

# NORTH FRANKLIN TOWNSHIP

Resolution 9 of 2024

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH FRANKLIN TOWNSHIP TO DECLARE AND CONFIRM THAT A PORTION OF A PAPER ALLEY DESCRIBED AS PLEASANT AVENUE AND APPEARING OF RECORD IN THE RAMSEY FARM PLAN NO. 7 IS NOT A PUBLIC ROADWAY AND THAT THE TOWNSHIP HEREBY RELINQUISHES ANY RIGHTS TO SAID PAPER ALLEY FOR PUBLIC ROADWAY PURPOSES.**

WHEREAS, the Board of Supervisors of North Franklin Township, Washington County, Pennsylvania has the authority to accept alleys, as set forth more fully in the Second Class Township Code, 53 Pa. Stat. § 67316 (b) When plans of dedicated roads, streets or alleys located in townships have been approved and recorded under this article, the board of supervisors may by resolution accept any roads, streets or alleys as public roads if shown in the plans as dedicated to that use and if the roads or streets are not less than thirty-three feet in width and the alleys are not less than fifteen feet in width; and

WHEREAS, the Ramsey Farm Plan No. 7 was recorded in the Washington County Recorder of Deeds Office at Plan Book 8, Page(s) 12 ("Plan"); and

WHEREAS, the Plan shows a 40' right-of-way/ paper alleyway known as Pleasant Avenue; and

WHEREAS, the Board of Supervisors have been requested to review the status of a portion of said Pleasant Avenue; and

WHEREAS, the Board of Supervisors has reviewed its records and determined that no official action to accept the alleyway as a public roadway has been taken, nor has the Township improved or maintained the alleyway for any period of time; and

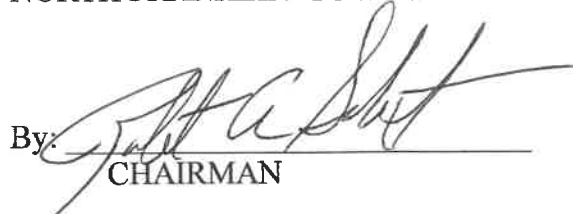
WHEREAS, the Board of Supervisors has no intention to make that portion of said alleyway a public roadway or use it for public purposes.

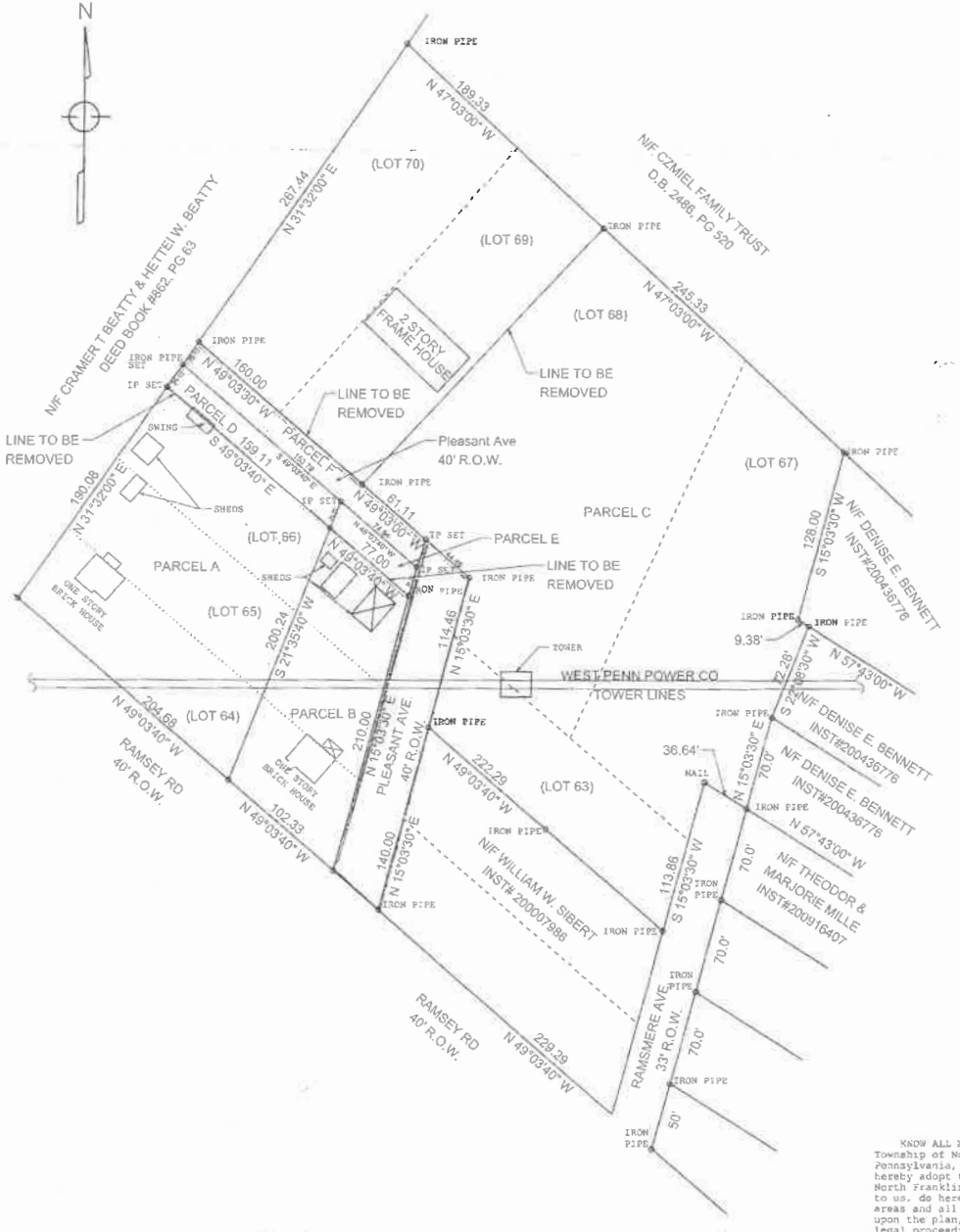
BE IT RESOLVED that the North Franklin Township Supervisors at a Public Meeting held on April 9, 2024, voted to pass this Resolution hereby confirming said alleyway is not a public roadway and further relinquishing any rights it has to use said alleyway for public purposes.

