a point in the center of Township Road No. 564 at a point where said centerline intersects the line of other lands of the Citizens Water Company; thence along said center line by a course South 21°12' East a distance of 120 feet; thence South 61°31' West a distance of 25.20 feet to a point in the edge of the township road, said point being also the corner of lot No. 100 in the Franklin Farms No. 2 Plan of Lots; thence along said lot No. 100 by a course South 61°31' West a distance of 288.08 feet to a stake in the line of other lands of the Citizens Water Company, the Grantee herein; thence along the line of said Water Company lands North 41°36' East a distance of 349.37 feet to a point in the center of the road, the place of beginning.

Tax Parcel I.D. No. 510-002-00-00-0010-00

BEING a portion (identified as Tracts 2 and 5) of the same property conveyed to Grantor by Pennsylvania-American Water Company by Deed dated September 25, 2017 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 201733412.

PARCEL 5:

ALL THAT CERTAIN piece or parcel of land situate in North Franklin Township, Washington County, Pennsylvania, bound and described as follows:

Tract One:

BEGINNING at a point in the county road thence by land formerly of William Paul, North $28 \frac{1}{2}$ degrees West 381.3 feet thence South $32 \frac{1}{2}$ degrees West 218 feet to the middle of the Creek; thence South $2 \frac{1}{2}$ degrees West. 95.2 feet thence South $63 \frac{1}{4}$ degrees West 227.9 feet; thence South 33 degrees West 485.9 feet thence South $3 \frac{1}{2}$ degrees West 101.5 feet thence South 55 degrees 10 minutes East 44.6 feet thence South 8 degrees West 103.9 feet thence South $49 \frac{3}{4}$ degrees West 173.9 feet thence South $37 \frac{1}{2}$ degrees West 120.1 feet thence South $9 \frac{1}{2}$ degrees West 87.8 feet thence South $4 \frac{1}{4}$ degrees East 224.4 feet thence South 12 degrees West 101.3 feet thence North 86 degrees East 110.5 feet thence South 58 degrees East 77.9 feet thence by land formerly of F.M. Gabby North 64 degrees East 269.3 feet thence by other land of W.A. Gabby North $3 \frac{1}{2}$ degrees East 315.1 feet thence North 44 degrees East 642.3 feet thence North $2 \frac{1}{4}$ degrees East 311.8 feet thence North 39 degrees 157.7 feet to the place of beginning. Containing 15 acres and 159 perches to the same more or less.

LESS, HOWEVER, that portion of the above-described tract, being approximately 0.6439 of an acre, more or less, that the Citizens Water Company of Washington, PA by deed dated July 24, 1946 and recorded in the Office of the Recorder of Deed in and for Washington County, Pennsylvania, in Record Book 714, page 560, granted and conveyed to Gerrit S. Buchanan and Helen Brice Buchanan.

Tract Two:

BEGINNING at an elm tree adjoining other lands of the parties of the first party thence by said land South forty-one and one fourth ($41 \frac{1}{4}$) degrees West two hundred and nineteen and five-tenth (219.5) feet to a point lately corner of the old mill stack thence by same land south twenty-four and three fourths ($24 \frac{3}{4}$) degrees West five hundred and thirty-seven and five tenth (537.5) feet thence by same South twenty-one and one fourth ($21 \frac{1}{4}$) degrees West three hundred and sixty-five and six tenth (365.6) feet thence by same South twenty-nine and one half ($29 \frac{1}{2}$) degrees West two hundred and fifty-six and eight tenth (256.8) feet thence by same South thirty-five and three fourths ($35 \frac{3}{4}$) degrees West four hundred and six feet thence by same land South seventy-six degrees (76°) West six hundred and thirteen and three-tenth (613.3) thence by land of Wilson South forty-seven and one fourth ($47 \frac{1}{4}$) degrees East one hundred and seventy-two (172) feet thence by land of Ramsey heirs North seventy-six and one half ($76 \frac{1}{2}$) degrees East seven hundred and sixty-two and five tenth (762.5) feet thence by land of W.A. Gabby following the original channel of Chartiers Creek North twelve and one fourth ($12 \frac{1}{4}$) degrees East one hundred and seventy-three and six tenth feet thence by same North four and one fourth ($4 \frac{1}{4}$) degrees West two hundred sixty-one and five tenth (261.5) feet thence by same North forty-three (43) degrees East three hundred and nine (309) feet thence by same North fourteen (14) degrees east ninety-nine (99) feet thence partly by land of the said Gabby and partly by land bought by the party of the second part from said Gabby North three and one-half ($3 \frac{1}{2}$) degrees East one

hundred and seven and four tenth (307.4) feet thence following said original channel by land bought by party of the second part from W.A. Gabby North thirty-five (35) degrees East four hundred eighty-five and nine tenth (485 9/10) feet thence by same North sixty-three and one fourth (63 ¼) degrees East two hundred seventy-seven and seven tenth (277.7) feet thence by same North two and one-half (2 ½) degrees East ninety-five and two tenth (95.2) feet thence by same land North thirty-two and one-half (32 ½) degrees East two hundred eighteen and ninety-six hundredth feet (218.96 ft.) to a post in public road thence by said road North thirty-four and one-fourth (34 ¼) degrees West one hundred and thirty-five (135) feet to post in road thence by other land of the party of the first part South fifty-seven and one fourth (57 ¼) degrees West two hundred and fourteen (214) feet to the place of beginning. Containing Nine (9) acres, more or less.

LESS, HOWEVER, that portion of the above-described tract, being approximately 0.38 of an acre, more or less, that the Citizens Water Company of Washington, PA by deed dated May 25, 1944 and recorded in the Office of the Recorder of Deeds in and for Washington County, Pennsylvania, in Record Book 676, page 631, granted and conveyed to Manor Real Estate and Trust Company.

