

96-5-RD  
TOWNSHIP OF BRADFORD

## TOWNSHIP OF BRADFORD

RESOLUTION NO. 96-15

WHEREAS, certain property owners whose land lies adjacent to a private road located in Bradford Township, which road is known as LeGrand Road, have indicated a desire to dedicate a public right of way to Bradford Township; and

WHEREAS, whereas for the sum of one (1) dollar and other good and valuable consideration, those property owners have indicated their willingness to execute a deed, a true and correct copy of which is attached hereto as Exhibit "A", which deed conveys a 33 feet wide right of way to the Township; and

WHEREAS, the attached survey of the proposed Township road has been prepared for the Township and approved by the Supervisors; and

WHEREAS, it is the desire of the Board of Supervisors to accept the dedication of said right of way as a Township Road.

NOW, THEREFORE, the Board of Supervisors of Bradford Township hereby resolves that the appropriate Township officials are empowered and directed to accept a deed from the grantors of the proposed Township Road in the form attached hereto as Exhibit "A" and to execute all other documents reasonably necessary for said conveyance.

RESOLVED AND ADOPTED this 2nd day of September, 1996.

114  
BRADFORD TOWNSHIP  
CLEARFIELD COUNTY, PENNSYLVANIA  
BOARD OF SUPERVISORS

ATTEST:

Linda M. Wooster  
Linda M. Wooster

BY:

Seth G. Cowder  
Seth G. Cowder

ABSTAINED  
Ronald L. Maines

FILED

William M. Graham  
William M. Graham

OCT 1 5 1996

William A. Shaw  
Prothonotary

# This Indenture

Made the 2nd day of September 1996,

Between JAMES A. LeGRAND, LAWRENCE L. PIFER, CHESTER SHUGERTS,  
SHARON SHUGERTS, JAMES REED, GLENDA REED, MIKE WALLACE and  
PHYLLIS WALLACE, all of Bradford Township, Clearfield County,  
Pennsylvania

(hereinafter called "Grantors") and  
BRADFORD TOWNSHIP SUPERVISORS, Bradford Township,  
Clearfield County, Pennsylvania

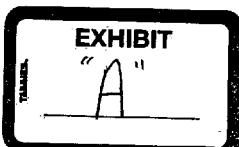
(hereinafter called "Grantees"):

Witnesseth, that the said Grantors in consideration of ONE (\$1) DOLLAR and other good  
and valuable consideration

paid to the Grantors by the Grantees do grant, bargain, sell and convey unto the said Grantees,  
and assigns,

All that thirty-three feet wide right of way, described as follows:

CLEARFIELD COUNTY  
ENTERED OF RECORD  
TIME 9:35 AM  
BY Karen L. Starck  
FEES 33.80  
Karen L. Starck, Recorder



Beginning at a point in the centerline of State Route 970, lying two hundred and sixty five (265.0) feet North of segment 350 North; thence North 81 degrees 38 minutes 5 seconds East to a point in the center line of a presently existing road, 20 feet in width, the true place of beginning; thence a right of way which lies 16 1/2 feet each side of a line described as follows: beginning at the aforesaid point, the true place of beginning; thence along the center line of the aforementioned, presently existing road North 8 degrees 21 minutes, 55 seconds West a distance of 224.07 feet; thence North 5 degrees 18 minutes 45 seconds West a distance of 179.230 feet; thence North 2 degrees 18 minutes 20 seconds West a distance of 305.180 feet; thence North 18 degrees 16 minutes 45 seconds East a distance of 53.050 feet; thence North 64 degrees, 0 minutes, 20 seconds East a distance of 37.090 feet; thence South 82 degrees, 11 minutes, 25 seconds East a distance of 47.550 feet; thence South 71 degrees, 16 minutes, 50 seconds East a distance of 123.460 feet; thence South 81 degrees, 35 minutes, 30 seconds East a distance of 91.360 feet; thence North 86 degrees, 27 minutes, 0 seconds East, a distance of 82.410 feet; thence North 79 degrees, 5 minutes 15 seconds East, a distance of 80.220 feet; thence North 74 degrees, 5 minutes, 35 seconds East a distance of 136.850 feet to a point in the center line of the proposed 33.00 feet wide township road dedicated by this deed; thence along the center line of the aforementioned proposed township road the following courses and distances: North 86 degrees, 57 minutes, 35 seconds East a distance of 88.650 feet; thence South 83 degrees, 9 minutes, 5 seconds East a distance of 233.610 feet, thence South 82 degrees, 50 minutes, 25 seconds East, a distance of 189.110 feet; thence South 81 degrees, 38 minutes, 45 seconds East a distance of 217.970 feet to a point, the place of ending, on either side of which at a distance of 16 1/2 feet from said end point is located an iron pin on the edge of the right of way.