WITNESS

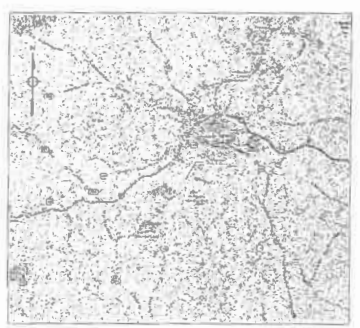
NORTH FRANKLIN TOWNSHIP

  
SECRETARY

By:   
CHAIRMAN



SCALE: 1" = 60'



LOCATION MAP

Tax Parcel 510-005-02-02-311-00  
 Russell D. & Erin D. Dinch  
 Original (Parcel A) 34,367 S.F., 0.789 ACRES  
 Add Parcel D 3,242 S.F., 0.074 ACRES  
 REVISED 38,609 S.F., 0.863 ACRES

Tax Parcel 510-005-02-03-009-00  
 Edward M. & Geraldine L. Wyland  
 Original (Parcel B) 16,941 S.F., 0.389 ACRES  
 Add Parcel E 1,573 S.F., 0.036 ACRES  
 REVISED 18,514 S.F., 0.424 ACRES

Tax Parcel 510-005-02-02-0010-00  
 TAX PARCEL 510-005-02-02-0038-00  
 Richard Scott & Janice Ann Bell  
 Original (Parcel C) 146,698 S.F., 3.367 ACRES  
 Add Parcel F 4,333 S.F., 0.100 ACRES  
 REVISED 151,031 S.F., 3.467 ACRES

Zoning  
 R-2 Low Density Residential District

Minimum Lot Size: 21,780 S.F.  
 Minimum Lot Width: 100 Ft.  
 Maximum Lot Coverage: 25%  
 Minimum Front Yard: 25 Ft.  
 Minimum Side Yard: 25 Ft.  
 Minimum Rear Yard: 30 Ft.  
 Maximum Height: 35 Ft.

Note 1: Ramsay Farm Plan #2  
 Plan Book #6, Pg 22.

Note 2: Ramsay Farm Plan #5  
 Plan Book #7, Pg 86A

KNOW ALL MEN BY THESE PRESENTS That we, Russell D. & Erin R. Dinch, of the Township of North Franklin, of the County of Washington, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Township of North Franklin, Washington County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Washington and Township of North Franklin. We hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Washington and Township of North Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Russell D. & Erin R. Dinch, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST  
 Notary Public \_\_\_\_\_ Owner \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA : SS:  
 COUNTY OF WASHINGTON :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Russell D. & Erin R. Dinch, owners, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn and subscribed before me this day.  
 WITNESS MY HAND AND NOTARIAL SEAL this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
 My Commission Expires the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Seal)  
 Notary Public \_\_\_\_\_

TITLE CLAUSE (NO MORTGAGE)  
 We, Russell D. & Erin R. Dinch, owners of Parcel A, do hereby certify that the title of this property is in the name of Russell D. & Erin R. Dinch, as recorded in Instrument No. 200710261, Recorder of Deeds Office of Washington County. We further certify that there is no mortgage, lien or encumbrance against this property.

