

96-10-ROAD
TOWNSHIP OF BRADFORD

TOWNSHIP OF BRADFORD

FILEDRESOLUTION NO. 96-16**NOV 21 1996**William A. Shaw
Prothonotary

WHEREAS, the owners of a certain parcel of land located in Bradford Township and known as "Bear Hill Road" have for the sum of one (1) dollar and other good and valuable consideration, executed a deed to that parcel in favor of Bradford Township, a true and correct copy of which deed is attached hereto as Exhibit "A"; and

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

WHEREAS, it is the desire of the Board of Supervisors to accept said parcel of land on behalf of Bradford Township.

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

RESOLVED AND ADOPTED this 21st day of November 1996.

BRADFORD TOWNSHIP
CLEARFIELD COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS

ATTEST:

BY:

Linda M. Wooster
Linda M. Wooster, Secretary

Seth G. Cowder
Seth G. Cowder

Ronald L. Maines
Ronald L. Maines

William M. Graham
William M. Graham

THIS DEED,

MADE the 26 day of AUGUST, 1996, BETWEEN
Ray S. Walker and Louise S. Walker, his wife, both of Bigler,
Clearfield County, Pennsylvania, and County National Bank and
James K. Nevling, Jr., cotrustee under the will of James K.
Nevling, Sr. of Clearfield, Clearfield County, Pennsylvania;
parties of the first part, hereinafter called "GRANTORS",

A
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Bradford Township, a Pennsylvania Municipality of Woodland,
Clearfield County, Pennsylvania; parties of the second part,
hereinafter called "GRANTEEES".

W I T N E S S E T H

THAT for and in consideration of the sum of One (\$1.00) Dollar,
in hand paid, the receipt whereof is hereby acknowledged, the
said GRANTORS do hereby grant and convey to the said GRANTEEES,
its successors, and assigns, ALL that certain piece or parcel of
land situated in the Township of Bradford, County of Clearfield,
and the Commonwealth of Pennsylvania, more particularly bounded
by and described as follows:

Beginning at a point at the centerline intersection of old
Township Road T-617 said point being located at the intersection
of old strip mining spoil with the recently backfilled strip
mining spoil lying within the boundaries of Ray S. Walker, Etal,
as was deeded to them in Deed Book 510, page 668, the centerline
of the relocated Township Road T-617 is described as follows:

THENCE South 81 degrees 11 minutes 09 seconds West for a
distance of 880.44 feet;

THENCE South 79 degrees 52 minutes 29 seconds West for a
distance of 651.79 feet;

CLEARFIELD COUNTY

ENTERED OF RECORD

TIME 2:00pm 11-21-96

BY Bradford Twp

FEES 22.50

Karen L. Starck, Recorder

Exhibit A

THENCE South 85 degrees 39 minutes 13 seconds West for a distance of 399.11 feet;

THENCE South 88 degrees 39 minutes 13 seconds West for a distance of 274.01 feet;

THENCE North 82 degrees 55 minutes 20 seconds West for a distance of 237.92 feet;

THENCE North 61 degrees 17 minutes 20 seconds West for a distance of 320.69 feet;

THENCE North 52 degrees 44 minutes 40 seconds West for a distance of 250.10 feet;

THENCE North 40 degrees 40 minutes 00 seconds West for a distance of 379.48 feet;

THENCE North 30 degrees 10 minutes 40 seconds West for a distance of 1287.64 feet;

THENCE North 41 degrees 26 minutes 20 seconds West for a distance of 336.02 feet;

THENCE North 64 degrees 29 minutes 20 seconds West for a distance of 218.75 feet;

THENCE North 87 degrees 12 minutes 20 seconds West for a distance of 370.61 feet;

South 84 degrees 52 minutes 40 seconds West 250.70 feet to a point in the centerline of Township Road T-617 as now relocated, said point being on the easterly 33 foot right-of-way line of Township Road T-613, said point also being North 30 degrees 25 minutes 20 seconds East 68.57 feet from a spike set in the centerline of T-613 over an existing culvert, said point being also the western most point of the relocated Township Road T-617. The right-of-way of the above described centerline is 33 feet, 16.5 feet measured left and right of the centerline.

Said property contains 4.425 acres being a portion of land conveyed to Ray S. Walker, Etal, by Deed Book 510, page 668 and Deed Book 1688, page 440.

