

2017-W62-CD



2017-662-CD
COPY

SANDY TOWNSHIP RESOLUTION NO. 13 -2017

WHEREAS, NEDZA REAL ESTATE DEVELOPMENT CORP. and OTT RESOURCES, INC., presented a Deed of Dedication dated August 11, 1999, to the TOWNSHIP OF SANDY for a certain piece, parcel or tract of land, more specifically described in the said August 11, 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 improving the area described in the Deed by clearing and rough grading the Right-of-Way area for future use as a road way, installing a water line through the Right-of-Way area and mowing the Right-of-Way on occasion as needed to maintain access to the water line for maintenance purposes, said physical improvements and maintenance being in the area described in the said Deed and identified on the attached Exhibit A; 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 August 11, 1999, from NEDZA REAL ESTATE DEVELOPMENT CORP. and OTT RESOURCES, 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 August 11, 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 26 2017

A TRUE COPY
ATTEST: [Signature]
PROTHONOTARY CLERK

County Parcel No. _____

DEED OF DEDICATION

MADE the 11th day of August in the year nineteen hundred and ninety-nine (1999)

BETWEEN NEDZA REAL ESTATE DEVELOPMENT CORP., whose address is Box 72A, Montmorenci Road, Ridgway, Pennsylvania 15823; and OTT RESOURCES, INC., whose address is Box 72A, Montmorenci Road, Ridgway, Pennsylvania 15823, hereinafter referred to as Grantor;

A
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D

TOWNSHIP OF SANDY, Clearfield County, Pennsylvania, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with its principal office in Sandy Township, Clearfield County, Pennsylvania, hereinafter referred to as Grantee;

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

WITNESSETH, That the Grantor, for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, unto him well and truly paid by the Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does remise, release and quit-claim, and by these presents does remise, release and forever quit-claim unto the Grantee, their heirs, assigns, executors or administrators;

ALL that certain piece, parcel or lot of real estate lying and being situate in Sandy Township, Clearfield County, Pennsylvania, as is more particularly bounded and described on Exhibit "A" as Parcel A and Parcel B attached hereto.

SUBJECT to utilities existing in the conveyed premises.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal, the day and year first above-written.

ATTEST:

James F. Buehler

NEDZA REAL ESTATE DEVELOPMENT
CORP.

BY: James O. Buehler (Seal)
JAMES BUEHLER, PRESIDENT

ATTEST:

James F. Buehler

OTT RESOURCES, INC.

BY: James O. Buehler (Seal)
JAMES BUEHLER, PRESIDENT

Commonwealth of Pennsylvania)

:ss:

County of clearfield)

ON THIS, the 11th day of August, 1999, before me, the undersigned officer, personally appeared JAMES BUEHLER who acknowledged himself to be the President of Nedza Real Estate Development Corporation and Ott Resources, Inc. Company, a Pennsylvania corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

My Commission Expires:

David J. Hopkins
Notary Public

NOTARIAL SEAL
DAVID J. HOPKINS, Notary Public
DuBois, Clearfield County
My Commission Expires March 31, 2003

Commonwealth of Pennsylvania

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:ss:

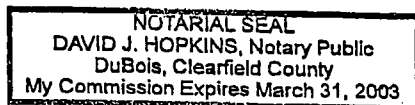
County of Clearfield

)

ON THIS, the 11th day of August, 1999, before me, the undersigned officer, personally appeared JAMES BUEHLER who acknowledged himself to be the President of Nedza Real Estate Development Corporation and Ott Resources, Inc. Company, a Pennsylvania corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

My Commission Expires:



David J. Hopkins
Notary Public

CERTIFICATE OF RESIDENCE

I/we hereby certify, that the precise residence of the Grantee herein is as follows:

Attorney or Agent for Grantee

PARCEL "A":

BEGINNING at an existing stone monument, said monument being the southeast corner of lands now or formerly Developac, Inc. (Deed Book 1687-109, dated May 23, 1995 & recorded July 6, 1995), being the northeast corner of lands now or formerly Nedza Real Estate Development Corp. (Deed Book 1327, Page 491) and also being the northeast corner of the herein described Right-Of-Way for Parcel "B"; and further being referenced as Corner Number 1 on the hereto attached survey map;

THENCE; S 20 Degrees 07 Minutes 06 Seconds W along the line of lands now or formerly Morningside Cemetery Association (Deed Book 325, Page 11, dated February 20, 1939) a distance of 402.18 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 "B" and further being referenced as Corner Number 5 on the hereto attached survey map;

THENCE; N 69 Degrees 52 Minutes 54 Seconds W through the lands now or formerly Nedza Real Estate Development Corporation (Deed Book 1327, Page 491) a distance of 10.00 feet to a one-inch iron pipe set by this survey, said iron pipe being the southwest corner of the herein described Right-Of-Way for Parcel "B" and further being referenced as Corner Number 6 on the hereto attached survey map;

THENCE; N 20 Degrees 07 Minutes 06 Seconds E through the lands now or formerly Nedza Real Estate Development Corporation (Deed Book 1327, Page 491) a distance of 400.42 feet to a one-inch iron pipe set by this survey, said iron pipe being the northwest corner of the herein described Right-Of-Way for Parcel "B" and further being referenced as Corner Number 7 on the hereto attached survey map;

THENCE; S 79 Degrees 51 Minutes 49 Seconds E along the line of lands now or formerly Developac, Inc. (Deed Book 1687, Page 109, dated May 23, 1995) a distance of 10.16 feet to an existing stone monument, said monument being the northeast corner of the herein described Right-Of-Way for Parcel "B" and further being referenced as Corner Number 1 on the hereto attached survey map, the place of beginning.