Owner \_\_\_\_\_ Owner \_\_\_\_\_  
 Witness \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS That we, Edward M. & Geraldine L. Wyland, of the Township of North Franklin, of the County of Washington, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Township of North Franklin, Washington County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Washington and Township of North Franklin. We hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Washington and Township of North Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Edward M. & Geraldine L. Wyland, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 Notary Public \_\_\_\_\_ Owner \_\_\_\_\_

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Sworn and subscribed before me this day.  
 WITNESS MY HAND AND NOTARIAL SEAL this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
 My Commission Expires the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Seal)  
 Notary Public \_\_\_\_\_

TITLE CLAUSE (NO MORTGAGE)  
 We, Edward M. & Geraldine L. Wyland, owners of Parcel B, do hereby certify that the title of this property is in the name of Edward M. & Geraldine L. Wyland, as recorded in INST # 1559634, recorder of Deeds Office of Washington County. We further certify that there is no mortgage, lien or encumbrance against this property.

Owner \_\_\_\_\_ Owner \_\_\_\_\_  
 Witness \_\_\_\_\_

TOWNSHIP PLANNING COMMISSION  
 This plan of lots has been reviewed and approved recommended by the North Franklin Township Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2012, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors, dated \_\_\_\_.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

BOARD OF SUPERVISORS STIPULATION  
 The Board of Supervisors of the Township of North Franklin, hereby gives public notice that in approving this plan for recording purposes only, the Township of North Franklin assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads, or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Secretary \_\_\_\_\_ Chairman, Board of Supervisors \_\_\_\_\_

BOARD OF SUPERVISORS APPROVAL  
 Approved by the Board of Supervisors of the Township of North Franklin by Resolution, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Secretary \_\_\_\_\_ Chairman, Board of Supervisors \_\_\_\_\_

PENNSYLVANIA DEP COMPLIANCE  
 Approval of this Subdivision, or execution of this plan, is no guarantee by the Township of North Franklin that any or all sewer connections or taps necessary for completion of this entire plan will be approved or issued.

The Township of North Franklin of Washington County, Pennsylvania agrees not to issue Building Permits or to permit development on any portion of this plan until such time as sewage disposal is completed in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

Date \_\_\_\_\_ Township Secretary \_\_\_\_\_



SURVEYOR'S CERTIFICATION  
 I, Joseph O. Elwell, Jr., a registered professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plat correctly represents the lots, land, streets, alleys and highways as surveyed and plotted by me for the owners. I further certify that this plat meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act 247, and other ordinances, including zoning, subdivision and land development, and storm water management existing under the law of the Township of Shaler in which this subdivision is located affecting this plat.