It is the intention of the GRANTORS herein to convey any and all right, title, and interest they may have in the subject premises to the GRANTEEES herein.

AND, the said GRANTORS will WARRANT SPECIALLY AND FOREVER DEFEND the property hereby conveyed.

For the purpose of complying with the Act of July 17, 1957, P.L. 984; 52 P.S. Supp. 1551, as amended, of the General Assembly of Pennsylvania, and for no other purpose, there is incorporated herein the following:

NOTICE, THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE, OR INSURE THE TITLE TO COAL OR RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT IN 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.

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. 150, 1.

WITNESS:

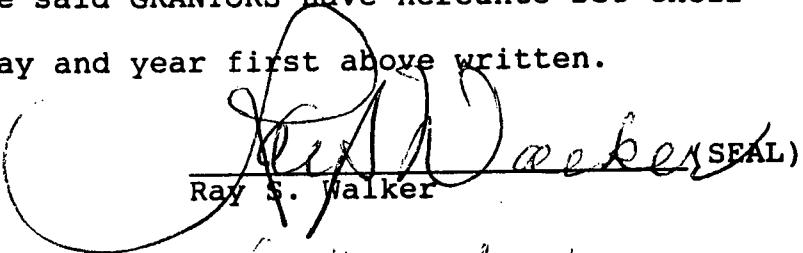
Linda M. Wooster

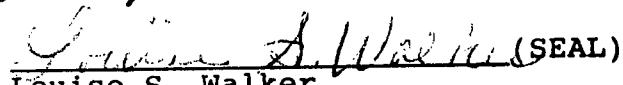
Robert Johnson

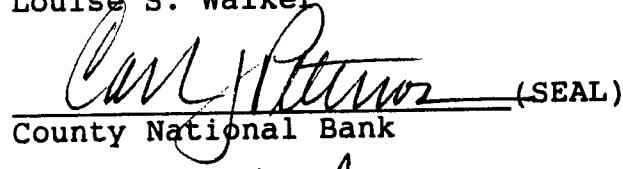
Ronald D. Maines

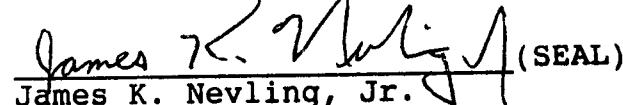
William M. Schlem

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, the day and year first above written.


Ray S. Walker


Louise S. Walker


County National Bank


James K. Nevling, Jr.

COMMONWEALTH OF PENNSYLVANIA :
: S.S.
COUNTY OF CLEARFIELD :
:

On this, the 5th day of August, 1996, before me, the undersigned officer, personally appeared Ray S. Walker, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


NOTARIAL SEAL
GLORIA A. THOMAN, Notary Public
Bigler, Clearfield County
My Commission Expires Aug. 31, 1996

COMMONWEALTH OF PENNSYLVANIA :
: S.S.
COUNTY OF CLEARFIELD :

On this, the 5th day of August, 1996, before me,
the undersigned officer, personally appeared Louise S. Walker,
known to me (or satisfactorily proven) to be the person whose
name is subscribed to the within instrument, and acknowledged
that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official
seal.

Gloria A. Thomas

NOTARIAL SEAL
GLORIA A. THOMAN, Notary Public
Bigler, Clearfield County
My Commission Expires Aug. 31, 1996

COMMONWEALTH OF PENNSYLVANIA :
: S.S.
COUNTY OF CLEARFIELD :

On this, the 9th day of August, 1996, before me,
the undersigned officer, personally appeared Carol J. Peterson, of
Bank, known to me (or satisfactorily proven) to be the person
whose name is subscribed to the within instrument, and
acknowledged that they executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official
seal.

Valarie J. Flegal

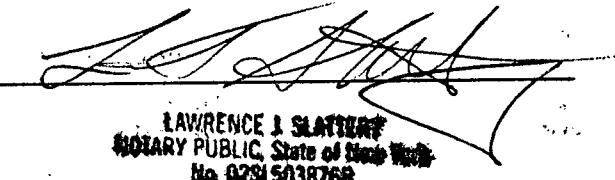
NOTARIAL SEAL
VALARIE J. FLEGAL, Notary Public
Clearfield Boro, Clearfield County, Pa.
My Commission Expires Dec. 31, 1996

STATE OF NEW YORK

~~COMMONWEALTH OF PENNSYLVANIA~~ :
NEW YORK : S.S.
COUNTY OF ~~CLEARFIELD~~ :

On this, the 20th day of August, 1996, before me,
the undersigned officer, personally appeared James K. Nevling,
Jr., known to me (or satisfactorily proven) to be the person
whose name is subscribed to the within instrument, and
acknowledged that he executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official
seal.

