

2012-1309-CO Coopers Township
RE: Erickson Drive, Ryderside Drive & Spruce Farm
Lane

2012-1309-CN

TOWNSHIP OF COOPER
COUNTY OF CLEARFIELD
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 12-8-16-1

FILED

AUG 28 2012
07 3:25 PM
William A. Shaw
Prothonotary/Clerk of Courts

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
COOPER TOWNSHIP ACCEPTING CERTAIN ROADS OF
THE LARSON SUBDIVISION AS PUBLIC ROADS
DEDICATED TO THE USE OF THE TOWNSHIP.**

WHEREAS, the Board of Supervisors previously approved the subdivision of real estate then owned by Roger L. Larson and Cathy R. Larson, Husband and Wife, and Alan R. Larson and Judith S. Larson, Husband and Wife ("Larson Subdivision");

WHEREAS, the Larson Subdivision includes three (3) streets, namely Erickson Drive, Rydberg Drive, and State Farm Lane, intending to be dedicated to Cooper Township as public roads;

WHEREAS, the three (3) streets to be dedicated are bounded and described in accordance with a survey thereof by Curry and Associates Surveyors dated September 15, 2011 ("Survey");

WHEREAS, the Board of Supervisors in conjunction with its consulting engineers, Stiffler, McGraw & Associates, Inc. has inspected the streets and established criteria for acceptance of the streets, some of which have been met and some of which will be addressed in a Developers Agreement executed concurrently herewith.

WHEREAS, the Board of Supervisors hereby wish to accept the streets by this Resolution in accordance with Section 2316 of the Second Class Township Code, 53 P.S. Section 67316.

NOW THEREFORE, be it resolved and enacted and it is hereby resolved and enacted as follows:

1. The Board of Supervisors hereby accept Erickson Drive, Rydberg Drive, and State Farm Lane of the Larson Subdivision, more specifically bounded and described in accordance with descriptions prepared by Curry & Associates Surveyors annexed hereto as Exhibits "A", "B", and "C" hereof and as shown on a plat of the Survey annexed hereto as Exhibit "D".
2. The dedication shall be by deed of easement, executed and recorded in the form annexed hereto as Exhibit "E".

3. This acceptance is conditioned upon the final execution of a Developers Agreement in the form annexed hereto as Exhibit "F".
4. The Township Secretary shall file a certified copy of this Resolution with the Prothonotary/Clerk of Courts of the Court of Common Pleas of Clearfield County whereupon and in accordance with Section 2316 of the Second Class Township Code, the streets shall become a part of the public road system of Cooper Township.

DULY PRESENTED, RESOLVED AND ENACTED at the regular meeting of the Board of Supervisors of Cooper Township, Clearfield County, Pennsylvania, held the 16 day of August, 2012.

ATTEST

COOPER TOWNSHIP

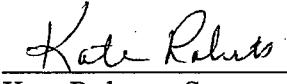
Kate Rehm
Secretary

By: Wayne T. Joseph
Chairperson

As the Secretary for Cooper Township, I certify that the foregoing is a true and correct copy of the Resolution and that there have been no further changes or amendments thereto since the date thereof, and that said document, as of this date, is valid and binding, and in full force and effect.

IN WITNESS WHEREOF, I set my hand as the authorized signatory on behalf of Cooper Township this 16 day of August, 2012.

COOPER TOWNSHIP



Kate Roberts, Secretary/Treasurer

EXHIBIT

“A”

**Suggested Legal Description
Erickson Drive**

All that parcel or piece of land being identified as Erickson Drive according to the Larson Subdivision map dated September 15, 2011, lying in the township of Cooper, County of Clearfield, in the Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the eastern right of way line of Pennsylvania State Route SR-1011, said point being the southwest corner of lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347, said point being North 16 Degrees 19 Minutes 07 Seconds East for a distance of 61.67 feet from the center line intersection of SR-1011 with Rydberg Drive and being identified as Segment 30, Offset 2416.12 feet according the records of the Pennsylvania State Department of Transportation District 2, said place of beginning being the northwest corner of the described Erickson Drive and running;

Thence South 02 Degrees 14 Minutes 32 Seconds West along the eastern right of way line of Pennsylvania State Route SR-1011 for a distance of 85.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northwest corner of Elizabeth M. Boron as described in Deed Book 1310 page 329;

Thence South 87 Degrees 04 Minutes 56 Seconds East along the northern line of lands of Elizabeth M. Boron and along the northern line of lands of Lot Numbers 16, 17, 18, 19 of the Larson Subdivision for a distance of 603.33 feet to a $\frac{3}{4}$ " rebar;

Thence along the northern line of lands of Lot Number 19 and along the arc of a circle curving to the right with a radius of 75.00 feet an arc distance of 46.28 feet, a central angle of 35 Degrees 21 Minutes 26 Seconds, the radius of which bears South 02 Degrees 55 Minutes 04 Seconds West, the chord of which bears South 69 Degrees 24 Minutes 14 Seconds East for a distance of 45.55 feet;; Thence along the arc of said curve for a distance of 46.28 feet; to a point;

Thence South 51 Degrees 43 Minutes 31 Seconds East along the northern line of lands of Lot Numbers 19, 20 and 9 of the Larson Subdivision for a distance of 496.95 feet to a $\frac{3}{4}$ " rebar;

Thence along the arc of a circle curving to the right with a radius of 125.00 feet an arc distance of 119.34 feet the chord of which bears South 24 Degrees 22 Minutes 25 Seconds East for a distance of 114.86 feet to a $\frac{3}{4}$ " rebar;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the lands of Lot Number 9 of the Larson Subdivision for a distance of 10.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of Rydberg Drive;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the eastern line of lands of Rydberg Drive for a distance of 75.00 feet to a $\frac{3}{4}$ " rebar, said rebar being on the eastern line of lands of Aaron W. and Michelle D. Cowder as described in Instrument Number 200418730 and being Lot Number 21 of the Larson Subdivision;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the eastern line of lands of Aaron W. and Michelle D. Cowder and along the lands of Ronald J. and Mary M. Beistline as described in Instrument Number 200310419 and being Lot Number 33 of the Larson Subdivision for a distance of 265.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of State Farm Lane;

