

2017-50-CD

SANDY TOWNSHIP RESOLUTION NO. 24 -2016

**WHEREAS, DEVELOPAC, INC.,** presented a Deed of Dedication dated March 25, 1996 to the **TOWNSHIP OF SANDY** for a certain piece, parcel or tract of land, more specifically described in the said March 25, 1996 Deed, with the description being marked as "Parcel A" on the Deed; and

**WHEREAS,** the said Deed of Dedication was not recorded nor signed by the **TOWNSHIP OF SANDY**, although the **TOWNSHIP OF SANDY** physically accepted the parcel described in the Deed by continuing to maintain the area described in "Parcel A" and by treating it as a Township Road; and

**WHEREAS,** it is believed to be in the best interest of the **TOWNSHIP OF SANDY** to now formally accept the Deed of Dedication and have it recorded.

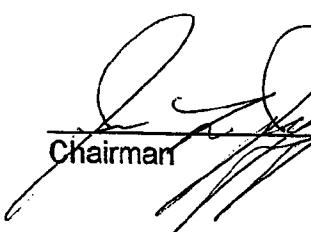
**NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED** at this regular meeting of the Board of Supervisors of the **TOWNSHIP OF SANDY** held this 19<sup>th</sup> day of December, 2016 as follows:

1. The **TOWNSHIP OF SANDY** hereby accepts the Deed of Dedication dated March 25, 1996 from **DEVELOPAC, INC.**, for the piece or parcel of real estate described as "Parcel A" in said Deed and described as "Parcel A" in the attached survey drawing.
2. A copy of the said Deed of Dedication dated March 25, 1996 is attached to this Resolution and made a part hereof.
3. The Chairman of the Board of Supervisors is authorized to accept the Deed of Dedication on behalf of the **TOWNSHIP OF SANDY** by signing it and the Secretary is authorized to attest the signature of the Chairman.
4. The Manager of the **TOWNSHIP OF SANDY** is then authorized to proceed to have the Deed of Dedication properly recorded and then lodged of record with the **TOWNSHIP OF SANDY**.

**IN WITNESS WHEREOF,** the following set forth their hands and seals the day and year aforesaid.

ATTEST:

Barbara D. Miller  
Secretary

  
Chairman

I hereby certify this to be a true and attested copy of the original statement filed in this case.

JAN 12 2017

A TRUE COPY  
ATTEST: Barb K. Saylor

PROTHONOTARY-CLERK

DEED OF DEDICATION

THIS INDENTURE made this 25th day of March, 1996, by and between DEVELOPAC, INC., a Pennsylvania business corporation, of DuBois, Pennsylvania, Party of the First Part and Grantor,

and

THE TOWNSHIP OF SANDY, a second class Township, organized and existing as a municipality under the laws of the Commonwealth of Pennsylvania, having its situs in Clearfield County, Party of the Second Part and Grantee;

**WITNESSETH** that the said Grantor, for and in consideration of the advantage to it accruing, as well as other considerations affecting the public welfare which it seeks to advance, has bargained, granted, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece or parcel of real estate located in Sandy Township, Clearfield County, Pennsylvania, bounded and described as Parcel A per the attached exhibit, and further bounded and described per the plot map which is recorded herewith as a plot and plan in the Recorder of Deeds Office of Clearfield County listed as Parcel A. The attached narrative description is the Surveyor's text description of Alexander & Associates, Inc.

**To Have and To Hold** the said parcel or lot of land described above unto the said Grantee, its successors and assigns, for a public street or highway and for purposes of sewer, water and other utility installations, and for no other purpose whatsoever, and to the same extent and with the same effect as if the said street or road had been opened by a decree of the Court of Common Pleas of Clearfield County after proceedings duly had for that purpose under and in pursuance of the road laws of the Commonwealth of Pennsylvania or Eminent Domain laws of said Commonwealth.

And the said Grantor, on its behalf and on behalf of its successors and assigns, agrees with the said Sandy Township, its successors and assigns, that neither the Grantor, nor its successors or assigns, shall ask, demand, recover, or receive from the said Grantee, its successors and assigns, any sums of money for the grading,

improvement or installations that may hereafter be effected by the said Grantee, its successors or assigns.

The said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantor, its successors and assigns, and against all and any person, persons or parties whomsoever lawfully claiming or to claim the same, or any part thereof, by, from or under it or them or any of them shall and will forever warrant and forever defend.

IN WITNESS WHEREOF, the said Party of the First Part, has caused these presents to be signed by its President or a Vice President and its corporate seal to be hereunto affixed, duly attested by its Secretary or an Assistant Secretary, the day and year first above written.

ATTEST:

DEVELOPAC, INC.

Donald F. Crates  
Secretary

By: Joseph Maracollo  
Vice President

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD :  
SS :

On this, the 25<sup>th</sup> day of March, 1996, before me, the undersigned officer, personally appeared Joseph M. Varnallo who is the Vice President of DEVELOPAC, INC., and by virtue and in pursuance of the authority thereby vested in him, acknowledged the foregoing to be the act and deed of DEVELOPAC, INC.