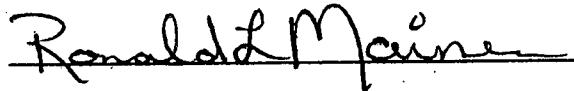

LAWRENCE J. SLATTERY
NOTARY PUBLIC, State of New York
No. 02915038768
Qualified in New York County
Commission Expires February 6, 1997

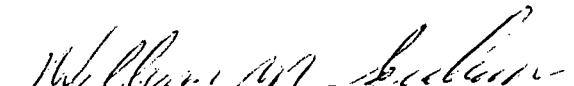
CERTIFICATE OF RESIDENCE

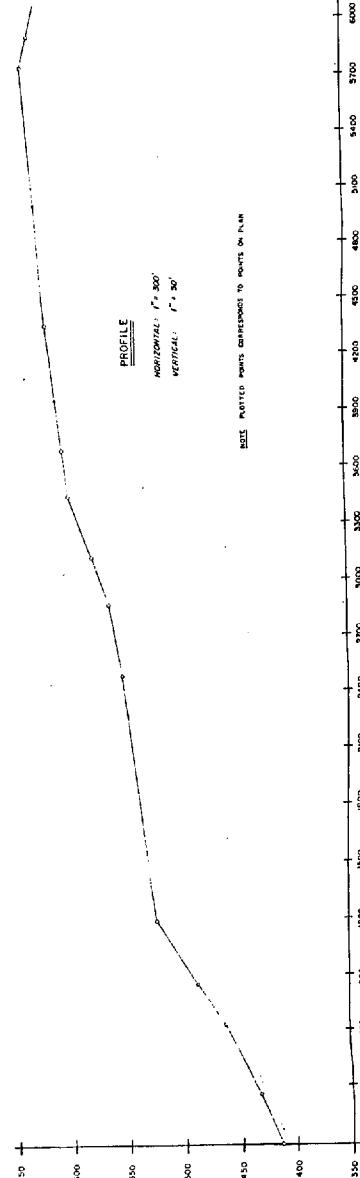
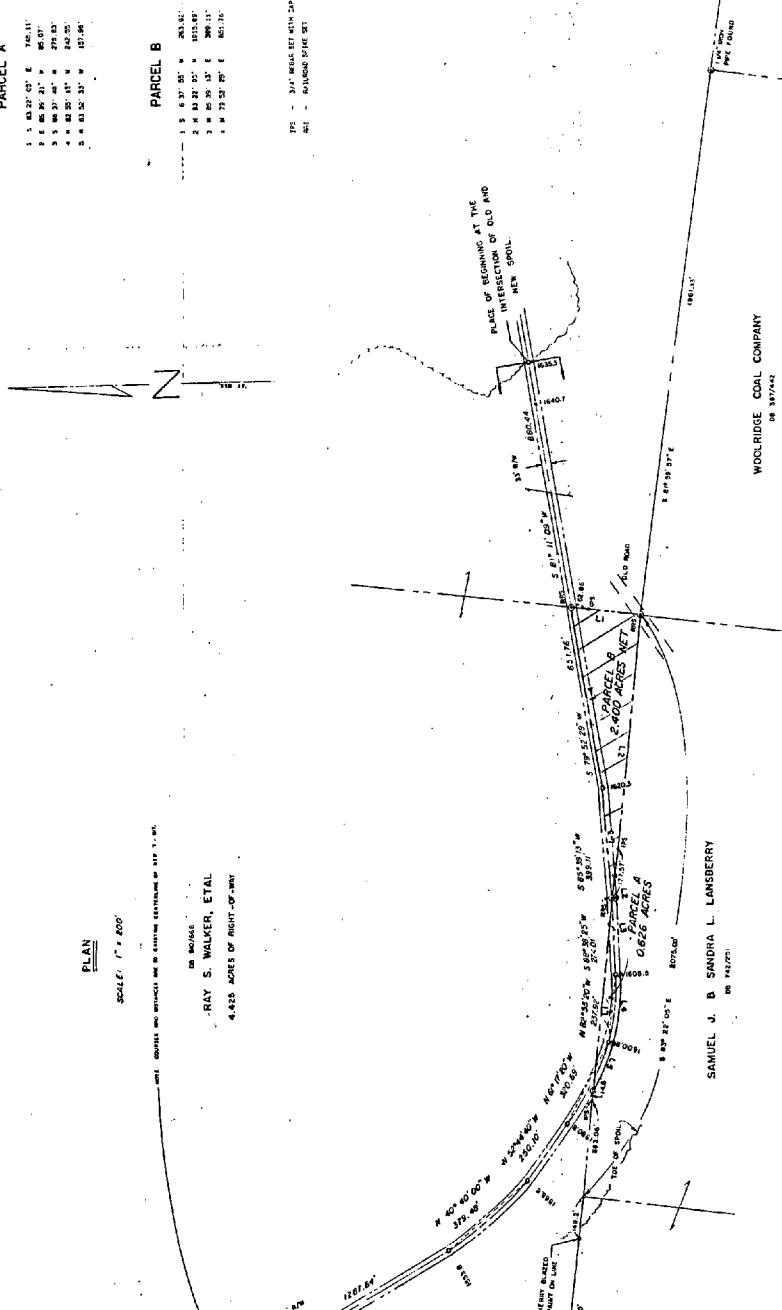
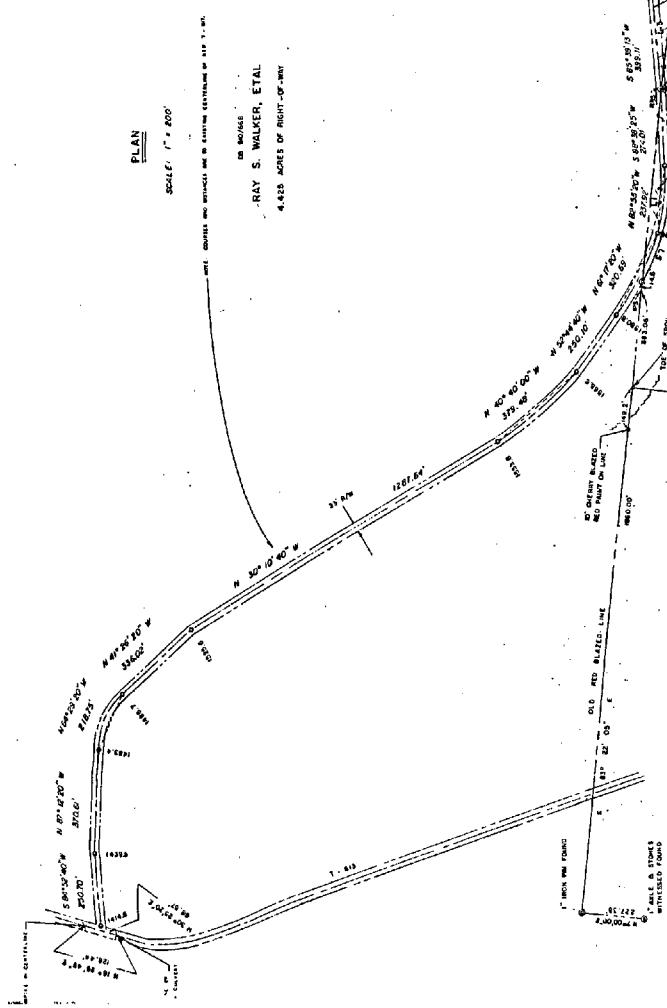
I hereby certify that the precise residence of the GRANTEEES
herein is as follows: Bradford Township Municipality, P.O. Box
79, Woodland, PA 16881. Box 58, Woodland, PA 16881.



Bradford Township Supervisor







NAME	BRADFORD COAL COMPANY BELL, N.Y. 14010		
ADDRESS	1000 BETH STONE POINT CORTLAND, NEW YORK		
TELEPHONE	734-2111		
PROPOSED RELOCATION OF 4-617 AND SUBDIVISION			
BRADFORD	NAME	CLEARFIELD	
CURRY AND ASSOCIATES		Scale As Nut-5	
1000 BETH STONE POINT		One, October 1, 1981	
CORTLAND, NEW YORK		1000 BETH STONE POINT	

EASEMENT AGREEMENT

1. It is hereby agreed that Samuel J. Lansberry and Sandra L. Lansberry, husband and wife, by tenants by entireties of Woodland, Clearfield County, Pennsylvania; Hereinafter called "GRANTORS", in consideration of the sum of \$1.00 and other good and valuable consideration paid by Bradford Township, a municipal corporation incorporated under the laws of Pennsylvania, hereinafter called "GRANTEE", do grant, sell and convey unto the GRANTEE a non-exclusive easement and right-of-way upon and across the following described property of GRANTORS located in Bradford Township, Clearfield County, Pennsylvania, hereinafter called The "Easement Property":

The property is described in the deed recorded in the Office of The Clearfield County Recorder of Deeds at Deed book volume 742, page 251.

