

2017-SSS-CB

SANDY TOWNSHIP RESOLUTION NO. 12 -2017

WHEREAS, DEVELOPAC, INC., presented a Deed of Dedication dated December 22, 1999 to the TOWNSHIP OF SANDY for a certain piece, parcel or tract of land, more specifically described in the said December 22, 1999 Deed, with the piece, parcel or tract of land more particularly marked on the attached Exhibit A; and

WHEREAS, the said Deed of Dedication was not recorded nor signed by the TOWNSHIP OF SANDY, although the TOWNSHIP OF SANDY has physically accepted the parcel described in the Deed by continuing to maintain and improve a portion of the area described in the Deed and identified on the attached Exhibit A and by treating it as a Township Road, and by running a water line the length of the described area; 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 3rd day of April, 2017 as follows:

1. The TOWNSHIP OF SANDY hereby accepts the Deed of Dedication dated December 22, 1999, from DEVELOPAC, INC., for the piece or parcel of real estate described in said Deed and as shown on the attached Exhibit A as proposed Deed of Dedication.
2. A copy of the said Deed of Dedication dated December 22, 1999, 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

[Signature]
Chairman

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

APR 13 2017

FILED

M 10:35 a.m. CL

APR 13 2017

A TRUE COPY

ATTEST: [Signature]

BRIAN K. SPENCER
PROTHONOTARY & CLERK OF COURTS

ICC Atty Kruk

(OK)

02/11/2000

COPY

DEED OF DEDICATION

THIS INDENTURE, made this 22ND day of December, 1999, between DEVELOPAC, INC., a business corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal office and place of business in the City of DuBois, Clearfield County, Pennsylvania, Grantor, party of the first part;

and

TOWNSHIP OF SANDY, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with offices located in Sandy Township, Clearfield County, Pennsylvania, Grantee, party of the second part;

WITNESSETH: That the said Grantor, for and in consideration of the advantage to Grantor accruing as well as for numerous other considerations affecting the public welfare which it seeks to advance, has granted, bargained, 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, 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 iron pipe set by a previous survey, said iron pipe being on the eastern terminus of Industrial Drive, 50-foot Right of Way of Phase I (previously dedicated to Sandy Township) and also being the northwest corner of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 1 on the hereto attached survey map; thence, South 79° 51' 49" East through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 823.00 feet to a one-inch iron pipe set by this survey, said iron pipe being the PC of a curve to the right and also being on the northern line of the herein described Right of Way for

Parcel "A"; and further being referenced as Corner Number 2 on the hereto attached survey map; **thence**, through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) by a curve to the right, said curve having a radius of 2,889.79 feet and an arc length of 742.96 feet, said arc having a chord bearing of South 72° 29' 54" East and a chord distance of 740.91 feet to a one-inch iron pipe set by this survey, said iron pipe being the PT of a curve to the right and also being on the northern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 3 on the hereto attached survey map; **thence**, South 65° 07' 58" East through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 106.27 feet to a one-inch iron pipe set by this survey, said iron pipe being the PC of a curve to the right and also being on the northern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 4 on the hereto attached survey map; **thence**, through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) by a curve to the right, said curve having a radius of 325.00 feet and an arc length of 254.30 feet, said arc having a chord bearing of South 42° 43' 02" East and a chord distance of 247.86 feet to a one-inch iron pipe set by this survey, said iron pipe being the PT of a curve to the right and also being on the northern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 5 on the hereto attached survey map; **thence**, South 20° 18' 06" East through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 317.27 feet to a one-inch iron pipe set by this survey, said iron pipe being the PC of a curve to the right and also being on the northern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 6 on the hereto attached survey map; **thence**, through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) by a curve to the right, said curve having a radius of 578.42 feet and an arc length of 182.64 feet, said arc having a chord bearing of South 11° 15' 21" East and a chord distance of 181.89 feet to a one-inch iron pipe set by this survey, said iron pipe being on a curve to the right and being the northeast corner of the herein described Right of Way for Parcel "A" and