Tax Parcel I.D. No. 510-002-00-00-0009-00
Consisting of 23.0 acres, more or less.

BEING a portion (identified as Tracts 3 and 4) of the same property conveyed to Grantor by Pennsylvania-American Water Company by Deed dated September 25, 2017 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 201733412.

PARCEL 6:

ALL THAT CERTAIN piece or parcel of land situate in North Franklin Township, Washington County, Pennsylvania, bound and described as follows:

Tract One:

BEGINNING at a point in the center of Chartiers Creek on the line of the lands of W.A. Gabby (to be conveyed to the aforesaid second party.) thence by said lands North sixty-three degrees and forty minutes (63°40') East Seventeen and seventy-four hundredths (17.74) perches to a post thence by other lands of the party of the first part South three degrees thirty minutes 3°30') West seven and thirty-six hundredths (7.36) perches to a post thence South fifty-six degrees and twenty-four minutes 56°24') East nine and forty-eight hundredths (9.48) perches to a post thence North eighty-three degrees and thirty minutes (83°30') East fourteen and thirty-six hundredths (14.36) perches to a post thence South thirty-two degrees fifteen minutes 32°15') East twenty-six and twelve hundredths (26.12) perches to a post thence South nine degrees thirty minutes 9°30') East twenty-nine and fifty-eight hundredths (29.38) perches to a post in the centre of Chartiers Creek on the line of the heirs of Benjamin Ramsey Deceased thence along the center of the said creek South eighty-eight degrees thirty minutes (88°30') West sixteen and ninety-five hundredths (16.95) perches thence by the same North seventy-nine degrees forty-five minutes

(79°45') West twenty-seven and eighty-two hundredths (27.82) perches thence by the same North fourteen degrees (14°) West twelve and sixteen hundredths (12.16) perches thence by same North thirty-four degrees fifteen minutes (34°15') West thirteen and thirty-nine hundredths (13/39) perches thence by same North nineteen (19°) degrees East fifteen and seventy-four hundredths (15.74) perches thence by same North thirteen degrees (13°) West seven and ninety-eight hundredths (7.98) perches then by same North seven degrees thirty minutes (7°30) West three and ninety-eight hundredths (3.98) perches to the place of beginning. Containing fourteen and eight hundred sixty-six thousandths (14.866) acres.

LESS, HOWEVER, that portion of the above-described tract, being approximately 2.32 acres, more or less, that the Citizens Water Company of Washington, PA by deed dated May 25, 1944 and recorded in the Office of the Recorder of Deed in and for Washington County, Pennsylvania, in Record Book 676, page 631, granted and conveyed to Manor Real Estate and Trust Company.

Tract Two:

BEGINNING at a stone corner with lands of the estate of Eliza Shields deed. Thence North Seventy (70) degrees East sixteen (16) perches to a post on the east bank of the Upper Chartiers Creek thence by lands of J. M. Gabby (and by the center of said Creek) North twenty-six (26) degrees West sixteen (16) and ninety-six hundredth (.96) perches thence North thirty-six (36) degrees and fifteen (15) minutes West twelve (12) and sixteen hundredth (.16) perches thence South eighty-eight (88) degrees and thirty (30) minutes West twenty-five (25) and thirty-three hundredth (.33) perches thence North seventy-nine (79) degrees and fifteen (15) minutes West twenty-seven (27) and eighty-one hundredth (.81) perches thence North fourteen (14) degrees West twelve (12) and fourteen hundredth (.14) perches thence North thirty-four (34) degrees and fifteen (15) minutes West thirteen (13) and thirty-seven hundredth perches thence North thirteen (13) degrees West fifteen (15) and seventy-six hundredth (.76) perches thence North nineteen (19) degrees East eight (8) perches thence North seven (7) degrees and thirty (30) minutes West four (4) and thirty-one hundredths (.31) perches to line of lands of W.M. Gabby thence by lands of said W.M. Gabby North fifty-nine (59) degrees and thirty (30) minutes West three (3) and twenty-hundredths (.20) perches thence South eighty-one (81) degrees and forty-five (45) minutes West seven (7) and seventy hundredths (.70) perches thence North fourteen (14) degrees and fifteen (15) minutes West two (2) and twenty-one hundredths (.21) perches to line of lands of W.M. Paul thence by said Paul's land South seventy-seven (77) degrees and fifteen (15) minutes West twenty-three (23) and two hundredths (.02) perches thence South forty-five (45) degrees East thirteen (13) and fourteen hundredths (.14) perches thence South thirty (30) degrees and fifteen (15) minutes East twenty-three (23) and twelve hundredths (.12) perches thence South fifteen (15) degrees and fifteen (15) minutes East twenty-six (26) and twenty-six hundredths (.26) perches thence South forty-five (45) minutes East twenty-five (25) and six hundredths (.06) perches thence North sixty-six (66) degrees and thirty (30) minutes East five (5) and seventy-six hundredth (.76) perches thence South thirty-seven (37) degrees East eight (8) and thirty-six hundredth (.36) perches thence South seventy-five (75) degrees and thirty (30) minutes East eighteen (18) and seventy-six hundredth (.76) perches thence North forty-seven (47) degrees and thirty (30) minutes East seven (7) and sixty-four hundredth (.64) perches

to the place of beginning. Containing thirteen (13) acres and forty-seven and fifty-five hundredth) (47.55) perches.

LESS, HOWEVER, that portion of the above-described tract, being approximately 1.22 acres, more or less, that the Citizens Water Company of Washington, PA, by deed dated May 25, 1944 and recorded in the Office of the Recorder of Deeds in and for Washington County, Pennsylvania, in Record Book 676, page 631, granted and conveyed to Manor Real Estate and Trust Company.

Tax Parcel I.D. No. 510-002-00-00-0045-00
Consisting of 24.5 acres more or less.