Thence South 02 Degrees 43 Minutes 04 Seconds West along the eastern line of State Farm Lane for a distance of 99.54 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of Lot Number 34 of the Larson Subdivision;

Thence South 01 Degrees 54 Minutes 43 Seconds West along the eastern line of lands of Lot Number 34 and lands of Gordon and Sherry Jesberger as described in Instrument Number 200708537 and being known as Lot Number 44 of the Larson Subdivision for a distance of 275.31 feet to a $\frac{3}{4}$ " rebar;

Thence along the lands of Gordon and Sherry Jesberger and along an arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 39.38 feet, the chord of which bears South 47 Degrees 02 Minutes 34 Seconds West for a distance of 35.44 feet to a $\frac{3}{4}$ " rebar;

Thence still along the lands of Gordon and Sherry Jesberger and along the southern line of Lot Numbers 43, 42, 41 and 40 of the Larson Subdivision North 87 Degrees 49 Minutes 35 Seconds West for a distance of 691.26 feet to a $\frac{3}{4}$ " rebar;

Thence along the southeastern line of Lot Number 40 and along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 35.93 feet, the chord of which bears North 41 Degrees 53 Minutes 12 Seconds West for a distance of 35.93 feet to a $\frac{3}{4}$ " rebar, said rebar being on the eastern right of way line of State Farm Lane;

Thence South 04 Degrees 03 Minutes 12 Seconds West along State Farm Lane for a distance of 100.05 feet to a $\frac{3}{4}$ " rebar, said rebar being on the western line of Lot Number 50 of the Larson Subdivision;

Thence along the northwest line of Lot Number 50 along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 38.45 feet, the chord of which bears North 48 Degrees 06 Minutes 48 Seconds East for a distance of 34.77 feet to a $\frac{3}{4}$ " rebar;

Thence South 87 Degrees 49 Minutes 35 Seconds East along the northern line of lands of Lot Numbers 50, 49, 48, 47 and lands of Aaron G. and Amy M. Tiracorda as described in Instrument Numbers 200700925 and 200507198 for a distance of 695.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of lands of Aaron G. and Amy M. Tiracorda;

Thence along the arc of a circle curving to the left with a radius of 75.00 feet an arc distance of 116.99 feet, the chord of which bears North 47 Degrees 29 Minutes 11 Seconds East for a distance of 105.49 feet to a point;

Thence North 02 Degrees 21 Minutes 20 Seconds East along the western line of lands of Roger L. and Cathy R. Larson as described in Instrument Number 200309325 for a distance of 513.50 feet $\frac{3}{4}$ " rebar, said rebar being the southwest corner of Hoover Lane;

Thence North 02 Degrees 58 Minutes 41 Seconds East along the western line of Hoover Lane for a distance of 50.16 feet to a $\frac{3}{4}$ " rebar, said rebar being the southwest corner of lands of Alan R. and Judith S. Larson as described in Instrument Number 200309325;

Thence North 02 Degrees 58 Minutes 41 Seconds East along the western line of lands of Alan R. and Judith S. Larson for a distance of 161.40 feet to a point;

Thence still along the lands of Alan R. and Judith S. Larson and along the lands of William L. Jr. and Dana R. Croyle as described in Instrument Number 200410427 and along the arc of a circle curving to the left with a radius of 175.00 feet an arc distance of 167.08 feet the chord of which bears North 24 Degrees 22 Minutes 25 Seconds West for a distance of 160.81 feet to a $\frac{3}{4}$ " rebar;

Thence North 51 Degrees 43 Minutes 31 Seconds West still along the lands of William L. Jr. and Dana R. Croyle and along the line of Lot Numbers 7, 6, 5, 4 and a reserved 50 foot wide right of way of the Larson Subdivision for a distance of 496.95 feet to a $\frac{3}{4}$ " rebar;

Thence through a reserved 50 foot right of way and along the southern line of Lot Number 3 of the Larson Subdivision and along the arc of a circle curving to the left with a radius of 125.00 feet an arc distance of 77.14 the chord of which bears North 69 Degrees 24 Minutes 14 Seconds West for a distance of 75.92 feet to a $\frac{3}{4}$ " rebar;

Thence North 87 Degrees 04 Minutes 56 Seconds West along the southern line of Lot Numbers 2 and 1 of the Larson Subdivision for a distance of 473.63 feet to a $\frac{3}{4}$ " rebar;

Thence North 72 Degrees 05 Minutes 38 Seconds West along the southern line of Lot Number 1 of the Larson Subdivision for a distance of 135.31 feet to a point and place of **BEGINNING**.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING: 3.32 acres and know as Erickson Drive of the Larson Subdivision as shown on plat map prepared by Curry & Associates dated September 15, 2011. Bearing based on True North.

BEING part of lands conveyed to the Grantor by Deed Book 1402 page 347.

EXHIBIT

“B”

**Suggested Legal Description
Rydberg Drive**

All that parcel or piece of land being identified as Rydberg Drive according to the Larson Subdivision map dated September 15, 2011, lying in the township of Cooper, County of Clearfield, in the Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the eastern right of way line of Pennsylvania State Route SR-1011, said point being the southwest corner of lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347, said point being North 34 Degrees 55 Minutes 10 Seconds East for a distance of 28.28 feet from the center line intersection of SR-1011 with Rydberg Drive and being identified as Segment 30, Offset 1921.78 feet according the records of the Pennsylvania State Department of Transportation District 2, said place of beginning being the northwest corner of the described Rydberg Drive and running;

Thence South 03 Degrees 59 Minutes 53 Seconds West for a distance of 85.00 feet to a point, said point being the northwest corner of Lot Number 27 of the Larson Subdivision;

Thence North 78 Degrees 05 Minutes 56 Seconds East along the northern line of Lot Number 27 of the Larson Subdivision for a distance of 136.25 feet to a point;