In addition, to the extent not already conveyed by the preceding paragraph, a right of way 33 feet in width running parallel to and immediately adjacent to the eastern edge of the right of way of State Route 970, beginning at the same point of beginning as the right of way conveyed in the previous paragraph, and terminating where the eastern edge of the right of way conveyed in the previous paragraph intersects with a line running 33 feet East of and parallel to the eastern edge of the right of way of State Route 970, a distance of 560 feet more or less.

The right of way described in the previous paragraphs being identical to that shown on a survey Map showing a Proposed Township Road for Bradford Township, prepared by Nicholas Shiroky, Surveyor, dated August 13, 1996, a true and correct copy of which is attached hereto as Exhibit "A".

In addition, grantors Chester Shugerts and Sharon Shugerts grant and convey to Bradford Township the right to make use of the driveway presently existing on property conveyed to Chester Shugerts and Sharon Shugerts by deed recorded at Deed Book 1684 Page 348 for vehicle turn-around purposes.

In addition, grantors James Reed and Glenda Reed grant and convey to Bradford Township the right to make use of the driveway presently existing on property conveyed to James Reed and Glenda Reed by deed recorded at Deed Book 789 Page 333 for vehicle turn-around purposes.

with the appurtenances: **To Have and To Hold** the same to and for the use of the said Grantees,  
BRADFORD TOWNSHIP SUPERVISORS

and assigns

forever, And the Grantor s for themselves

and assigns hereby covenant and agree that they will **WARRANT GENERALLY** the property hereby  
conveyed.

NOTICE—THIS DOCUMENT **MAY 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 RE-  
MOVE 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, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded  
instruments, if any.]

**Witness** the hands and seal s of the said Grantors

**Witness:**

James B. Wooster, Jr.  
Ginda M. Wooster

Christopher Shugart, Jr.  
Gilda L. Shugart  
James A. Reed  
William M. Reed  
Phyllis A. Wallace



**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE  
AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) 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 §1

**WITNESS:**

Ginda M. Wooster  
Commonwealth of Pennsylvania  
County of } ss.

Robert Johnson  
William M. Graham

On this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 96,  
before me \_\_\_\_\_ the undersigned officer, personally appeared  
known to me \_\_\_\_\_  
(or satisfactorily proven) to be the person whose name \_\_\_\_\_ subscribed to the within instrument  
and acknowledged that \_\_\_\_\_ executed the same for the purposes therein contained.

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

My commission expires

(Title of Officer)

with the appurtenances: **To Have and To Hold** the same to and for the use of the said Grantees  
BRADFORD TOWNSHIP SUPERVISORS and executors

forever. And the Grantors for themselves

and assigns hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.

NOTICE—THIS DOCUMENT ~~MAY 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 RE-~~  
MOVE 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, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded  
instruments, if any.]

Witness the hand s and seal s of the said Grantor s

### Witlings:

Ronald L. Fairman  
Denda M. Wooster

Mike Wallace  
Louise L. Fes  
James A. LeGrand *Notary*

**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) 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, §1.

, WITNESS:

Commonwealth of Pennsylvania  
County of \_\_\_\_\_ } ss.

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

### *My commission expires*

(Title of Officer)

Commonwealth of Pennsylvania  
County of..... } ss.

On this day of  
A.D. 19 , before me  
in and for said

came the above named

and acknowledged the foregoing Indenture to be  
act and deed, to  
the end that it may be recorded as such.

Witness my hand and

seal.

SEAL

My Commission Expires.....

State of  
County of

On this, the day of , 19

before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the  
person whose name subscribed to the  
within instrument and acknowledged that he  
executed the same for the purposes therein con-  
tained.