BEING a portion (identified as Tracts 6 and 7) of the same property conveyed to Grantor by Pennsylvania-American Water Company by Deed dated September 25, 2017 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 201733412.

PARCELS 3, 4, 5 and 6 ARE UNDER AND SUBJECT TO all easements, right of ways, restrictions, exceptions, reservations, etc. as contained in the Subdivision and in any prior instruments of record, including the 1.687 acres of land reserved by Pennsylvania-American Water Company as well as any rights and interests in the minerals, oil and gas, liquid hydrocarbons, etc. underlying said parcels.

PARCELS 3, 4, 5 and 6 ARE FURTHER UNDER AND SUBJECT TO AND TOGETHER WITH the obligation of Grantor (now unto Grantee), its heirs, successors, and assigns, to pay Pennsylvania American Water Company, a royalty of \$1.00 per 1,000 gallons of water withdrawn from the reservoirs located being designated as Water Reservoir 1 and Water Reservoir 2. The obligation shall run with the land and be binding upon the Grantee, its heirs, successors and assigns.

PARCEL 7:

ALL THAT CERTAIN piece or parcel of land situate in North Franklin Township, Washington County, Pennsylvania, depicted as Parcel "D" in the Ridgewood Crest Plan of Lots as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 200830400.

Tax Parcel I.D. No. 510-002-00-00-0007-12

SUBJECT TO an out conveyance for a portion of said Parcel D, known as Lot 10 as further depicted on the Ridgewood Crest Plan of Lots, recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 200830400. Said out conveyance by Deed dated March 27, 2014 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 201408904.

BEING a portion of the same property conveyed to Grantor by Corrective Deed of United Washington Associates, LP dated March 25, 2014 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 201408905. Said Corrective Deed corrected the Deed recorded at Instrument Number: 201131735.

PARCEL 8:

ALL of that certain lot or piece of ground situated in the Township of North Franklin, Washington County, Pennsylvania, depicted as Parcel F of the Washington Square Plan of Lots No. 4 as recorded on October 1, 2004 in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument No. 200432672 and also known as Tax Parcel 510-002-00-00-0007-16 containing 0.5138 acres as depicted on Exhibit A hereto (being an excerpt of said Plan), formerly a portion of Parcel C of the Washington Square Plan of Lots subdivision Plan as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Plan Book Volume 44, Pages 849-850.

Tax Parcel I.D. No. 510-002-00-00-0007-16

BEING a portion of the same property conveyed to Grantor by Deed of United Washington Associates, LP dated May 14, 2015 and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number: 2201516823.

ALL PARCELS SUBJECT to coal, oil, gas, mineral, mining rights if heretofore conveyed, reserved and/or any all other easements, restrictions and reservations set forth and contained in prior or contemporaneous instruments of record or that may be revealed by a visual inspection or survey of the properties.

NORTH FRANKLIN TOWNSHIP RECREATION AND BUSINESS IMPROVEMENT AUTHORITY, GRANTOR HEREIN, pursuant to the terms and conditions of its existence and purposes, specifically Section 4 of the Municipal Cooperation Agreement, has completed all projects from the Master Plan, as amended from time to time, and in preparation of its dissolution, hereby voted at a public meeting held on August 11, 2020 to convey said property to North Franklin Township.

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAXES AS IT IS FROM ONE AGENCY OF THE COMMONWEALTH TO ANOTHER AGENCY OF THE COMMONWEALTH, AND SAID PROPERTY USED SOLEY FOR PUBLIC PURPOSES.

To have and to hold the same to and for the use of said Grantee, and Grantee's heirs and assigns forever.

NOTICE—THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND NOTICE AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/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/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, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.] NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, Oct. 10, P.L. 874, No. 156, SECTION 1.

NORTH FRANKLIN TOWNSHIP

BY:  _____

TITLE: _____

REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Michael Cruny	Telephone Number:	724.222.5780
Mailing Address	395 Willey Brook Rd - Suite 112	City	McMurrain
		State	PA
		ZIP Code	15317

B. TRANSFER DATA

Date of Acceptance of Document	/ /		
Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
NORTH FRANKLIN TWP REC.		NORTH FRANKLIN TWP.	
Mailing Address		Mailing Address	
620 FRANKLIN FARMS RD.		620 FRANKLIN FARMS RD.	
City	State	ZIP Code	City
WASHINGTON	PA	15301	WASHINGTON
			State
			ZIP Code
			PA
			15301

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
County	School District	Tax Parcel Number
WASHINGTON	TRINITY	See ATTACHED

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
0	+ 0	= 0
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
See ATTACHED	x	=

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$ 100%	100 %	100 %

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.) Transfer from Municipal Authority to Township for public purposes. PARKS + RECREATION.

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
	11/9/2020

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

TAX PARCEL NUMBER

2020 COUNTY ASSESSED VALUE

510-002-00-00-0007-14	47,600
510-002-00-00-0007-15	96,400
510-005-00-00-0006-02	24,300
510-002-00-00-0010-00	56,400
510-002-00-00-0009-00	268,200
510-002-00-00-0045-00	49,000
510-002-00-00-0007-12	116,900
510-002-00-00-0007-16	40,500

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania

INSTRUMENT NUMBER
202029001
RECORDED ON
Nov 09, 2020
3:38:08 PM
Total Pages: 12

RECORDING FEES \$166.25
TOTAL PAID \$166.25
INV: 780888 USER: JP

PARCEL "C"

Area = 17,5864 Ac.
766,063.0 S.F.

C-2 ZONING

DRIVE BOULEVARD
D.B.V. 3448 P. 884

11' 13" E
TO PITTSBURGH, PA

534.83'

TO WHEELING, WV

CONNECTOR ROAD

D.B.V. 3448 P. 884

30' PRIVATE ROADWAY EASEMENT
20' STORM SEWER EASEMENT

PARCEL "C"

15' STORM SEWER EASEMENT

C-2 ZONING

R=3901.83' L=565.5' Δ=8' 18' 14"

REVISED LOT No. 1
UNITED WASHINGTON ASSOC.
Area = 1,8694 AC
81,431.2 S.F.