Thence South 87 Degrees 01 Minutes 19 Seconds East still along the northern line of Lot Number 27 of the Larson Subdivision for a distance of 89.59 feet to a point;

Thence North 02 Degrees 58 Minutes 41 Seconds East still along the northern line of Lot Number 27 of the Larson Subdivision for a distance of 1.00 feet to a point;

Thence South 87 Degrees 01 Minutes 19 Seconds East still along the northern line of Lot Numbers 26, 25, 24, 23, 22, 21 of the Larson Subdivision for a distance of 855.05 feet to a 3/4" rebar (set);

Thence, along a arc of a curve to the right with a radius of 25.00 feet for an arc distance of 39.27 feet, the chord of which bears South 42 Degrees 01 Minutes 19 Seconds East for a distance of 35.36 feet to a 3/4" rebar (set);

Thence North 02 Degrees 58 Minutes 41 Seconds East along the western right of way line of Erickson Drive for a distance of 75.00 feet to a 3/4" rebar (set), said rebar being on the southeast corner of Lot Number 9 of the Larson Subdivision;

Thence North 87 Degrees 01 Minutes 19 Seconds West along the southern line of Lot Numbers 9, 10, 11, 12, 13, 14, 15 for a distance of 880.05 feet to a 1 1/2" Pin (Found), said pin being the southeast corner of lands of Brian L. and Betsy J. Baker as described in Instrument Number 200706454;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347 for a distance of 1.00 feet to a point;

Thence North 87 Degrees 01 Minutes 19 Seconds West still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347 for a distance of 219.76 feet to a point and place of **BEGINNING**.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING: 1.32 acres and know Rydberg Drive of the Larson Subdivision as shown on plat map prepared by Curry & Associates dated September 15, 2011. Bearing based on True North.

BEING part of lands conveyed to the Grantor by Default.

EXHIBIT

“C”

**Suggested Legal Description
State Farm Lane**

All that parcel or piece of land being identified as State Farm Lane according to the Larson Subdivision map dated September 15, 2011, lying in the township of Cooper, County of Clearfield, in the Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the eastern right of way line of Pennsylvania State Route SR-1011, said point being the western line of lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson, said point being North 19 Degrees 38 Minutes 35 Seconds East for a distance of 57.01 feet from the center line intersection of SR-1011 with Rydberg Drive and being identified as Segment 30, Offset 869.64 feet according the records of the Pennsylvania State Department of Transportation District 2, said place of beginning being the southwest corner of the described State Farm Drive and running;

Thence South 04 Degrees 21 Minutes 55 Seconds West along the eastern right of way line of Pennsylvania State Route SR-1011 for a distance of 110.03 feet to a point;

Thence, along an arc of a circle curving to the northeast with a radius of 30.00 feet for an arc distance of 47.15 feet, the chord of which bears North 49 Degrees 21 Minutes 26 Seconds East for a distance of 42.45 feet to a point;

Thence South 85 Degrees 36 Minutes 43 Seconds East along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 48.85 feet to a point;

Thence South 82 Degrees 31 Minutes 52 Seconds East still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 84.95 feet to a point;

Thence South 88 Degrees 10 Minutes 55 Seconds East still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 18.67 feet to a point;

Thence along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347 and along Lot Number 51 and 50 of the Larson Subdivision and along an arc of a circle curving to the left with a radius of 210.00 feet for an arc distance of 321.67 feet, the chord of which bears North 47 Degrees 56 Minutes 08 Seconds East for a distance of 291.14 feet to a $\frac{3}{4}$ " rebar;

Thence North 04 Degrees 03 Minutes 12 Seconds East along the western line of lands of Lot Number 50 of the Larson Subdivision for a distance of 79.91 feet to a $\frac{3}{4}$ " rebar;

Thence North 04 Degrees 03 Minutes 12 Seconds East along the western right of way line of Erickson Drive for a distance of 100.05 feet to a $\frac{3}{4}$ " rebar;

Thence North 04 Degrees 03 Minutes 12 Seconds East along the western line of lands of for a distance of 285.02 feet to a $\frac{3}{4}$ " rebar;

Thence still along the line of Lot Number 50 and along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 38.80 feet, the chord of which bears North 48 Degrees 30 Minutes 56 Seconds East for a distance of 35.02 feet to a $\frac{3}{4}$ " rebar;

Thence South 87 Degrees 01 Minutes 19 Seconds East along the northern line of lands of Lot Numbers 39, 38 and along the northern line of lands of Brandy and Bernard V. O'hare as described in Instrument Number 201107455 and along the northern line of Lot Numbers 36, 35, 34 for a distance of 680.72 feet to a 3/4" rebar;

Thence still along the line of Lot Number 34 and along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 38.80 feet, the chord of which bears South 42 Degrees 33 Minutes 18 Seconds East for a distance of 35.02 feet to a $\frac{3}{4}$ " rebar;

Thence North 02 Degrees 43 Minutes 04 Seconds East along the western line of lands of Erickson Drive for a distance of 99.54 feet to a 3/4" rebar, said rebar being on the eastern line of Lot Number 33 being assessed to Ronald J. and Mary M. Beistline as recorded in Instrument Number 200310419;

Thence still along the lands of Lot Number 33 being assessed to Ronald J. and Mary M. Beistline and along the arc of a circle curving to the southwest with a radius of 25.00 feet an arc distance of 39.27 feet the long chord of which bears South 47 Degrees 58 Minutes 41 Seconds West for a distance of 35.36 feet to a $\frac{3}{4}$ " rebar;

Thence North 87 Degrees 01 Minutes 19 Seconds West still along the lands of Lot Number 33 being assessed to Ronald J. and Mary M. Beistline and along the southern line of Lot Numbers 32, 31, 30, 29 of the Larson Subdivision for a distance of 680.27 feet to a 3/4" rebar;

Thence along the arc of a circle curving to the left with a radius of 75.00 feet an arc distance of 116.40 feet, the chord of which bears South 48 Degrees 30 Minutes 56 Seconds West along the southern line of Lot Numbers 29 and 28 of the Larson Subdivision for a distance of 105.07 feet to a $\frac{3}{4}$ " rebar;