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

.....  
Title of Officer.

My Commission Expires.....

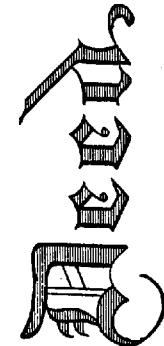
**Certificate of Residence**

I, William M. Graham & Seth G. Cowder do hereby certify that Grantees  
precise residence is Bradford Township, P.O. Box 79, Woodland, PA 16881

Witness my hand this 14<sup>th</sup>

day of October , 1996  
Bradford Township Supervisors  
William M. Graham Seth G. Cowder

Recorded  
Number



Vol. (Adopted) Page

From

To

Fees, \$

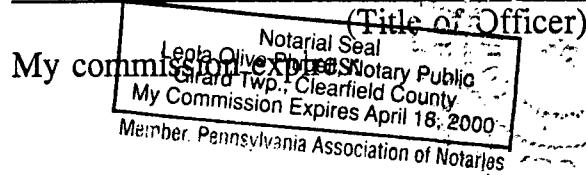
Commonwealth of Pennsylvania )  
County of CLEARFIELD ) ss.  
                                  )

On this, the 10th day of OCTOBER, 1996, before  
me LEOLA OLIVE PLUBELL, the undersigned officer,  
personally appeared JAMES A REED James A Reed

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal

Leola Olive Plubell



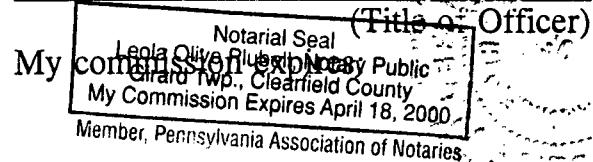
Commonwealth of Pennsylvania )  
 ) ss.  
County of CLEARFIELD )

On this, the 10th day of OCTOBER, 1996, before  
me LEOLA OLIVE PLUBELL, the undersigned officer,  
personally appeared GLEND A M REED Glenda M Reed

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal

Leola Olive Plubell



Commonwealth of Pennsylvania )  
County of CLEARFIELD ) ss.  
                                  )

On this, the 26 day of SEPT, 1996, before  
me Mike Wallace, the undersigned officer,  
personally appeared MIKE WALLACE

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

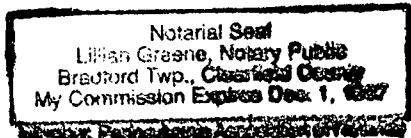
In witness whereof, I hereunto set my hand and official seal



**NOTARY**

(Title of Officer)

My commission expires:



Commonwealth of Pennsylvania )  
County of CLEARFIELD ) ss.  
                                  )

On this, the 26 day of SEPT, 1996, before  
me Phyleis Wallace, the undersigned officer,  
personally appeared PHYLLIS WALLACE

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

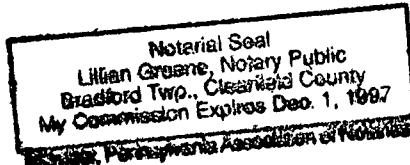
In witness whereof, I hereunto set my hand and official seal

Lillian Greene

NOTARY

(Title of Officer)

My commission expires:



Commonwealth of Pennsylvania )  
 ) ss.  
County of CLEARFIELD )

On this, the 19<sup>TH</sup> day of SEPTEMBER, 1996, before  
me A NOTARY PUBLIC, the undersigned officer,  
personally appeared CHESTER M. SHUGERTS III

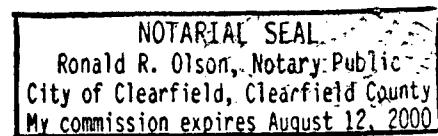
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal

Chester M. Shugerts III  
Ronald R. Olson

(Title of Officer)

My commission expires:



Commonwealth of Pennsylvania )  
County of CLEARFIELD ) ss.  
                                  )

On this, the 19<sup>TH</sup> day of SEPTEMBER, 1996, before  
me A NOTARY PUBLIC, the undersigned officer,  
personally appeared SHARON L. SHUGERTS

