

2009-226-CD  
SANDY TOWNSHIP

Re: CORN PLANTER DRIVE IN  
THE INDIAN HILLS ESTATE  
ROYER LOT / JOHNSON LOT

09-226-CD

SANDY TOWNSHIP RESOLUTION No. 2009 - 10

A RESOLUTION OF THE TOWNSHIP OF SANDY ACCEPTING AS AND FOR THE PURPOSES OF A PUBLIC STREET OR HIGHWAY, AND FOR PURPOSES OF SEWER, WATER AND OTHER UTILITY INSTALLATIONS, CERTAIN DEEDS OF DEDICATION AS SET FORTH IN THIS RESOLUTION.

**WHEREAS**, the Township of Sandy has received two Deeds of Dedication for a cul-de-sac area, said Deeds of Dedication being from the Johnson Family Trust and from Robert J. Royer and Cathy A. Royer, his wife, said Deeds dated December 22, 2008 and January 15, 2009, respectively, said Deeds being for a cul-de-sac at the end of Cornplanter Drive in the Indian Hills Estate subdivision in the Clear Run area of Sandy Township, said Deeds of Dedication also being for the use of the area described in the Deeds as a public street or highway and for purposes of sewer, water and other utility installations; and

**WHEREAS**, the Township of Sandy previously received two (2) Deeds of Dedication from John A. Hanes and Barbara J. Hanes, his wife, dated February 26, 1983 and December 15, 1988, which said Deeds were for the dedication of certain areas as and for a public street or highway, which said Deeds included Cornplanter Drive from its intersection with Cherokee Drive to what was then known as the Rosio Subdivision; and

**WHEREAS**, the Township of Sandy desires to accept the Johnson, Royer and Hanes deeded areas as and for a public street or highway, including cul-de-sac, and for purposes of sewer, water and other utility installations.

**NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED** by the Township of Sandy at a regular meeting of the Board of Supervisors of the Township of Sandy, duly advertised for and held the 19th day of January, 2009, as follows:

**Section I.** The Township of Sandy does hereby officially accept as a cul-de-sac area, road, street, avenue and/or highway the following described areas as set forth in the following Deeds of Dedication:

(a) Lot described in Deed of Dedication from Robert J. Royer and Cathy A. Royer, husband and wife, to the Township of Sandy dated the 15th day of January, 2009, lying and being in Sandy Township, Clearfield County, said Lot being more particularly bounded and described as follows:

**BEGINNING** at a rebar set by this survey, said rebar being South 00° 41' 21" East, a distance of 122.01 feet from an existing iron pipe, said

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12:30 PM  
FEB 06 2009

William A. Shaw  
Prothonotary/Clerk of Courts

Atty's Ferraro, KruK & Ferraro  
pd. 25.00

No CC

iron pipe being the northeast corner of lands now or formerly of Robert J. and Cathy A. Royer, and also being the southeast corner of lands now or formerly of Thomas S. and Jane M. Dobis; thence South  $00^{\circ} 41' 21''$  East along lands now or formerly of Edward J. and Valerie R. Nowark, a distance of 14.07 feet to a rebar set by this survey; thence South  $89^{\circ} 23' 25''$  West along lands now or formerly of Michael R. and Patricia F. Johnson, Trustees, or the successors Trustees, of the Johnson Family Trust, a distance of 98.02 feet to a rebar set by this survey; thence through lands now or formerly of Robert J. and Cathy A. Royer, by a curve to the right, said curve having a radius of 50 feet and an arc length of 171.20 feet, said arc having a chord bearing of North  $81^{\circ} 13' 14''$  East, a chord distance of 99.00 feet to the place of beginning.

**CONTAINING** 5,318 square feet or 0.122 acres as surveyed by Lionel Alexander, P.L.S. No. SU-22887-E on December 7, 2007. Said survey plat is under the date of December 7, 2007, is referenced as JN 3019-07, and is intended to be recorded in the Clearfield County Courthouse for a more particular description.