Thence South 04 Degrees 03 Minutes 12 Seconds West along eastern line of Lot Numbers 28 and 52 and along the lands of W. Randie Gillespie as described in Instrument 200911706 for a distance of 464.98 feet to a 3/4" rebar;

Thence along the eastern line of lands of Lot Number 54 and along the arc of a circle curving to the right with a radius of 160.00 feet an arc distance of 245.09 feet, the chord of which bears South 47 Degrees 56 Minutes 08 Seconds West for a distance of 221.82 feet to a $\frac{3}{4}$ " rebar;

Thence North 88 Degrees 10 Minutes 55 Seconds West along the southern line of lands of Lot Number 54 of the Larson Subdivision and along the southern right of way line of a 16 foot wide alley for a distance of 16.20 feet to a point;

Thence North 82 Degrees 31 Minutes 52 Seconds West along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 83.83 feet to a point;

Thence North 85 Degrees 36 Minutes 43 Seconds West still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 50.24 feet to a point;

Thence along the arc of a curving to the right with a radius of 30.00 feet an arc distance of 47.12 feet, the chord of which bears North 40 Degrees 36 Minutes 43 Seconds West for a distance of 42.43 feet to a point and the place of **BEGINNING**.

TOGETHER with and subject to covenants, easements and restrictions of record.

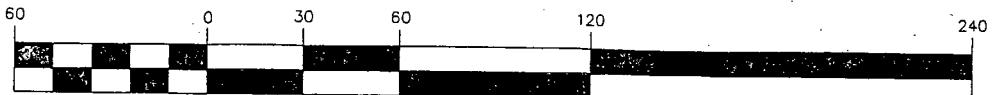
CONTAINING: 1.98 acres and know as State Farm Lane of the Larson Subdivision as shown on plat map prepared by Curry & Associates dated September 15, 2011. Bearing based on True North.

BEING part of lands conveyed to the Grantor by Deed Book 1402 page 347.

EXHIBIT

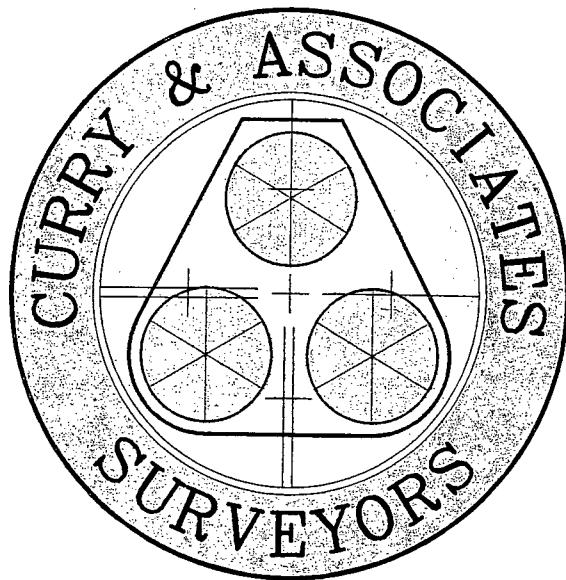
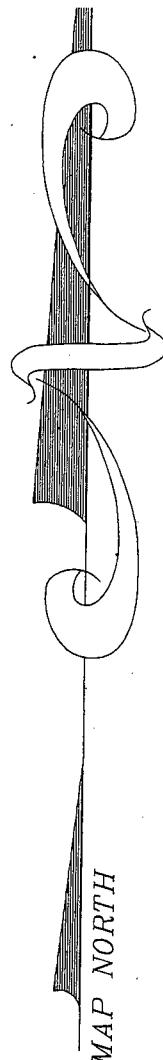
“D”

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LARSON SUBDIVISION
KYLERTOWN, PENNSYLVANIA
ROAD DEDICATION MAP
COOPER TOWNSHIP
CLEARFIELD COUNTY



ER 15, 2011

AGE38

4 & 15

LT

207 SOUTH THIRD STREET
CLEARFIELD, PENNSYLVANIA 16830
(814) 765-7226
currya@penn.com

Gary L. Thorp
GARY L. THORP, PLS
NO. SU-48530-E

FILE NO: 9027

EXHIBIT

“E”

DEED

MADE the 16th day of August, 2012, by and between ROGER L. LARSON and CATHY R. LARSON, husband and wife, of P.O. Box 75, Lanse, Pennsylvania 16849, and ALAN R. LARSON, and JUDITH S. LARSON, husband and wife, of P.O. Box 168, Kylertown, Pennsylvania, 16847, and; hereinafter "GRANTORS"

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D

COOPER TOWNSHIP, a Pennsylvania municipal corporation, with address of 3924 Kylertown-Drifting Highway, P.O. Box 208, Kylertown, Pennsylvania 16847; hereinafter "GRANTEE"

WITNESSETH

That in consideration of Zero and 00/100 (\$0.00) Dollars, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, the following described premises:

RYDBERG DRIVE:

ALL THAT parcel or piece of land being identified as Rydberg Drive according to the Larson Subdivision map dated September 15, 2011, lying in the Township of Cooper, County of Clearfield, in the Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the eastern right of way line of Pennsylvania State Route SR-1011, said point being the southwest corner of lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347, said point being North 34 Degrees 55 Minutes 10 Seconds East for a distance of 28.28 feet from the center line intersection of SR-1011 with Rydberg Drive and being identified as Segment 30, Offset 1921.78 feet according the records of the Pennsylvania State Department of Transportation District 2, said place of beginning being the northwest corner of the described Rydberg Drive and running;

Thence South 03 Degrees 59 Minutes 53 Seconds West for a distance of 85.00 feet to a point, said point being the northwest corner of Lot Number 27 of the Larson Subdivision;

Thence North 78 Degrees 05 Minutes 56 Seconds East along the northern line of Lot Number 27 of the Larson Subdivision for a distance of 136.25 feet to a point;