LOT No. 2

- 1. S30°55'W-30.34'
- 2. S36°21'W-45.48'
- 3. S44°00'W-35.77'
- 4. S48°50'W-36.37'

OPINIONALLY
ASSOCIATES PLLC
N/E BULLOCK
SCHUMAKER, INC.

EXHIBIT C

EXHIBIT

tabbles



HW: 496268 USER: NH

STATE REALTY FEES \$240.36
RECORDING FEES \$55.50
SCHOOL REALTY FEES \$120.18
LOCAL REALTY FEES \$120.18
TOTAL PAID \$536.22

Dec 02, 2011 12:57:37 PM
Total Pages: 5

INSTUMENT NUMBER
201131737

RECORDED ON
DEC 02, 2011
12:57:37 PM
DEBORAH BARDELL
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania
QUITCLAIM DEED

Made this 19th day of October 2011, between UNITED WASHINGTON ASSOCIATES, L.P., a Pennsylvania limited partnership ("Grantor"), by United Washington Associates, Inc., its sole general partner, with its principal office located at 1024 Route 519, Eighty Four, Pennsylvania 15330

A
N
D

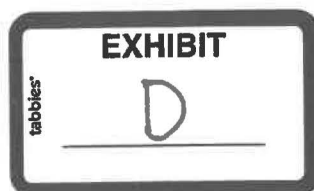
NORTH FRANKLIN TOWNSHIP ("Grantee"), with its principal office located at 620 Franklin Farms Road, Washington, Pennsylvania 15301.

WITNESSETH, that Grantor, in consideration of One Dollar (\$1.00) hereby grants and conveys to Grantee all of Grantor's right, title and interest to that certain piece of real property located in North Franklin Township, Washington County, Pennsylvania, identified on the Washington Square Plan of Lots No. 5 as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania in Plan Book 45, Page 886 as "Stout Drive '50' Right of Way" (now known as Trich Drive), depicted on Exhibit A hereto, being an excerpt of said Plan.

SUBJECT to coal, oil, gas, mineral and mining rights and all easements, rights-of-way and encumbrances as heretofore conveyed or reserved as shown in prior instruments of record or open and visible.

To have and to hold the same to and for the use of said Grantee, and Grantee's heirs and assigns forever.

NOTICE—THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND NOTICE AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/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/IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL



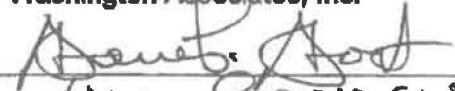
RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

WITNESS the hands and seals of said Grantor.

UNITED WASHINGTON ASSOCIATES,
LP, by its sole General Partner
United Washington Associates, Inc.

By:

Title:

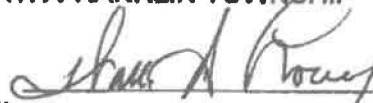

VICE - PRESIDENT

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, Oct. 10, P.L. 874, No. 158, SECTION 1.

GRANTEE
NORTH FRANKLIN TOWNSHIP

By:

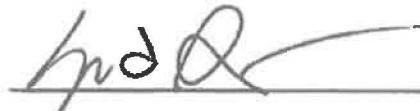
Title:


SUPERVISOR

CERTIFICATE OF RESIDENCE

I hereby certify that the residence of the Grantee herein is:

North Franklin Township
620 Franklin Farms Road
Washington, Pennsylvania, 15301



COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF WASHINGTON)

On this 19th day of October, 2011, before me the undersigned officer, personally appeared Stephen Stout, Vice President of United Washington Associates, Inc., general partner of Grantor, personally known to me (or satisfactorily proven) and being authorized to do so, executed the foregoing instrument on behalf of United Washington Associates, Inc. by signing the name of the Corporation in his official capacity for the purposes therein contained.

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


Notary Public

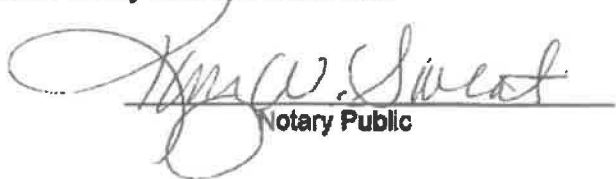
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly W. Sweet, Notary Public
City of Washington, Washington County
My Commission Expires June 19, 2014
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF WASHINGTON)

On this 19th day of October, 2011, before me the undersigned officer, personally appeared William Hoar Supervisor, of North Franklin Township, personally known to me (or satisfactorily proven) and being authorized to do so, executed the foregoing instrument on behalf of North Franklin Township by signing the name of the Township in his official capacity for the purposes therein contained.

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


Notary Public

My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly W. Sweet, Notary Public
City of Washington, Washington County
My Commission Expires June 19, 2014
Member, Pennsylvania Association of Notaries



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280403
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	240.36
Book Number	
Page Number	20131737
Date Recorded	12-2-11

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number
Gary H. Sweet, Attorney	
Street Address	Area Code
23 East Berry Street	724 200-5150
City	State
Washington	PA
	Zip Code
	15301

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
United Washington Associates, LP	
Street Address	Street Address
1024 Route 519, Suite 500	600 Franklin Farms Rd.
City	City
Erithy Park PA	Washington PA
State	State
15301	15301
Zip Code	Zip Code

C PROPERTY LOCATION

Street Address	City, Township, Borough	
County	School District	Tax Parcel Number
Washington	W. N. 67	N/A

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
- 0	+ - 0	= - 0
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
5125	x 4.69	= 24,036.25