2. The easement rights herein granted shall be used only for the purpose of draining water onto and over GRANTORS land via outlets located on Township Road 617.

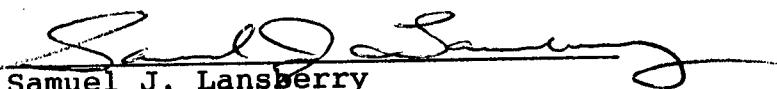
3. The easement rights granted herein to GRANTEE are non-exclusive. GRANTORS reserve and retain the right to convey identical or similar rights and easements to such other persons as GRANTORS may deem proper.

4. The easement rights granted herein to GRANTEE are perpetual, and shall be binding on the heirs, executors, administrators, successors and assigns of the parties hereto.

5. GRANTORS retain, reserve, and shall continue to enjoy the use of the surface of such property for any and all purposes which do not substantially interfere with and prevent the use by GRANTEE of the within Easement.

IN WITNESS WHEREOF, this instrument is executed on this

21st day of November, 1996.


Samuel J. Lansberry


Sandra L. Lansberry

CLEARFIELD COUNTY
ENTERED OF RECORD
TIME 2:01 pm 11-21-96
BY Bradford Twp
FEES 13.50

Karen L. Starck, Recorder

COMMONWEALTH OF PENNSYLVANIA :

: SS:

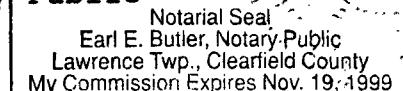
COUNTY OF CLEARFIELD :

On this 21st day of November, 1996, before me, undersigned, personally appeared Samuel J. Lansberry who acknowledged himself to be the person whose name is subscribed to the within Easement Agreement, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Earl E. Butler

Notary Public



Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :

: SS:

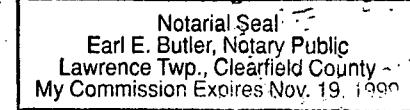
COUNTY OF CLEARFIELD :

On this 21st day of November, 1996, before me, undersigned, personally appeared Sandra L. Lansberry who acknowledged herself to be the person whose name is subscribed to the within Easement Agreement, and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Earl E. Butler

Notary Public



Member, Pennsylvania Association of Notaries

EASEMENT AGREEMENT

1. It is hereby agreed that Ray S. Walker and Louise S. Walker, his wife, both of Bigler, Clearfield County, Pennsylvania and County National Bank and James K. Nevling, Jr., cotrustee under the will of James K. Nevling, Sr. of Clearfield, Clearfield County, Pennsylvania; hereinafter called "GRANTORS", in consideration of the sum of \$1.00 and other good and valuable consideration paid by Bradford Township, a municipal corporation incorporated under the laws of Pennsylvania, hereinafter called "GRANTEE", do grant, sell and convey unto the GRANTEE a non-exclusive easement and right-of-way upon and across the following described property of GRANTORS located in Bradford Township, Clearfield County, Pennsylvania, hereinafter called The "Easement Property":

The property is described in the deed recorded in the Office of The Clearfield County Recorder of Deeds at Deed book volume 510, page 668.

2. The easement rights herein granted shall be used only for the purpose of draining water onto and over GRANTORS land via outlets located on Township Road 617.

3. The easement rights granted herein to GRANTEE are non-exclusive. GRANTORS reserve and retain the right to convey identical or similar rights and easements to such other persons as GRANTORS may deem proper.

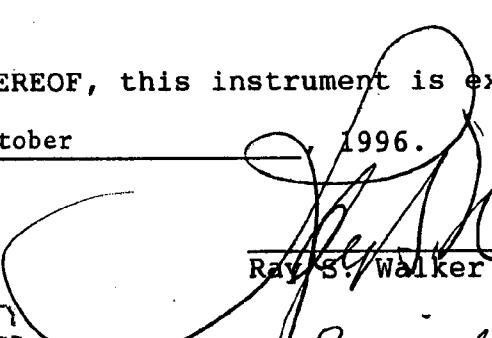
4. The easement rights granted herein to GRANTEE are perpetual, and shall be binding on the heirs, executors, administrators, successors and assigns of the parties hereto.