Thence South 87 Degrees 01 Minutes 19 Seconds East still along the northern line of Lot Number 27 and Lot Number 26 of the Larson Subdivision for a distance of 89.59 feet to a point;

Thence North 02 Degrees 58 Minutes 41 Seconds East still along the northern line of Lot Number 26 of the Larson Subdivision for a distance of 1.00 feet to a point;

Thence South 87 Degrees 01 Minutes 19 Seconds East still along the northern line of Lot Numbers 26, 25, 24, 23, 22, 21 of the Larson Subdivision for a distance of 855.05 feet to a 3/4" rebar (set);

Thence, along a arc of a curve to the right with a radius of 25.00 feet for an arc distance of 39.27 feet, the chord of which bears South 42 Degrees 01 Minutes 19 Seconds East for a distance of 35.36 feet to a 3/4" rebar (set);

Thence North 02 Degrees 58 Minutes 41 Seconds East along the western right of way line of Erickson Drive for a distance of 75.00 feet to a 3/4" rebar (set), said rebar being on the southeast corner of Lot Number 9 of the Larson Subdivision;

Thence North 87 Degrees 01 Minutes 19 Seconds West along the southern line of Lot Numbers 9, 10, 11, 12, 13, 14, 15 for a distance of 880.05 feet to a 1 1/2" Pin (Found), said pin being the southeast corner of lands of Brian L. and Betsy J. Baker as described in Instrument Number 200706454;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347 for a distance of 1.00 feet to a point;

Thence North 87 Degrees 01 Minutes 19 Seconds West still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347 for a distance of 219.76 feet to a point and place of BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING: 1.32 acres and known as Rydberg Drive of the Larson Subdivision as shown on plat map prepared by Curry & Associates dated September 15, 2011. Bearing based on True North.

BEING portions of the same premises conveyed to the Grantors herein by Deed dated June 6, 1991 and recorded June 13, 1991 in Clearfield County Record Volume 1402, page 347.

ERICKSON DRIVE:

ALL THAT parcel or piece of land being identified as Erickson Drive according to the Larson Subdivision map dated September 15, 2011, lying in the township of Cooper, County of Clearfield, in the Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the eastern right of way line of Pennsylvania State Route SR-1011, said point being the southwest corner of lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347, said point being North 16 Degrees 19 Minutes 07 Seconds East for a distance of 61.67 feet from the center line intersection of SR-1011 with Erickson Drive and being identified as Segment 30, Offset 2416.12 feet according the records of the Pennsylvania State Department of Transportation District 2, said place of beginning being the northwest corner of the described Erickson Drive and running;

Thence South 02 Degrees 14 Minutes 32 Seconds West along the eastern right of way line of Pennsylvania State Route SR-1011 for a distance of 85.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northwest corner of Elizabeth M. Boron as described in Deed Book 1310 page 329;

Thence South 87 Degrees 04 Minutes 56 Seconds East along the northern line of lands of Elizabeth M. Boron and along the northern line of lands of Lot Numbers 16, 17, 18, 19 of the Larson Subdivision for a distance of 603.33 feet to a $\frac{3}{4}$ " rebar;

Thence along the northern line of lands of Lot Number 19 and along the arc of a circle curving to the right with a radius of 75.00 feet an arc distance of 46.28 feet, the chord of which bears South 69 Degrees 24 Minutes 13 Seconds East for a distance of 45.55 feet;; Thence along the arc of said curve for a distance of 46.28 feet; to a point;

Thence South 51 Degrees 43 Minutes 31 Seconds East along the northern line of lands of Lot Numbers 19, 20 and 9 of the Larson Subdivision for a distance of 496.95 feet to a $\frac{3}{4}$ " rebar;

Thence along the arc of a circle curving to the right with a radius of 125.00 feet an arc distance of 119.34 feet the chord of which bears South 24 Degrees 22 Minutes 25 Seconds East for a distance of 114.86 feet to a $\frac{3}{4}$ " rebar;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the lands of Lot Number 9 of the Larson Subdivision for a distance of 10.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of Rydberg Drive;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the eastern line of lands of Rydberg Drive for a distance of 75.00 feet to a $\frac{3}{4}$ " rebar, said rebar being on the eastern line of lands of Aaron W. and Michelle D. Cowder as described in Instrument Number 200418730 and being Lot Number 21 of the Larson Subdivision;

Thence South 02 Degrees 58 Minutes 41 Seconds West along the eastern line of lands of Aaron W. and Michelle D. Cowder as described in Instrument Number 200418730 and being lot Number 21 of the Larson Subdivision and along the lands of Ronald J. and Mary M. Beistline as described in Instrument Number 200310419 and being Lot Number 33 of the Larson Subdivision for a distance of 265.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of State Farm Lane;

Thence South 02 Degrees 43 Minutes 04 Seconds West along the eastern line of State Farm Lane for a distance of 99.54 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of Lot Number 34 of the Larson Subdivision;

Thence South 01 Degrees 54 Minutes 43 Seconds West along the eastern line of lands of Lot Number 34 and lands of Gordon and Sherry Jesberger as described in Instrument Number 200708537 and being known as Lot Number 44 of the Larson Subdivision for a distance of 275.31 feet to a $\frac{3}{4}$ " rebar;

Thence along the lands of Gordon and Sherry Jesberger and along an arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 39.38 feet, the chord of which bears South 47 Degrees 02 Minutes 34 Seconds West for a distance of 35.44 feet to a $\frac{3}{4}$ " rebar;

Thence still along the lands of Gordon and Sherry Jesberger and along the southern line of Lot Numbers 43, 42, 41 and 40 of the Larson Subdivision North 87 Degrees 49 Minutes 35 Seconds West for a distance of 691.26 feet to a $\frac{3}{4}$ " rebar;

Thence along the southwestern line of Lot Number 40 and along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 40.09 feet, the chord of which bears North 41 Degrees 53 Minutes 12 Seconds West for a distance of 35.93 feet to a $\frac{3}{4}$ " rebar, said rebar being on the eastern right of way line of State Farm Lane;