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

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
	12/2/11

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

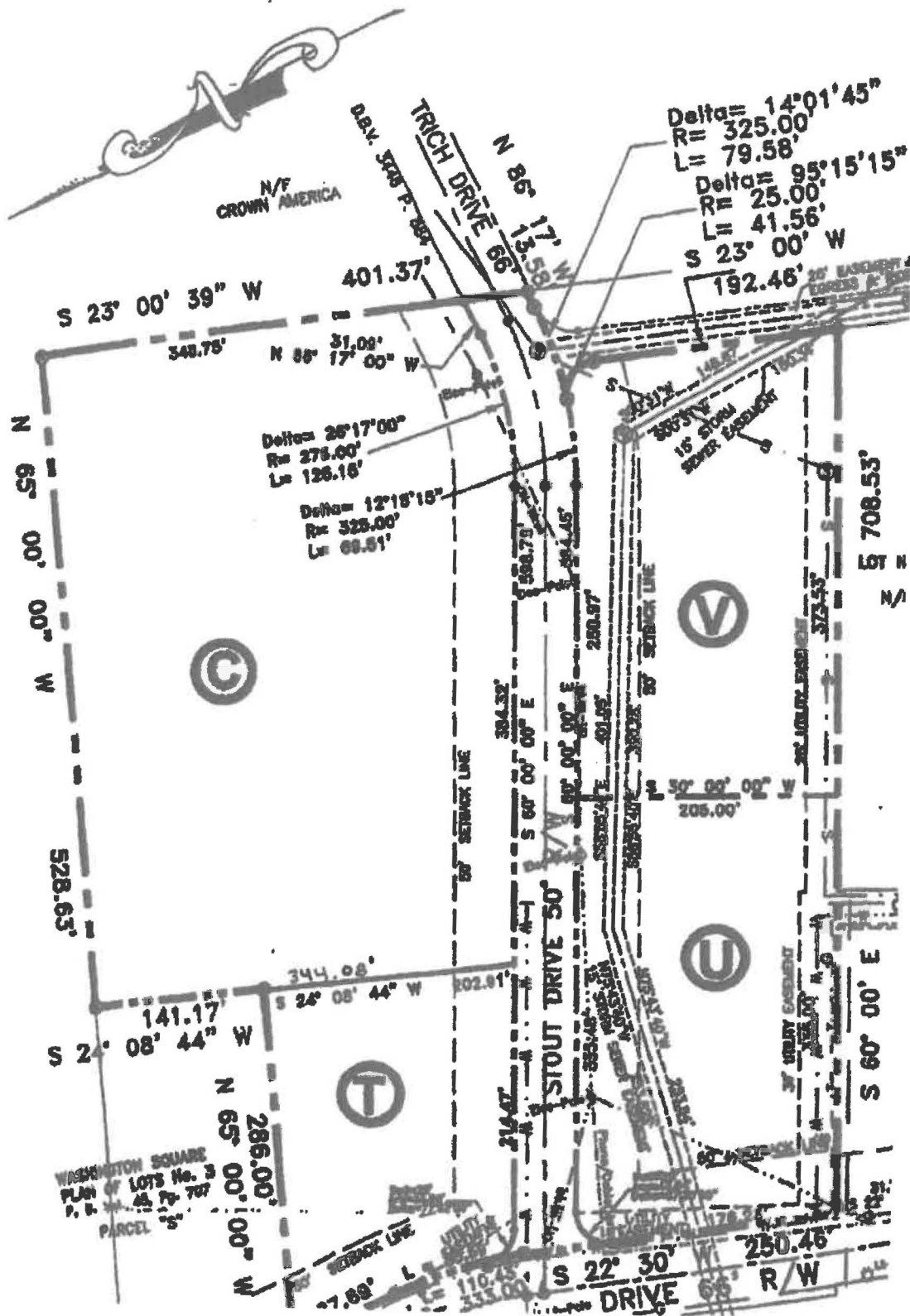


EXHIBIT A

Excerpt of:
 Washington Square Plan of Lots No. 5
 Recorded at Plan Book 45, Page 886
 Trich Drive

NORTH FRANKLIN TOWNSHIP

MINUTES OF APRIL 18, 2012 MEETING

7:00 PM

CALL TO ORDER – Present were Mr. Huff, Mr. Dydiw, Mr. Passalacqua, Mr. Patterson and Chris Furman in place of Solicitor Dennis Makel.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON AGENDA ITEMS- Art Batson asked about the road improvement project. Mr. Huff advised that Mr. Patterson is reviewing the bids.

APPROVAL OF MINUTES- Mr. Passalacqua made a motion to approve the minutes of the March 21, 2012 meeting; seconded by Mr. Dydiw. Motion unanimously carried.

TREASURER'S REPORT –

BILL APPROVAL AND CHECK SIGNING- Mr. Dydiw made a motion to approve the bills and check signing; seconded by Mr. Passalacqua. Motion unanimously carried.

BUILDING PERMITS – There were (5) permits issued for the period of 3/1/12 to 3/31/12. Total fees collected \$2,923.43.

GUESTS

OLD BUSINESS

1. **Amusement Tax and Parking Tax enforcement** Mr. Huff said that Mr. Horner, Mr. Makel and himself met with one of the participants and was informed that imposing the tax this year would be detrimental to their business. Mr. Dydiw made a motion to defer the tax until 2013; seconded by Mr. Passalacqua. Motion unanimously carried.
2. **North Franklin Fee structure** - Mr. Passalacqua made a motion to set the hourly rate for a police officer and a vehicle at \$58.00 per hour; seconded by Mr. Dydiw. Motion unanimously carried.
3. **Multi-Municipal Comprehensive Plan** – Mr. Huff made a motion for the township to withdraw from the Multi-Municipal Comprehensive Plan; seconded by Mr. Dydiw. Motion unanimously carried.
4. **2810 Wilson Street** – Mr. Patterson said the home has been demolished and the material is being hauled away.