the northwest corner of Parcel "B", Proposed Deed of Dedication, 50-foot Right of Way from Morningside Cemetery Association to Sandy Township; and further being referenced as Corner Number 22 on the hereto attached survey map; **thence**, South 19° 12' 55" West along the lands now or formerly Morningside Cemetery Association (Deed Book 593, page 234, dated February 19, 1972) a distance of 217.84 feet to an existing stone monument, said monument being the southwest corner of said lands for Morningside Cemetery Association and also being the southwest corner of Parcel "B", Proposed Deed of Dedication, 50-foot Right of Way from Morningside Cemetery Association to Sandy Township and also being the southeast corner of Parcel "A"; and further being referenced as Corner Number 25 on the hereto attached survey map; **thence**, North 79° 51' 49" West along the lands now or formerly Nedza Real Estate Development Corporation (Deed Book 1327, page 491) and along the northern terminus of Shaffer Road Extension [50-foot Right of Way Dedication to Sandy Township from Morningside Cemetery Association (Deed Book 325, page 11, dated February 20, 1939)] a distance of 10.16 feet to a one-inch iron pipe set by this survey, said iron pipe being the southeast corner of the herein described Right of Way for Parcel "A" and also being referenced as Corner Number 8 on the hereto attached survey map; **thence**, North 19° 12' 55" Seconds East through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 8.15 feet to a one-inch iron pipe set by this survey, said iron pipe being on the southern line of the herein described Right of Way for Parcel "A" and also being the PC of a curve to the left; and further being referenced as Corner Number 9 on the hereto attached survey map; **thence**, through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) by a curve to the left, said curve having a radius of 528.42 feet and an arc length of 364.45 feet, said arc having a chord bearing on North 00° 32' 36" West and a chord distance of 357.27 feet to a one-inch iron pipe set by this survey, said iron pipe being the PT of a curve to the left and also being on the southern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 10 on the hereto attached survey map; **thence**, North 20° 18' 06" West through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 317.27 feet to a one-

inch iron pipe set by this survey, said iron pipe being the PC of a curve to the left and also being on the southern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 11 on the hereto attached survey map; **thence**, through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) by a curve to the left, said curve having a radius of 275.00 feet and an arc length of 215.17 feet, said arc having a chord distance of North 42° 43' 02" West and a chord distance of 209.73 feet to a one-inch iron pipe set by this survey, said iron pipe being the PT of a curve to the left and also being on the southern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 12 on the hereto attached survey map; **thence**, North 65° 07' 58" West through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 106.27 feet to a one-inch iron pipe set by this survey, said iron pipe being the PC of a curve to the left and also being on the southern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 13 on the hereto attached survey map; **thence**, through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) by a curve to the left, said curve having a radius of 2,839.79 feet and an arc length of 730.10 feet, said arc having a chord bearing of North 72° 29' 54" West and a chord distance of 728.09 feet to a one-inch pipe set by this survey, said iron pipe being the PT of a curve to the left and also being on the southern line of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 14 on the hereto attached survey map; **thence**, North 79° 51' 49" West through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 823.00 feet to an existing iron pipe set by a previous survey, said iron pipe being the northeast corner of Phase I of the Industrial Park, Lot Number 5 and also being the southwest corner of the herein described Right of Way for Parcel "A"; and further being referenced as Corner Number 15 on the hereto attached survey map; **thence**, North 10° 08' 11" East through the lands now or formerly Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995) a distance of 50.00 feet to an existing iron pipe set by a previous survey, said iron pipe being the northwest corner of the herein described

Right of Way for Parcel "A" and further being referenced as Corner Number 1 on the hereto attached survey map, the place of beginning.

CONTAINING 124,378 square feet or 2.86 acres.

SUBJECT to any utility easements which may be of record.

BEING a portion of Parcel Number 108 on the Sandy Township, Clearfield County Assessment Map Number 128-C3.

BEING the same premises as surveyed and drawn by Alexander & Associates, Inc., of Falls Creek, Pennsylvania. Said survey plat is under the date of August 4, 1999, is referenced as JN1935-99, and is intended to be recorded in the Clearfield County Courthouse for a more particular description.

BEING a portion of the same premises conveyed to Developac, Inc., by deed of general warranty, dated May 23, 1995, and recorded in the Office of the Recorder of Deeds, Clearfield County, Pennsylvania, in Record Book 1687, page 109.

And the said Grantor, for itself, its successors and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor its successors and assigns shall, nor will at any time hereafter, ask, demand, or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established by the Board of Supervisors of the Township of Sandy, Grantee, and if such grade shall not be established as of the date of these presents that neither the said Grantor, its successors and assigns, shall nor will at any time thereafter ask, demand, recover or receive any such damage by reason of the physical grading of said Street to conform to the grade as first thereafter established or confirmed by the said Board of Supervisors of the Township of Sandy, Grantee.

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

IN WITNESS WHEREOF, the said grantor has caused this Deed to be signed by its President or a Vice President, and also by its Secretary, or by an Assistant Secretary, or by its Treasurer, or by an Assistant Treasurer, and its Corporate Seal to be hereunto affixed, the day and year first above written.

ATTEST:

DEVELOPAC, INC.

Donnie H. Crater

By

Gary M. Vetro

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

On this, the 22 day of December, 1999, before me, the undersigned officer, personally appeared GARY M. VETRO, who acknowledged himself to be the President of DEVELOPAC, INC., the foregoing corporation, and that as such, he, being authorized by such corporation to do so, executed the foregoing deed for the purpose therein contained by signing his name thereon as such.

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

Francene G. Thomas

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