Thence South 04 Degrees 03 Minutes 12 Seconds West along State Farm Lane for a distance of 100.05 feet to a $\frac{3}{4}$ " rebar, said rebar being on the western line of Lot Number 50 of the Larson Subdivision;

Thence along the northwest line of Lot Number 50 along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 38.45 feet, the chord of which bears North 48 Degrees 06 Minutes 48 Seconds East for a distance of 34.77 feet to a $\frac{3}{4}$ " rebar;

Thence South 87 Degrees 49 Minutes 35 Seconds East along the northern line of lands of Lot Numbers 50, 49, 48, 47 and lands of Aaron G. and Amy M. Tiracorda as described in Instrument Numbers 200700925 and 200507198 for a distance of 695.00 feet to a $\frac{3}{4}$ " rebar, said rebar being the northeast corner of lands of Aaron G. and Amy M. Tiracorda;

Thence along the arc of a circle curving to the left with a radius of 75.00 feet an arc distance 118.15 feet, the chord of which bears North 46 Degrees 52 Minutes 04 Seconds East for a distance of 105.99 feet to a point;

Thence North 02 Degrees 21 Minutes 20 Seconds East along the western line of lands of Roger L. and Cathy R. Larson as described in Instrument Number 200309325 for a distance of 512.34 feet $\frac{3}{4}$ " rebar, said rebar being the southwest corner of Hoover Lane;

Thence North 02 Degrees 58 Minutes 41 Seconds East along the western line of Hoover Lane for a distance of 50.16 feet to a $\frac{3}{4}$ " rebar, said rebar being the southwest corner of lands of Alan R. and Judith S. Larson as described in Instrument Number 200309325;

Thence North 02 Degrees 58 Minutes 41 Seconds East along the western line of lands of Alan R. and Judith S. Larson for a distance of 161.40 feet to a point;

Thence still along the lands of Alan R. and Judith S. Larson and along the lands of William L. Jr. and Dana R. Croyle as described in Instrument Number 200410427 and along the arc of a circle curving to the left with a radius of 175.00 feet an arc distance of 167.08 feet the chord of which bears North 24 Degrees 22 Minutes 25 Seconds West for a distance of 160.81 feet to a $\frac{3}{4}$ " rebar;

Thence North 51 Degrees 43 Minutes 31 Seconds West still along the lands of William L. Jr. and Dana R. Croyle and along the line of Lot Numbers 7, 6, 5, 4 and a reserved 50 foot wide right of way of the Larson Subdivision for a distance of 496.95 feet to a $\frac{3}{4}$ " rebar;

Thence through a reserved 50 foot right of way and along the southern line of Lot Number 3 of the Larson Subdivision and along the arc of a circle curving to the left with a radius of 125.00 feet an arc distance of 77.14 the chord of which bears North 69 Degrees 24 Minutes 13 Seconds West for a distance of 75.92 feet to a $\frac{3}{4}$ " rebar;

Thence North 87 Degrees 04 Minutes 56 Seconds West along the southern line of Lot Numbers 3, 2 and 1 of the Larson Subdivision for a distance of 473.63 feet to a $\frac{3}{4}$ " rebar;

Thence North 72 Degrees 05 Minutes 38 Seconds West along the southern line of Lot Number 1 of the Larson Subdivision for a distance of 135.31 feet to a point and place of BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING: 3.32 acres and known as Erickson Drive of the Larson Subdivision as shown on plat map prepared by Curry & Associates dated September 15, 2011. Bearing based on True North.

BEING portions of the same premises conveyed to the Grantors herein by Deed dated June 6, 1991 and recorded June 13, 1991 in Clearfield County Record Volume 1402, page 347.

STATE FARM LANE:

ALL THAT parcel or piece of land being identified as State Farm Lane according to the Larson Subdivision map dated September 15, 2011, lying in the township of Cooper, County of Clearfield, in the Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the eastern right of way line of Pennsylvania State Route SR-1011, said point being the western line of lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson, said point being North 19 Degrees 38 Minutes 35 Seconds East for a distance of 57.01 feet from the center line intersection of SR-1011 with Rydberg Drive and being identified as Segment 30, Offset 869.64 feet according the records of the Pennsylvania State Department of Transportation District 2, said place of beginning being the northwest corner of the described State Farm Lane and running;

Thence South 04 Degrees 21 Minutes 55 Seconds West along the eastern right of way line of Pennsylvania State Route SR-1011 for a distance of 110.03 feet to a point;

Thence, along an arc of a circle curving to the northeast with a radius of 30.00 feet for an arc distance of 47.15 feet, the chord of which bears North 49 Degrees 21 Minutes 46 Seconds East for a distance of 42.45 feet to a point;

Thence South 85 Degrees 36 Minutes 43 Seconds East along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 48.85 feet to a point;

Thence South 82 Degrees 31 Minutes 52 Seconds East still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 84.95 feet to a point;

Thence South 88 Degrees 10 Minutes 55 Seconds East still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 18.67 feet to a point;

Thence along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson as described in Deed Book 1402 page 347 and along Lot Numbers 51 and 50 of the Larson Subdivision and along an arc of a circle curving to the left with a radius of 210.00 feet for an arc distance of 321.67 feet, the chord of which bears North 47 Degrees 56 Minutes 08 Seconds East for a distance of 291.14 feet to a 3/4" rebar;

Thence North 04 Degrees 03 Minutes 12 Seconds East along the western line of lands of Lot Number 50 of the Larson Subdivision for a distance of 79.91 feet to a 3/4" rebar;

Thence North 04 Degrees 03 Minutes 12 Seconds East along the western right of way line of Erickson Drive for a distance of 100.05 feet to a 3/4" rebar;

Thence North 04 Degrees 03 Minutes 12 Seconds East along the western line of lands of Lot Number 40 and Lot Number 39 of the Larson Subdivision for a distance of 285.02 feet to a $\frac{3}{4}$ " rebar;

Thence still along the line of Lot Number 39 and along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 38.80 feet, the chord of which bears North 48 Degrees 30 Minutes 56 Seconds East for a distance of 35.02 feet to a $\frac{3}{4}$ " rebar;