NEW BUSINESS

1. North Franklin Drive acceptance – Mr. Dydiw made a motion for the township to accept North Franklin Drive with the maintenance bond of \$23,112.53 with stipulation all bills are paid; seconded by Mr. Passalacqua. Motion unanimously carried.
2. Trich Drive acceptance – Mr. Dydiw made a motion for the township to accept Trich Drive with the maintenance bond of \$72,542.00 with stipulation all bills are paid; seconded by Mr. Passalacqua. Motion unanimously carried. Mr. Brooks and Mr. Banner requested a copy of the fees and Mr. Patterson said this will be made available and that the total is \$53,045.92.
3. Public Gathering/Protest application for Washington County Family Entertainment– Mr. Passalacqua made a motion to approve the application for Wash-Pa-Looza, Kelly Miller Circus and Country Throwdown Tour; seconded by Mr. Dydiw. Motion unanimously carried.
4. 2012 Street Improvement Project- Mr. Huff said the bids need to be reviewed and Penn Dot needs to be contacted before a decision is made regarding the roads.
5. Hiring Caleb Arrison as a part time police officer – Mr. Dydiw made a motion to hire Caleb Arrison as a part-time officer; seconded by Mr. Passalacqua. Motion unanimously carried.
6. Cross drain replacement on Gabby Avenue – Mr. Dydiw made a motion to authorize Widmer Engineering to prepare specifications and solicit phone quotes for the drain; seconded by Mr. Passalacqua. Motion unanimously carried.

POLICE CHIEF'S REPORT – Mr. Horner gave his report for the month of March. He also said he spoke to Brandon Neumann and Highway Safety and they are going to attempt to appropriate more money to the township for traffic violations and aggressive driving on Park Avenue.

MANAGERS' REPORT – Mr. Patterson said the Ridgewood Street lights are in operation and that Pennsylvania American Water is extending the water line on Scenic Drive and allowing residents that have problems with their wells to tap in. He said we have received the 2012 Chevy Tahoe and it is being prepared for the police department and it has been paid in full.

SUPERVISOR HUFF'S REPORT – Mr. Huff does not have a report.

SUPERVISOR DYDIW'S REPORT – Mr. Dydiw made a motion to advertise to hire a summer intern to help the road crew, help with files or the website with the stipulation that they are residents of the township or their parents or grandparents are residents of the township; seconded by Mr. Passalacqua. Motion unanimously carried.

SOLICITOR'S REPORT – Chris Furman said there are a number of properties recommended for demolition that have tax liens and he is in the process of contacting the owners.

PUBLIC COMMENT ON NON AGENDA ITEMS - Leslie Alexas asked for an update on the wetlands behind her home being sprayed for mosquitoes. Mr. Patterson said he did not find anything in the files and he is going to check the minutes. Leslie Alexas said it began in 1998. On behalf of Tanko, Leslie Alexas asked if the township will be paying for the dumpster and port-a-john at the playground in Lincoln Hill as it is used for summer programs. Mr. Dydiw told Leslie Alexas to have Tanko submit the invoices to the township. Leslie Alexas asked if the reason for not imposing the amusement tax is because the Wild Things already have established their prices for this year and Mr. Huff said yes that is one of the reasons. Leslie Alexas said that we should be able to review past minutes and confirm the UWA maintenance agreement because she attended those and remembers UWA agreeing to be billed. Leslie Alexas asked if it can be a requirement for a member of the Parks, Recreation and Business Improvement Authority to attend the monthly Supervisor's Meeting to keep informed. Mr. Furman said we can request that they attend but we cannot make it a requirement. Carol Kouparis asked for an update for Broadview Place drainage. Mr. Huff said there is no construction scheduled for that cul-de-sac. Carol Koupiaris asked if the cemetery owners have been contacted regarding water draining down from the cemetery. Mr. Patterson said he is drafting a letter for the owners that he is submitting to Dennis Makel for his review next week. Carol Koupiaris said she has checked with neighbors and was advised that Trinity Park improvements were performed in Phase I and Phase II and that Phase I was completed but Phase II was not although it was approved and money was allocated for this. Mr. Quinn said in 2005 or 2006 the township applied for and was approved for Pennvest loans for the two phases. He said Phase II was actually the other side of Park Avenue near Armour Drive and was not completed. He said Phase I did include parts of Broadview. Mr. Patterson said we replaced the main pipe from the cemetery through Trinity Park and that was Phase I. He said Phase II was when we performed storm water projects throughout the township. He said we did work on McJay also and Broadview was not part of the project. He said the Trinity Park work was completed as planned. He said he will look for the study. Mr. Huff said he will ask Dennis Makel about this. Francis Eates said the ice problem has gotten worse within the last three (3) years in Trinity Park.

EXECUTIVE SESSION – Mr. Huff motioned for the supervisor's to go into executive session to discuss personnel matters.

RECONVENED – The supervisor's returned from executive session.

ADJOURNMENT – Mr. Passalacqua made a motion to adjourn the meeting at 8:45pm; seconded by Mr. Dydiw. Motion unanimously carried.

Respectfully submitted,


Jim Huff, Chairman


Julie Dotson, Secretary/Treasurer

**NORTH FRANKLIN TOWNSHIP
MEETING MINUTES**

August 11, 2020

5:30 pm

CALL TO ORDER - Present were Mr. Sabot, Mr. Passalacqua, Mr. Quinn, Solicitor Gary Sweat, Secretary/Treasurer Jackie Kotchman and Erin Dinch, Director of Planning & Development. The Meeting was held via teleconference with public attendance.

PLEDGE OF ALLEGIANCE

OPENING PRAYER – by Rev. Erik Hoeke, Avery Methodist Church

ADD ITEMS TO THE AGENDA

PUBLIC COMMENT AGENDA ITEMS

APPROVAL OF MINUTES

****MOTION to approve the minutes of the July 14, 2020 meeting** was made by Mr. Passalacqua; seconded by Mr. Quinn. Unanimously carried.