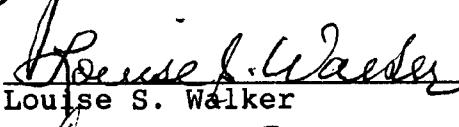
5. GRANTORS retain, reserve, and shall continue to enjoy the use of the surface of such property for any and all purposes which do not substantially interfere with and prevent the use by GRANTEE of the within Easement.

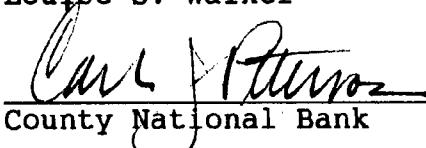
IN WITNESS WHEREOF, this instrument is executed on this

11th day of October

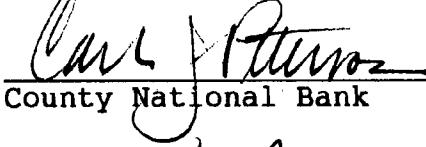
1996.


Ray S. Walker


Louise S. Walker


Karen L. Starck, Recorder

CLEARFIELD COUNTY
ENTERED OF RECORD
TIME 2:02 pm 11-21-96
BY Bradford Twp.
FEES 13.50


County National Bank


James K. Nevling, Jr.

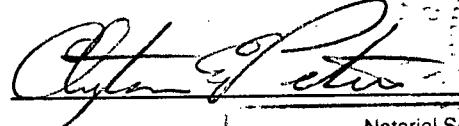
COMMONWEALTH OF PENNSYLVANIA :

: SS:

COUNTY OF CLEARFIELD :

On this 11 day of October, 1996, before me, undersigned, personally appeared Ray. S. Walker who acknowledged himself to be the person whose name is subscribed to the within Easement Agreement, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Notary Public Notarial Seal
Clayton E. Peters, Notary Public
Lawrence Twp., Clearfield County
My Commission Expires Dec. 21, 1998
Member, Pennsylvania Association of Notaries

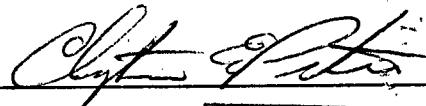
COMMONWEALTH OF PENNSYLVANIA :

: SS:

COUNTY OF CLEARFIELD :

On this 11 day of October, 1996, before me, undersigned, personally appeared Louise S. Walker who acknowledged herself to be the person whose name is subscribed to the within Easement Agreement, and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Notary Public

Notarial Seal
Clayton E. Peters, Notary Public
Lawrence Twp., Clearfield County
My Commission Expires Dec. 21, 1998
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :

: SS:

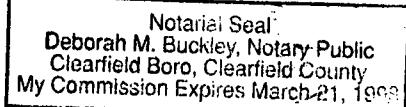
COUNTY OF CLEARFIELD :

On this 4th day of November, 1996, before me,
undersigned, personally appeared Carl J. Peterson
Senior Vice President & Trust Officer, a
representative of County National Bank, Cotrustee under the will
of James K. Nevling, Sr., acknowledged himself to be the person
whose name is subscribed to the within Easement Agreement, and
acknowledged that he executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Deborah M. Buckley

Notary Public



Member, Pennsylvania Association of Notaries

STATE OF NEW YORK
~~COMMONWEALTH OF PENNSYLVANIA~~ :

: SS:

NEW YORK
COUNTY OF ~~CLEARFIELD~~ :

On this 24th day of October, 1996, before me,
undersigned, personally appeared James K. Nevling, Jr. who
acknowledged himself to be the person whose name is subscribed to
the within Easement Agreement, and acknowledged that he executed
the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NANCY NELSON
Notary Public, State of New York
No. 31-4991718
Qualified in New York County
Commission Expires February 10, 1978

Nancy Nelson
Notary Public

FILED ^{R. \$ 20⁰⁰}

Bradford Twp

Road District

NOV 2 1 1996

O/2 20⁰⁰

William A. Shaw

Prothonotary

5 (five copies)

to Bradford Twp.

(n8) 15