Thence South 87 Degrees 01 Minutes 19 Seconds East along the northern line of lands of Lot Numbers 39, 38 and along the northern line of lands of Brandy and Bernard V. O'hare as described in Instrument Number 201107455 and along the northern line of Lot Numbers 36, 35, 34 for a distance of 680.72 feet to a $\frac{3}{4}$ " rebar;

Thence still along the line of Lot Number 34 and along the arc of a circle curving to the right with a radius of 25.00 feet an arc distance of 38.80 feet, the chord of which bears South 42 Degrees 33 Minutes 18 Seconds East for a distance of 35.02 feet to a $\frac{3}{4}$ " rebar;

Thence North 02 Degrees 43 Minutes 04 Seconds East along the western line of lands of Erickson Drive for a distance of 99.54 feet to a $\frac{3}{4}$ " rebar, said rebar being on the eastern line of Lot Number 33 being assessed to Ronald J. and Mary M. Beistline as recorded in Instrument Number 200310419;

Thence still along the lands of Lot Number 33 being assessed to Ronald J. and Mary M. Beistline and along the arc of a circle curving to the southwest with a radius of 25.00 feet an arc distance of 39.27 feet the long chord of which bears South 47 Degrees 58 Minutes 41 Seconds West for a distance of 35.36 feet to a $\frac{3}{4}$ " rebar;

Thence North 87 Degrees 01 Minutes 19 Seconds West still along the lands of Lot Number 33 being assessed to Ronald J. and Mary M. Beistline and along the southern line of Lot Numbers 32, 31, 30, 29 of the Larson Subdivision for a distance of 680.27 feet to a $\frac{3}{4}$ " rebar;

Thence along the arc of a circle curving to the left with a radius of 75.00 feet an arc distance of 116.40 feet, the chord of which bears South 48 Degrees 30 Minutes 56 Seconds West along the southern line of Lot Numbers 29 and 28 of the Larson Subdivision for a distance of 105.07 feet to a $\frac{3}{4}$ " rebar;

Thence South 04 Degrees 03 Minutes 12 Seconds West along eastern line of Lot Numbers 28 and 52 and along the lands of W. Randie Gillespie as described in Instrument 200911706 for a distance of 464.98 feet to a $\frac{3}{4}$ " rebar;

Thence along the eastern line of lands of Lot Number 54 and along the arc of a circle curving to the right with a radius of 160.00 feet an arc distance of 245.09 feet, the chord of which bears South 47 Degrees 56 Minutes 08 Seconds West for a distance of 221.82 feet to a $\frac{3}{4}$ " rebar;

Thence North 88 Degrees 10 Minutes 55 Seconds West along the southern line of lands of Lot Number 54 of the Larson Subdivision and along the southern right of way line of a 16 foot wide alley for a distance of 16.20 feet to a point;

Thence North 82 Degrees 31 Minutes 52 Seconds West along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 83.83 feet to a point;

Thence North 85 Degrees 36 Minutes 43 Seconds West still along the lands of Roger L. and Cathy R. Larson and Alan R. and Judith S. Larson for a distance of 50.24 feet to a point;

Thence along the arc of a curving to the right with a radius of 30.00 feet an arc distance of 47.12 feet, the chord of which bears North 40 Degrees 36 Minutes 43 Seconds West for a distance of 42.43 feet to a point and the place of BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING: 1.98 acres and know as State Farm Lane of the Larson Subdivision as shown on plat map prepared by Curry & Associates dated September 15, 2011. Bearing based on True North.

BEING portions of the same premises conveyed to the Grantors herein by Deed dated June 6, 1991 and recorded June 13, 1991 in Clearfield County Record Volume 1402, page 347.

ALL THREE OF THE FOREGOING PARCELS ARE GRANTED UNDER AND SUBJECT TO THE FOLLOWING:

EXCEPTING AND RESERVING unto the Grantors, their heirs, successors and assigns, all the coal, clay, oil, gas, related hydrocarbons; and all gas and/or oil bearing shales, sands, coals, or other formations containing them together with all other substances produced therewith together with all rights now or hereafter known or utilized, necessary or convenient to prospect for, develop and transport the same to, on, in or over the premises together with the right to utilize such portions of the surface as are reasonably necessary to carry out the foregoing.

UNDER AND SUBJECT TO UTILITY RIGHTS OF WAY HERETOFORE GRANTED OR SET FORTH IN ANY OF THE SUBDIVISION MAPS, DECLARATIONS OR OTHER MATTERS ESTABLISHING OR GOVERNING THIS SUBDIVISION.

SUBDIVISION MAP PREPARED BY CURRY & ASSOCIATES SURVEYORS, DATED JULY 2, 1996 AND RECORDED ON AUGUST 3, 1998 AT CLEARFIELD COUNTY INSTRUMENT NUMBER 199814711. MAP NUMBER 1602

A SECOND SUBDIVISION MAP PREPARED BY CURRY & ASSOCIATES SURVEYORS, DATED JUNE 17, 2002 AND RECORDED ON JUNE 4, 2003 AT CLEARFIELD COUNTY INSTRUMENT NUMBER 200309654.

THE MOST RECENTLY RECORDED SUBDIVISION MAP DEPICTING THE FOREGOING PARCELS IS DATED SEPTEMBER 22, 2011 AND WAS RECORDED ON OCTOBER 19, 2011 AT CLEARFIELD COUNTY INSTRUMENT NO. 201114659.

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 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 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

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/We, the undersigned, hereby certify that I/We know and understand that I/We may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchase property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/We further certify that this certification is in a print style contrasting with that in the deed proper and is preceded by the word "notice" printed in large print above.

Witness:

Kate Roberts

Buyer(s):

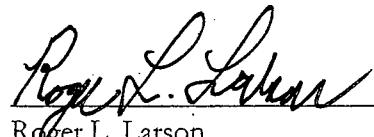
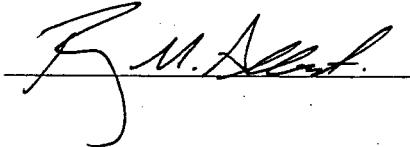
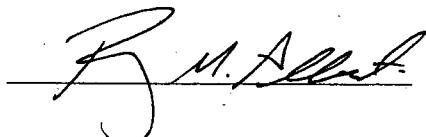
Wayne T. Josephson

This 16 day of August, 2012.