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

Francene G. Thomas  
Notary Public  
Notarial Seal  
Francene G. Thomas, Notary Public  
DuBois, Clearfield County  
My Commission Expires Feb. 21, 2000  
Member, Pennsylvania Association of Notaries

PARCEL A:

GRANTOR: DEVELOPAC, INC.

GRANTEE: TOWNSHIP OF SANDY

ALL that certain piece, parcel, or tract of land lying and being situate in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing Wal-Mart concrete monument ("W-1-B"), said monument being along the western line of lands now or formerly of Nedza Real Estate Development Corporation (Deed Book 1327 Page 491) and also being the southeast corner of Phase I of the Sandy Township / Developac Industrial Park, the northeast corner of lands now or formerly of Wal-Mart Stores, Inc., and the northeast corner of the herein described parcel, further being shown as Corner Number 4 on the hereto attached plat;

THENCE, S 20 Degrees 34 Minutes 09 Seconds W along lands now or formerly of Nedza Real Estate Development Corporation, along a 16-foot unopened alley, and along lands now or formerly of George S. and Catherine Nedza a distance of 893.07 feet to a one inch iron pipe set by this survey, said iron pipe being along the northern terminus of First Avenue Extension (as dedicated to the Township of Sandy in Deed Book 841 Page 586 and dated June 4, 1982), further being shown as Corner Number 46 on the hereto attached plat;

THENCE, N 77 Degrees 37 Minutes 53 Seconds W along the northern terminus of First Avenue Extension (as dedicated to the Township of Sandy in Deed Book 841 Page 586 and dated June 4, 1982) a distance of 60.62 feet to a point, further being shown as Corner Number 47 on the hereto attached plat;

THENCE, S 20 Degrees 34 Minutes 09 Seconds W along the western right-of-way for First Avenue Extension (as dedicated to the Township of Sandy in Deed Book 841 Page 586 and dated June 4, 1982) and along the northern right-of-way for S.R.0255 a distance of 419.75 feet to a point, further being shown as Corner Number 48 on the hereto attached plat;

THENCE, S 74 Degrees 30 Minutes 48 Seconds E along First Avenue Extension (as dedicated to the Township of Sandy in Deed Book 841 Page 586 and dated June 4, 1982) and along the northern right-of-way for S.R.0255 a distance of 60.24 feet to a Wal-Mart concrete monument ("W-1-B"), said monument being along the northern edge of the right-of-way for S.R.0255, further being shown as Corner Number 5 on the hereto attached plat;

THENCE, S 15 Degrees 29 Minutes 12 Seconds W through the northern right-of-way for S.R.0255 a distance of 40.00 feet to a an existing railroad spike (which has been paved over), said railroad spike being the southeast corner of the herein described parcel, further being shown as Corner Number 6 on the hereto attached plat;

THENCE, N 74 Degrees 30 Minutes 48 Seconds W along the centerline for S.R.0255 a distance of 75.30 feet to a point, said point being the southwest corner of the herein described parcel, further being shown as Corner Number 49 on the hereto attached plat;

THENCE, N 15 Degrees 29 Minutes 12 Seconds E through the northern right-of-way for S.R.0255 a distance of 40.00 feet to a point, said point being along the northern edge of said right-of-way, further being shown as Corner Number 50 on the hereto attached plat;

THENCE, N 20 Degrees 34 Minutes 09 Seconds E along lands now or formerly of McDonald's Corporation (Deed Book 1507 Page 160) and through the lands of Wal-Mart Stores, Inc., of which this is a part, a distance of 670.62 feet to a point, said point being the southeast corner of "Parcel C" of this survey, further being shown as Corner Number 51 on the hereto attached plat;

THENCE, continuing N 20 Degrees 34 Minutes 09 Seconds E along "Parcel C" of this survey a distance of 650.42 feet to a one inch iron pipe set by this survey, said iron pipe being along the southern line of Phase I of the Sandy Township / Developac Industrial Park and also being the northeast corner of said "Parcel C" and the northwest corner of the herein described parcel, further being shown as Corner Number 55 on the hereto attached plat;

THENCE, S 70 Degrees 46 Minutes 46 Seconds E along lands now or formerly of Phase I of the Sandy Township / Developac Industrial Park and through Industrial Drive (50-foot r/w) a distance of 75.02 feet to an existing concrete monument, the point of beginning.

CONTAINING 76,622 square feet or 1.76 acres.

BEING subject to the northern right-of-way for S.R.0255, a concrete retaining wall, and any utility easements which may be of record..

BEING a portion of Parcel Number 103 on Sandy Township Assessment Map C-3.

BEING a portion of Exception C of the lands described in Deed Book 1394 Page 217 and recorded in the Clearfield County Courthouse.

BEING the same premises as surveyed and drawn by ALEXANDER & ASSOCIATES INC., Falls Creek, PA 15840. Said survey plat is under the date of March 11, 1996, is referenced as JN1394-96, and is intended to be recorded in the Clearfield County Courthouse for a more particular description.