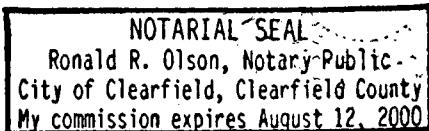
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal

Sharon L. Shugerts  
Ronald R. Olson

(Title of Officer)

My commission expires:



Commonwealth of Pennsylvania )  
County of Clearfield ) ss.  
 )

On this, the 18th day of September, 1996, before  
me Karen J. Starch, the undersigned officer,  
personally appeared Lawrence L. Cifer  
known to me (or satisfactorily proven) to be the person whose name is subscribed as  
attorney in fact for James T. Grand  
and acknowledged that he executed the same as the act of his principal for the purposes  
therein contained.

In witness whereof, I hereunto set my hand and official seal

Karen J. Starch  
Recorder of Deeds  
(Title of Officer)

My commission expires:

My Commission Expires  
First Monday in January, 2000

Commonwealth of Pennsylvania )  
County of Clearfield )  
                                  )  
                                  )  
                                  )

On this, the 18th day of September, 1996, before  
me Karen Stark, the undersigned officer,  
personally appeared Lauren J. Cifer

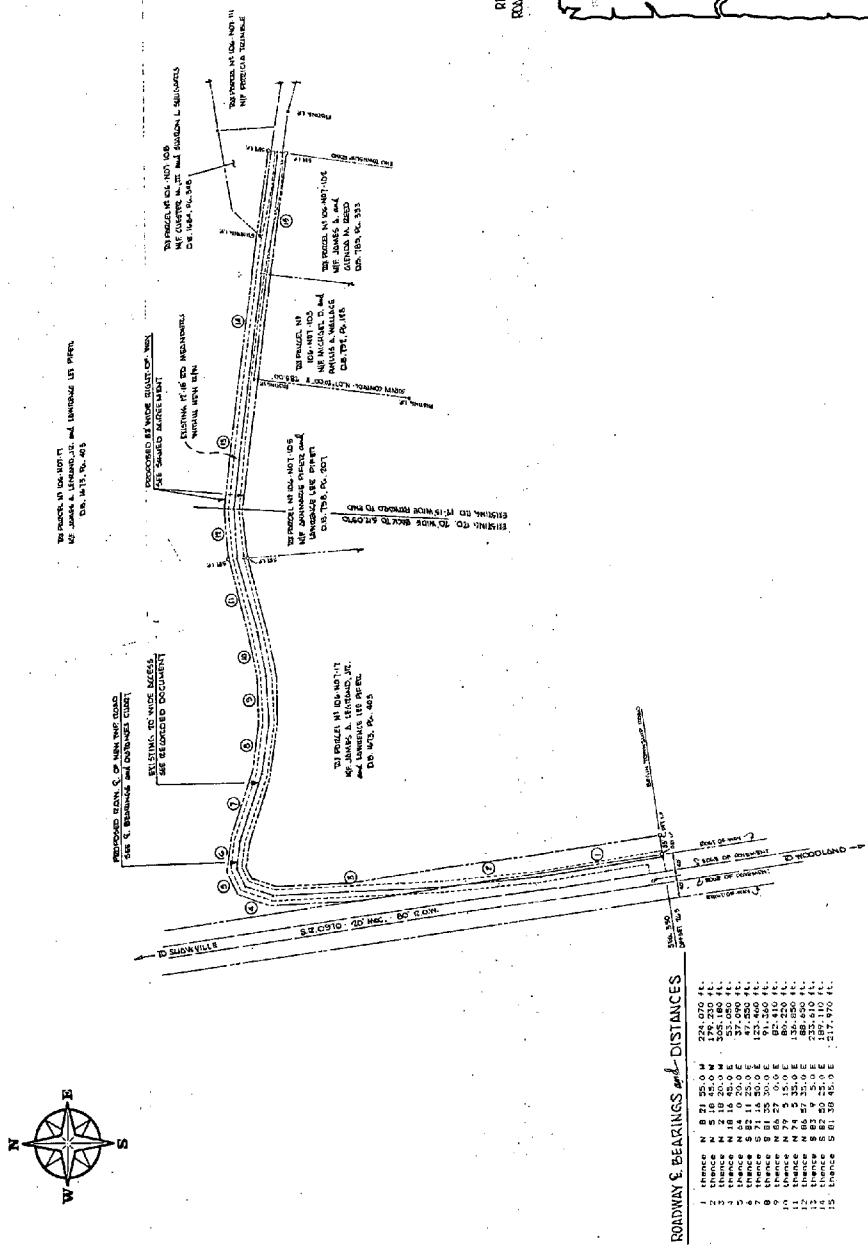
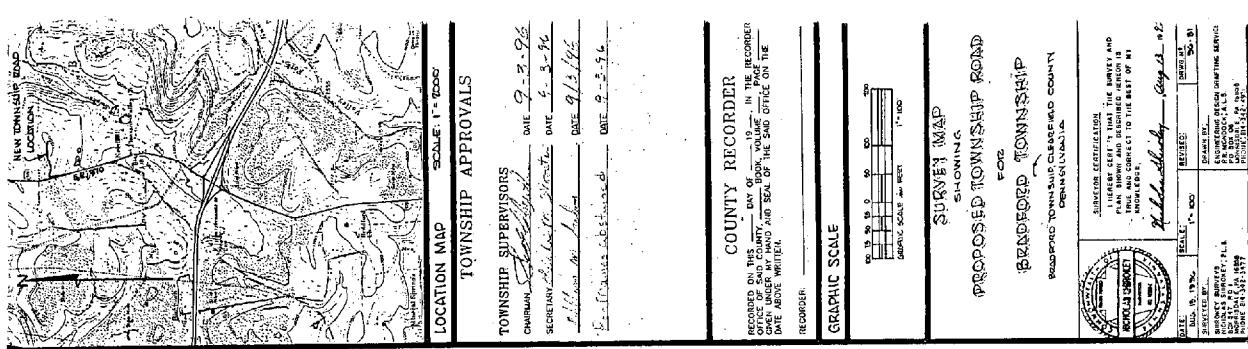
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same  
for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal