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

IN WITNESS WHEREOF, the Grantors have caused these presents to be properly executed on the day and year first written above.

Attest:



Roger L. Larson



Cathy R. Larson

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA

:SS

COUNTY OF Clearfield

COMMONWEALTH OF PENNSYLVANIA

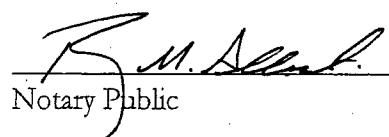
Notarial Seal

Ryan M. Albert, Notary Public
Graham Twp., Clearfield County
My Commission Expires April 6, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ON this 16 day of August, 2012, before me, the undersigned officer, personally appeared ROGER L. LARSON and CATHY R. LARSON, husband and wife, who duly sworn according to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes contained therein.

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


Notary Public

IN WITNESS WHEREOF, the Grantors have caused these presents to be properly executed on the day and year first written above.

Attest:

R.M. Albert.

Alan R. Larson

Alan R. Larson

R.M. Albert.

Judith S. Larson

Judith S. Larson

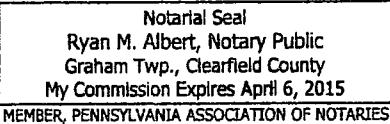
ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA

:SS

COUNTY OF CLEARFIELD

COMMONWEALTH OF PENNSYLVANIA



ON this 16 day of August, 2012, before me, the undersigned officer, personally appeared ALAN R. LARSON and JUDITH S. LARSON, husband and wife, who duly sworn according to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes contained therein.

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

R.M. Albert.
Notary Public

CERTIFICATE OF RESIDENCE

I hereby certify that the correct address of the Grantees is as follows:

3924 Kylertown-Drifting Highway
P.O. Box 208
Kylertown, PA 16847

By: Kim C. Kesner, Esquire
Attorney for Grantee

EXHIBIT

“F”

DEVELOPERS AGREEMENT

(“Executed in Duplicate”)

THIS AGREEMENT made and executed on this 16 day of August, 2012
by and between COOPER TOWNSHIP, a Second Class Township of the Commonwealth
of Pennsylvania with its office at 3924 Kylertown-Drifting Highway, Kylertown,
Pennsylvania, 16847, hereinafter referred to as “Township”

~AND~

Roger L. Larson and Cathy R. Larson, Husband and Wife of P.O. Box 75, Lanse,
Pennsylvania, 16849 and Alan R. Larson and Judith S. Larson, Husband and Wife of P.O.
Box 168, Kylertown, Pennsylvania, 16847, hereinafter collectively referred to as
“Developer”.

WITNESSETH

WHEREAS, Developer has developed and subdivided for residential purposes a
tract of land in Cooper Township. The subdivision known as Larson Subdivision was
originally approved by the Board of Supervisors on August 3, 1998 and the most recent
plat thereof was recorded on October 19, 2011 in the Office of Recorder of Deeds of
Clearfield County at Instrument Number 201114659.

WHEREAS, the Board of Supervisors in conjunction with its consulting
engineers, Stiffler, McGraw & Associates, Inc. has inspected the streets and established
criteria for acceptance of the streets, some of which have been met and some of which are
intended to be addressed hereby.

WHEREAS, the Township and Developer enter into this Agreement to confirm and address the criteria and performances to be met by the Developer after acceptance of the streets.

NOW THEREFORE, intending to be legally bound hereby, the parties hereto agree as follows:

1. Developer hereby acknowledges that Section 503.1 of the Cooper Township Subdivision and Land Development Ordinance requires adequate drainage ditches to insure drainage of all points along streets. For this purpose, Developer has reserved easements between the subdivided lots. At the time of house construction on any and all lots, the Developer shall construct drainage swales to direct storm water to existing drainage structures and require any future structures on Rydberg Drive to direct storm water away from Rydberg Drive.

2. In addition, at the time of house construction, the Developer shall construct or shall require the lot owner to construct adequately sized driveway cross pipes.

3. Construction of drainage ditches and driveway cross pipes shall be subject to the inspection and final approval of the Board of Supervisors in accordance with Section 701(E)(1) of the Cooper Township Subdivision and Land Development Ordinance.

4. The Developer acknowledges that certain electrical pad mount transformers and electrical lines located at the Northwest corner of Lot 19 and Southeast corner of Lot 4 were constructed too close to the edges of the cart way within the required right-of-way width. The Board of Supervisors have agreed not to require relocation of these facilities but in consideration of this acceptance and as a condition of the dedication of the streets, Developer, jointly and severally, shall assume all risks and responsibility for losses of every description and connection with the electrical pad mount transformers and

connected and related facilities. Developer shall jointly and severally hold the Township, its officers and employees harmless from, and shall indemnify it and them against any and all claims, liabilities, demands and action based upon or arising out of the location or operation of these facilities and shall defend any and all actions brought against the Township and/or its officers or employees based upon any such claims or demands.

5. The Developer agrees within thirty (30) days from the execution date of this Agreement to reimburse the Township for fees of Stiffler McGraw and Associates, Inc. totaling \$476.00, Kim C. Kesner, Esquire totaling \$2,000.00, in accordance with invoices submitted to the township, copies of which have been provided to Developer.

IN WITNESS WHEREOF, the Township and Developer have caused this Developers Agreement to be executed by properly authorized officials and under their official seal this 16 day of August, 2012.

ATTEST:

COOPER TOWNSHIP

Kate Rabt
Secretary

By: Wayne T. Josephson
Chairman

DEVELOPERS

Roger L. Larson
Roger L. Larson

Cathy R. Larson
Cathy R. Larson

Alan R. Larson
Alan R. Larson

Judith S. Larson
Judith S. Larson