Registration Number 50-000563-A \_\_\_\_\_ Date \_\_\_\_\_

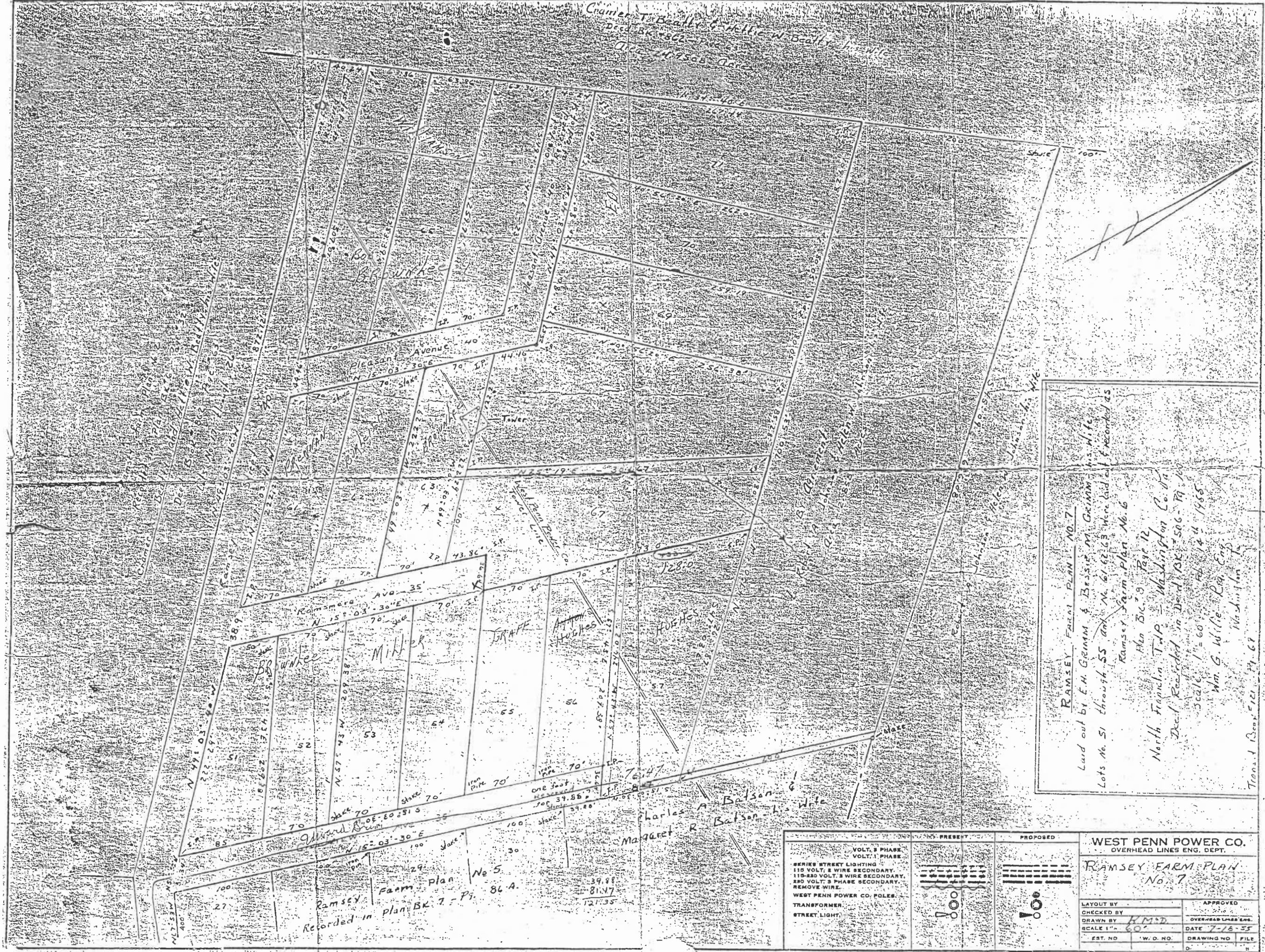
The sole purpose of this subdivision is to vacate a portion of the paper street Pleasant Ave and allocate the vacated land to the adjoining property owners.

### BELL SUBDIVISION

SCALE: 1"=60'	APPROVED BY	DRAWN BY T.A.R.
DATE 1/11/13		
ELWELL'S ENGINEERS AND SURVEYORS 102 Indian Rock Drive 724-785-3682 Brownsville, PA 15417		DRAWING NUMBER 12-34
NORTH FRANKLIN TOWNSHIP WASHINGTON COUNTY, PENNSYLVANIA		

REVISED:

Charles T. Beatty & Helene W. Beatty, his wife  
 Decd. B. 1862 - 1902  
 Adm. 114508 - 1902



RAMSEY FARM PLAN No. 7  
 Laid out by E.H. GRIMM & Bessie M. GRIMM, his wife  
 Lots No. 51 through 55 and No. 61 & 62 were laid out & recorded as  
 Ramsey Farm Plan No. 6  
 Men B. 1879 - 1902  
 North Franklin Twp. - Washington Co. Pa.  
 Decd. Recorded in Deed BK 506 - Pg. 200  
 Scale 1" = 60' Feb 14 1955  
 Wm. G. Wile, Eng.  
 Washington Pa.  
 Trans. B. 1902 - Pg. 67

Ramsey Farm plan No 5  
 Recorded in plan BK 7 - Ps. 86 A.  
 39.88  
 81.47  
 121.35

Charles A. Balson &  
 Margaret R. Balson - his wife

WEST PENN POWER CO. OVERHEAD LINES ENG. DEPT. <b>RAMSEY FARM PLAN No. 7</b>	
LAYOUT BY CHECKED BY DRAWN BY SCALE 1" = 60' EST. NO. W.O. NO.	APPROVED OVERHEAD LINES ENG. DATE 7-16-55 DRAWING NO. FILE
SERIES STREET LIGHTING 115 VOLT, 4 WIRE SECONDARY 115-220 VOLT, 3 WIRE SECONDARY 220 VOLT, 3 PHASE SECONDARY REMOVE WIRE WEST PENN POWER CO. POLES TRANSFORMER STREET LIGHT	PRESENT  PROPOSED 