Karen Stark

(Title of Officer)  
My commission expires:

My Commission Expires  
First Monday in January, 2000



UTILITIES ACT 38 of 1991



**CALL BEFORE YOU DIG!**  
**PENNSYLVANIA LAW REQUIRES**  
**3 WORKING DAYS NOTICE FOR**  
**RELOCATION, CONSTRUCTION, REPAIR,**  
**AND DEMOLITION WORKS**  
**IN DESIGN STAGE — STOP CALL —**  
**PENNSYLVANIA ONE CALL SYSTEM, INC.**

**CALL BEFORE YOU DIG!**  
**PENNSYLVANIA LAW REQUIRES**  
**3 WORKING DAYS NOTICE FOR**  
**RELOCATION, CONSTRUCTION, REPAIR,**  
**AND DEMOLITION WORKS**  
**IN DESIGN STAGE — STOP CALL —**  
**PENNSYLVANIA ONE CALL SYSTEM, INC.**

BRADFORD TOWNSHIP ROAD DISTRICT  
P. O. Box 79  
Woodland, PA 16881  
(814) 857-7283

September 3, 1996

Pennsylvania Department of Transportation  
Municipal Services Department  
1924-30 Daisy Street  
P. O. Box 342  
Clearfield, PA 16830

Gentlemen:

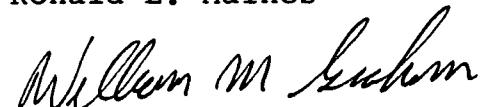
This letter is to verify that the LeGrand Road was in use prior to 1980 and the properties along this road were recorded prior to 1980. We are unable to acquire ground for a cul-de-sac; however two property owners have given us the right to use their driveways as turnarounds.

The Bradford Township Supervisors relieve the Pennsylvania Department of Transportation of any responsibility should a back up accident occur due to lack of an adequate turnaround.

Sincerely,  
Bradford Township Supervisors

  
Seth G. Cowder

ABSTAINED  
Ronald L. Maines

  
William M. Graham

FILED  
Oct 5 1996  
S. P. Ford  
Bradford  
Twp. Dist.  
Bkt

0/ 9:40 AM RD  
William A. Shaw  
Prothonotary  
4 Cert to Bradford  
Twp.