CONTAINING 4,014 square feet or 0.09 acres.

BEING a part of the description given in Deed Book 1327, Page 491, dated January 12, 1989, for Nedza Real Estate Development Corporation.

PARCEL "B":

BEGINNING at a one-inch iron pipe set by this survey, said iron pipe being the northwest corner of lands now or formerly Ott Resources, Inc. (Deed Book 1354, Page 297), being the southwest corner of lands now or formerly Morningside Cemetery Association (Deed Book 325, Page 11, dated February 20, 1939) and also being the northwest corner of the herein described Right-Of-Way for Parcel "C"; and further being referenced as Corner Number 5 on the hereto attached survey map;

THENCE; S 69 Degrees 52 Minutes 54 Seconds E along the line of lands now or formerly Ott Resources, Inc. (Deed Book 1354, Page 297) and through the 50-foot Right-Of-Way Dedication from Morningside Cemetery Association to Sandy Township, dated May 3, 1978 a distance of 50.00 feet to a one-inch iron pipe set by this survey, said iron pipe being the northeast corner of the herein described Parcel "C" and further being referenced as Corner Number 8 on the hereto attached survey map;

THENCE; S 20 Degrees 07 Minutes 06 Seconds W through the lands now or formerly Ott Resources, Inc. (Deed Book 1354, Page 297), through the lands now or formerly C.C.I.D.A. Sandy Plaza (Deed Book 815, Page 427), through the lands now or formerly C.C.I.D.A. K-Mart Store (Deed Book 816, Page 424), through the lands now or formerly C.C.I.D.A. Bi-Lo Store (Deed Book 815, Page 427), through the lands now or formerly Eat'n Park Restaurants Business Trust (Deed Book 1569, Page 124) and along the eastern Right-Of-Way for Township Road 811 and through the northern Right-Of-Way for S.R. 0255 a distance of 1,921.79 feet to a point in centerline of said S.R. 0255, said point being the southeast corner of the herein described Right-Of-Way for Parcel "C", and being the PC of a curve to the right; and further being referenced as Corner Number 9 on the hereto attached survey map;

THENCE; along the centerline of S.R. 0255 by a curve to the right, said curve having a radius of 2,864.79 feet and an arc length of 50.68 feet, said arc having a chord bearing of N 79 Degrees 14 Minutes 32 Seconds W and a chord distance of 50.67 feet to a point on the centerline of said S.R. 0255, said point being the PT of a curve to the left, being the southwest corner of lands now or formerly Eat'n Park Restaurants Business Trust (Deed Book 1569, Page 124), being the southwest corner of the herein described Right-Of-Way for Parcel "C"; and further being referenced as Corner Number 10 on the hereto attached survey map;

THENCE; N 20 Degrees 07 Minutes 06 Seconds E through the northern Right-Of-Way for S.R. 0255 and along the western Right-Of-Way for Township Road 811, and along the lands now or formerly Burger King Corporation (Deed Book 824, Page 61), along the lands now or formerly Midas Properties, Inc. (Deed Book 1284, Page 448), through the eastern terminous of a 12-foot alley, along the lands now or formerly John E. & John P. Naugle (Deed Book 898, Page 160) and through the eastern terminous of a 60-foot Right-Of-Way for T-811 (First Street) and along the lands now or formerly Francis A. Villella (Deed Book 1325, Page 485) and along the lands now or formerly Nedza Real Estate Development Corporation (Deed Book 1327, page 491) a distance of 1,930.03 feet to a one-inch iron pipe set by this survey, said iron pipe being the northwest corner of lands now or formerly Ott Resources, Inc. (Deed Book 1354, Page 297) and also being the northwest corner of the herein described Right-Of-Way for Parcel "C"; and further being referenced as Corner Number 5 on the hereto attached survey map, the place of beginning.

CONTAINING 96,299 square feet or 2.21 acres.

BEING a portion of the 40-foot Right-Of-Way Grant (implied for public and private use) from Morningside Cemetery Association to Green Glen Corporation (Deed Book 178, Page 067, dated February 19, 1972) and a 10-foot portion of the 50-foot Right-Of-Way Dedication, dated May 3, 1978 from Morningside Cemetery Association to Sandy Township.

BEING a part of the description in the following Deed Books:

Deed Book 1354, Page 297 for Ott Resources, Inc.
Deed Book 815, Page 427 for C.C.I.D.A. Sandy Plaza
Deed Book 802, Page 145 for C.C.I.D.A. K-Mart Store
Deed Book 1569, Page 124 for Eat'n Park Restaurants Business Trust
Deed Book 1327, Page 491 for Nedza Real Estate Development Corp.
Road Docket Book 006, Page 494 for Public Road, 33-foot R/W
Deed Book 824, Page 054 for Deed Of Easement
Deed Book 824, Page 057 for Deed Of Easement