(b) Lot described in Deed of Dedication from Michael R. Johnson and Patricia F. Johnson, husband and wife, Trustees of the Johnson Family Trust, to the Township of Sandy dated the 22nd day of December, 2008, lying and being in Sandy Township, Clearfield County, said Lot being more particularly bounded and described as follows:

**BEGINNING** at a rebar set by this survey, said rebar being North  $00^{\circ} 41' 21''$  West, a distance of 135.71 feet from an existing iron pipe, said iron pipe being the southeast corner of lands now or formerly of Michael R. and Patricia F. Johnson, Trustees of the Johnson Family Trust, dated August 9, 2005; thence North  $79^{\circ} 00' 07''$  West through lands now or formerly of Michael R. and Patricia F. Johnson, Trustees of the Johnson Family Trust dated August 9, 2005, a distance of 61.40 feet to a p.k. nail set by this survey; thence through lands now or formerly of Michael R. and Patricia F. Johnson, Trustees of the Johnson Family Trust dated August 9, 2005, by a curve to the right, said curve having a radius of 50.00 feet and an arc length of 54.22 feet, said arc having a chord bearing of North  $47^{\circ} 56' 09''$  West a chord distance of 51.60 feet to a rebar set by this survey; thence North  $89^{\circ} 23' 25''$  East along lands now or formerly of Robert J. and Cathy A. Royer, a distance of 98.02 feet to a rebar set by this survey; thence South  $00^{\circ} 41' 21''$  East along the western right of way for Cornplanter Drive (50' right of way), a distance of 47.33 feet to the place of beginning.

**CONTAINING** 3,388 square feet or 0.078 acres as surveyed by Lionel Alexander, P.L.S. No. SU-22887-E on December 7, 2007. Said survey plat is under the date of December 7, 2007, is referenced as JN 3019-07, and is intended to be recorded in the Clearfield County Courthouse for a more particular description.

(c) Fifty (50') foot right-of-way described in Deeds of Dedication dated February 26, 1983 and December 15, 1988 from John A. Hanes and Barbara J. Hanes, husband and wife, said Deeds recorded in Vol. 882, p. 582 and Vol. 1306, p. 310, in the records of the Recorder of Deeds of Clearfield County, PA, said Deeds describing the following 50 foot wide right-of-way:

(Cornplanter Drive): **BEGINNING** at a point, said point being its intersection with Cherokee Drive; thence North 84° 29' 12" West along the centerline of Cornplanter Drive, 263.28 feet to a point at the Rosio Subdivision.

**Section II.** The Chairman of the Board of Supervisors and the Secretary of Sandy Township are hereby authorized to sign this Resolution and to have a certified copy of it filed with the Clerk of the Court of Common Pleas of Clearfield County, PA, and upon the filing of the same the said described parcels shall become a part of the public road system of the Township of Sandy.

**Section III. Effective Date** - This Resolution is effective upon its signing by the Chairman of the Board of Supervisors and the Secretary of the Township of Sandy or the earliest date authorized by the Second Class Township Code whichever is sooner.

**IN WITNESS WHEREOF**, the proper officials of the Township of Sandy have executed this Resolution at a regular meeting of the Township of Sandy this 19<sup>th</sup> day of January, 2009.

ATTEST:

SANDY TOWNSHIP  
BOARD OF SUPERVISORS:

Barbara D. Hopkins  
Secretary

BY: 

Chairman

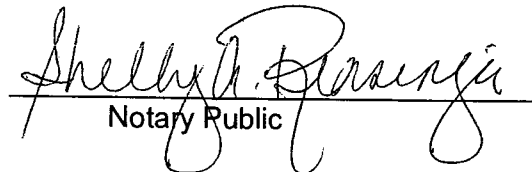
COMMONWEALTH OF PENNSYLVANIA

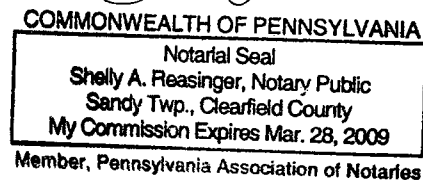
SS:

COUNTY OF CLEARFIELD

On this the 19 day of January, 2009, before me, the undersigned officer, personally appeared ~~BRADY LABORDE~~, CHAIRMAN, and BARBARA D. HOPKINS, SECRETARY, <sup>JAMES L. JEFFERS</sup> being known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

  
Notary Public



bab:SandyTwp-  
Royer-Johnson-Resolution