TREASURER'S REPORT

****MOTION to file the Treasurer's Report for future audit** was made by Mr. Passalacqua; seconded by Mr. Quinn. Unanimously carried.

GUESTS - None

BILL APPROVAL AND CHECK SIGNING

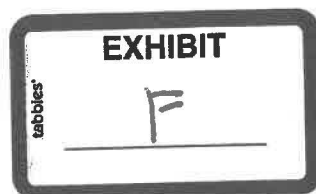
****MOTION to approve total bills and check signing** was made by Mr. Sabot seconded by Mr. Passalacqua;. Unanimously carried.

BUILDING PERMITS

Erin Dinch reported that there were three building permits in the amount of \$414.00

OLD BUSINESS

1. **West Chestnut Street Update-** Mr. Sabot advised that Alex Paris would be installing the new pipe at the Rite Aid property and would be using Township property for storage of materials in exchange for paving the Township parking lot. Mr. Sweat said Judge Lucas is watching this case closely.



2. **Demolition Update** – Jarrod D’Amico reviewed the properties being slated for demolition. The owner of 22 Mill Street, Mrs. Porfilio, apologized to the board for not following proper procedures but said she wanted to keep her property.

****MOTION to order Mrs. Porfilio, owner of 22 Mill Street to pay the current municipal lien in the amount of \$4319.00 within five days, obtain a certified engineers report on the property within 30 days, post a bond equivalent to 110% of the demolition costs and upon satisfaction of the conditions, the Township will issue a temporary stay on any demolition activity was made by Mr. Sabot; seconded by Mr. Passalacqua. Unanimously carried.**

****MOTION to order Dave Zalewski, owner of 640 McElree Road to pay the current municipal lien in the amount of \$4563 within five days , obtain a certified engineers report on the property within 30 days, post a bond equivalent to 110% of the demolition costs and upon satisfaction of the conditions, the Township will issue a temporary stay on any demolition activity was made by Mr. Sabot; seconded by Mr. Passalacqua. Unanimously carried.**

****MOTION to advertise bids for the demolition of 16 Altamont Street was made by Mr. Quinn; seconded by Mr. Passalacqua. Unanimously carried.**

****MOTION to advertise bids for the demolition of 152 Fulton Street was made by Mr. Passalacqua; seconded by Mr. Quinn. Unanimously carried.**

3. **Property Demolition Special Meeting**

****MOTION to advertise and set a Special Meeting to open Property Demolition bids on Wednesday, August 26, 2020 at 12:00 noon. was made by Mr. Quinn; seconded by Mr. Passalacqua. Unanimously carried.**

4. **Mall Pedestrian Bridge Update** – Erin Dinch reported that the Crown Centre Mall has cleaned up the bridge property and repaired the fence.
5. **Western PA Teamsters Pension Discussion** – Mr. Sabot advised that the Western Pa Teamsters Pension is in critical status possibly collapsing by 2025 and members of the Road Crew are concerned about its future and want to analyze their options. Mr. Sweat advised to have the Pension attorney to review the pension and report back to the Board of Supervisors. Andy Moore of the Road Crew was present to represent the Road Crew members.
6. **North Franklin Township Community Survey** – Erin Dinch reported that since the Township was taking over the Rec Authority Trail the survey could include questions

about parks and recreation as well as the Police survey. Mr. Sabot agreed and said to include a return envelope.

ORDINANCES

****MOTION to advertise an Ordinance approving the termination of the North Franklin Township Recreation & Business Improvement Authority and Certificate of Termination presented by the Authority with the understanding that the Township will comply with Section 5619 of the Municipal Authorities Act and will assume the obligation and duties of the Authority, accept transfer of its real and personal property assets, take over existing projects of the Authority, pursue projects that were contemplated by the Authority and identified in the original Master Plan that was adopted and approved by the Township in 1999 with the understanding that once the bank accounts are transferred to the Township the monies will be earmarked to promote recreation and business improvement mandates that were given to the Authority by North Franklin Township, the Trinity Area School District and by Washington County was made by Mr. Sabot; seconded by Mr. Passalacqua. Unanimously carried.**

****MOTION to advertise an Ordinance establishing a pay-per call stipend of \$20 per call for North Franklin Township Fire Company members responding to emergency calls beginning January 1, 2021 was made by Mr. Sabot; seconded by Mr. Passalacqua. Unanimously carried.**

RESOLUTIONS - None

NEW BUSINESS - None

FIRE CHIEF'S REPORT – Chief Dave Bane reported that for July 2020 there were two (2) building fires, one (1) vehicle fire, nine (9) medical assists, three (3) motor vehicle accidents, one (1) hazardous condition, one (1) gas leak, three (3) public service calls, one (1) stand-by, five (5) canceled in route, ten (10) false alarms, one (1) each of nothing found on arrival, controlled burn, two (2) flood assessment. Total calls for the month 40 and total year to date 181 calls. Average 4.5 persons per call and average response time is 9 minutes. Chief Bane also announced that the VFC was doing parking lot pull-tabs on Friday nights from 6-8 pm as a fundraiser.

CODE ENFORCEMENT OFFICER'S REPORT

Jarrod D'Amico of Harshman Group reported that they had three hearings coming up this week and three more next week. He also reported 260 Park Avenue is being cleaned up. He said Sunoco on West Chestnut has been issued Quality of Life Tickets for trash on the hillside.

SOLICITOR'S REPORT

Mr. Sweat advised the Board that he and Michael Cruny will be working with Secretary/Treasurer Jackie Kotchman to help identify evidence room items and return them to their owners. Mr. Sweat also reported that Amazon was looking to take over Sears and JC

Penney's properties. He also advised the Board to have a company called Micro Grid give a presentation on micro grid facilities for the September meeting. The Supervisors agreed to the presentation.

SUPERVISOR PASSALACQUA'S REPORT – None

SUPERVISOR QUINN'S REPORT – Mr. Quinn acknowledged that himself, John Petronka, Scott Linvell, Gary Sweat, Leo Trich and others were involved with the inception of the Recreation & Business Improvement Authority 21 years ago.

SUPERVISOR SABOT'S REPORT - Mr. Sabot advised that Erin Dinch was working with recommending an architect for the new Township Building. Mr. Sabot reported that Bob Senay, retired Washington Police Officer, requested to use the firing range to qualify 8 retired Police officers to keep their certification permit to carry. He said the problem is that the retirees do not have anyone to insure them. Erin Dinch advised that Bob Senay was a former firearms instructor for the City of Washington and the NRA.

****MOTION to authorize Bob Senay to certify eight (8) retired Police Officers at the North Franklin Township firing range was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.**

Mr. Sabot also reported that he spoke to the State Police in regards to reports that they told the Wild Things to cease operations. He said he spoke to Trooper Forrest Allison and he confirmed that the State Police did not shut the Wild Things, they did not order a cease and desist and did not even visit the ball park. He commended the State Police on doing a great job in the Township. He said the Township has great relationships with both the Wild Things and the State Police.

Mr. Sabot made a motion at 6:38 pm to go into Executive Session to discuss personnel matters and stand in recess until Wednesday, August 26th at 12:00 noon; seconded by Mr. Passalacqua. Unanimously carried.

Mr. Sabot made a motion to reconvene the recessed meeting at 6:40 pm as he inadvertently left out Public Comment on Non-Agenda Items

PUBLIC COMMENT NON-AGENDA ITEMS –

1. Gary Young 1294 Overlook Drive and Doug Garone of 1263 Overlook Drive expressed concerns about trash and junk at Alicia Berry's house located at 490 Palm Street. Mr. Sabot asked Jarrod D'Amico from Harshman LLC to check on the house tomorrow and check out the surrounding neighborhood. Mr. Sabot said she must adhere to the agreement she signed.

RECESS THE MEETING

Mr. Sabot made a motion at 6:45 pm to go into Executive Session to discuss personnel matters and stand in recess until Wednesday, August 26th at 12:00 noon; seconded by Mr. Passalacqua. Unanimously carried.

**NORTH FRANKLIN TOWNSHIP
MEETING MINUTES OF RECONVENED SUPERVISORS MEETING RECESSED
8/11/2020**

August 26, 2020

12:00 pm

CALL TO ORDER - Present were Mr. Sabot, Mr. Passalacqua, Mr. Quinn, Secretary/Treasurer Jackie Kotchman and Erin Dinch, Director of Planning & Development and Jarrod D'Amico, Code Enforcement Officer.

RECONVENED MEETING RECESSED ON WEDNESDAY, AUGUST 11, 2020

Jarrold D'Amico advised that demolition bid documents were received from two companies for each of the following houses: 16 Altamont, 22 Mill Street, 152 Fulton Street, and 640 McElree Road. He advised that they did not require a bid bond because the amounts of the bids are below the bidding threshold. The bids received were as follows:

**Reynolds Brothers, Inc.
715 Joffre Cherry Valley Rd.
Burgettstown, Pa 15021**

<u>16 Altamont</u>	<u>152 Fulton Street</u>	<u>22 Mill Street</u>	<u>640 McElree Road</u>
\$8,600.00	\$9,188.00	\$9,188.00	\$9,188.00

**Junk Joey's, Inc.
100 Houston Sq. Ste. 100A
Canonsburg, PA 15301**

<u>16 Altamont</u>	<u>152 Fulton Street</u>	<u>22 Mill Street</u>	<u>640 McElree Road</u>
\$16,620.00	\$20,800.00	\$23,225.00	\$19,670.00

****MOTION to award the demolition contract to Reynolds Brothers, Inc. in the amount of \$8,600.00 for the demolition of 16 Altamont Street was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.**

****MOTION to award the demolition contract to Reynolds Brothers, Inc. in the amount of \$9,188.00 for the demolition of 22 Mill Street was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.**

Jarrold D'Amico advised that Mrs. Porfilio did pay the municipal lien on the property for demolition costs and that Mr. Crunty recommended to award this bid and should Mrs. Porfilio stop repairs and construction then a Notice to Proceed would be signed and demolition could begin.

MOTION to award the demolition contract to Reynolds Brothers, Inc. in the amount of \$9,188.00 for the demolition of 152 Fulton Street was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.

Jarrold D'Amico advised that the property was posted and the owner has 10 days to get in touch with the Township and when the time limit expires, Mr. Cruny will get a court order for demolition.

MOTION to award the demolition contract to Reynolds Brothers, Inc. in the amount of \$9,188.00 for the demolition of 640 McElree Road was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.

Jarrold D'Amico advised that the owner Dave Zalewski made the payments on the lien to refund the costs of code enforcement and a previous municipal lien for grass cutting. Mr. Zalweski has agreed to submit an engineering study of the property and apply for any permits based on the study. The Notice to Proceed would not be issued unless Mr. Zalewski fails to meet all the previous conditions required.

Jarrold D'Amico said that Code Enforcement would do an inspection once the foundation floor is fractured to allow water to get through. He said once the demolition is done and the area is mulched and seeded, they will verify completion and issue a letter to the Township recommending payment of the contracts.

Jarrold D'Amico advised that the owner of 260 Park Avenue was given 30 days by the Magistrate to have the house torn down. The owner said the contractor stopped due to a tree in the back that needed taken down.

ADJOURNMENT

****MOTION to adjourn the meeting at 12:13 pm was made by Mr. Sabot; seconded by Mr. Passalacqua. Unanimously carried.**

Respectfully submitted,



Robert A. Sabot, Chairman



Jaqueline M. Kotchman, Secretary/Treasurer