

02-1667-CD  
IN RE: SANDY TOWNSHIP, et al.

02-1667-05

**SANDY TOWNSHIP – RESOLUTION NO. 21 - 2002**

**WHEREAS**, the Township of Sandy acquired certain portions of parcels situate along Fourth Street (Sandy Township Route T-396) by Deeds of Dedication; and

**WHEREAS**, the acquired parcels served the purpose of widening Fourth Street; and

**WHEREAS**, the Deeds of Dedication were received and by motion October 31, 2001 accepted by the Township of Sandy; and

**WHEREAS**, the Township of Sandy desires to formally place the acceptance of the Deeds of Dedication into the form of a Resolution for the purpose of having the acceptance placed in the Township records by separate Resolution.

**NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED** by the Township of Sandy at this regular meeting of the Board of Supervisors held this 21 day of October, 2002:

1. That the following Deeds of Dedication are hereby formally accepted as additions to Fourth Street (Sandy Township Route T-396) in the Township of Sandy so as to widen Fourth Street and shall be considered as part of the Township Road System.

2. That the said Deeds of Dedication are as follows:

- (a) Deed dated March 8, 2001 by Kathleen C. Arduine, Guy S. Prosper, Sheila I. Gray, Susan Guthridge and Orlando W. Prosper as Grantors to Sandy Township as Grantee;
- (b) Deed dated February 21, 2001 by Walter Thomas Bumbarger as Grantor to Sandy Township as Grantee;
- (c) Deed dated February 21, 2001 by Earle R. Vicklund and Elaine J. Vicklund, his wife, as Grantors to Sandy Township as Grantee;
- (d) Deed dated February 21, 2001 by Raymond P. Thompson as Grantor to Sandy Township as Grantee;
- (e) Deed dated February 21, 2001 by Frederick M. Duttry and Pauline R. Duttry, his wife, as Grantors to Sandy Township as Grantee;

**FILED**

No  
cc  
Sandy  
Twp  
pd.  
25:00  
019:45-01  
OCT 24 2002

William A. Shaw  
Prothonotary

- (f) Deed dated February 21, 2001 by Samuel J. Mollica, III and Leah D. Mollica, his wife, as Grantors to Sandy Township as Grantee;
- (g) Deed dated February 21, 2001 by George E. Fletcher and Marlene Fletcher, his wife, as Grantors to Sandy Township as Grantee;
- (h) Deed dated February 21, 2001 by Larry Buzard and Gabriella Buzard, his wife, as Grantors to Sandy Township as Grantee;
- (i) Deed dated February 21, 2001 by James I. Anderson and Roseann Anderson, his wife, as Grantors to Sandy Township as Grantee;
- (j) Deed dated March 14, 2001 by Grace V. Anderson, widow, as Grantor to Sandy Township as Grantee;
- (k) Deed dated February 21, 2001 by James I. Anderson and Roseann Anderson, his wife, as Grantors to Sandy Township as Grantee;
- (l) Deed dated April 3, 2001 by Most Reverend Donald W. Trautman, Bishop of Erie, as Grantor to Sandy Township as Grantee; and
- (m) Deed dated May 9, 2001 by Timothy J. Bembenic as Grantor to Sandy Township as Grantee.

**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 21 day of October, 2002.

ATTEST:

SANDY TOWNSHIP  
BOARD OF SUPERVISORS:

Barbara D. Hopkins  
Secretary

BY: Ray Anderson  
Chairman

AFFIDAVIT No. 34964

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120251  
RECORDED ON  
Dec 18, 2001  
11:40:45 AM  
Total Pages: 6

RECORDING FEES -	\$17.00
RECORD	
COUNTY IMPROVEMENT FUND	\$1.00
RECORD	
IMPROVEMENT FUND	\$1.00
STATE WRIT TAX	\$0.50
TOTAL	\$19.50
CUSTOMER	
ERRARD & YOUNG	

## **DEED OF DEDICATION**

THIS INDENTURE, made the 14<sup>th</sup> day of March, 2001, by and between

GRACE V. ANDERSON, widow, of R.D.#1, DuBois, PA, 15801,

GRANTOR

and

SANDY TOWNSHIP of P. O. Box 267, DuBois, PA, 15801,

GRANTEE

### **WITNESSETH:**

That the said Grantor, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to him accruing, as well as for numerous other considerations affecting the public welfare which he seeks to advance, has granted, bargained, sold, aliened, offered, 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 those certain pieces, parcels or lots of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**PARCEL NO. 1: BEGINNING** at a point on the existing Northern right of way of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence in a Southerly direction along the existing Northern right of way of Fourth Street, a distance of 85 feet plus or minus, to a point at the intersection of the existing Northern right of way of Wayne Road; thence in a Westerly direction along the existing Northern right of way of Wayne Road, a distance of 8.5 feet to a point; thence in a Northerly direction along the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, a distance of 90 feet, plus or minus, to a point; thence in an Easterly direction, a distance of 8.5 feet to the point of beginning.

Said right of way **CONTAINING** 546 square feet or 0.012 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated March 5, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**PARCEL NO. 2: BEGINNING** at a point on the existing Northern right of way of Fourth Street (Sandy Township Route T-369), the Northeast corner of this conveyance; thence in a Southerly direction along the existing Northern right of way of Fourth Street, a distance of 195 feet, plus or minus, to a point; thence in a Westerly direction along the lands now or formerly of Fletcher, a distance of 8.5 feet to a point; thence in a Northerly direction along the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, a distance of 195 feet, plus or minus, to a point; thence in an Easterly direction along the lands now or formerly of Mollica, a distance of 8.5 feet to the point of beginning.

Said right of way **CONTAINING** 2194 square feet or 0.05 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated March 5, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises devised to Grace V. Anderson by the Last Will and Testament of Walter Amos Reasinger which was duly probated and filed of record in the Orphans' Court of Clearfield County, PA, on September 16, 1959 in Will Book Volume 5, at page 344.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

And the said Grantor, for herself, her heirs, executors, administrators and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor her heirs, executors, administrators 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantor nor her heirs, executors, administrators 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

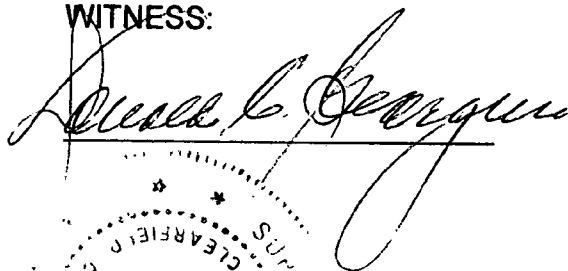
Street to conform to the grade as thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantor, for herself, her heirs, executors, administrators and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that she, the said Grantor, her heirs, executors, administrators and assigns, shall and will warrant SPECIALLY and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantor, her heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

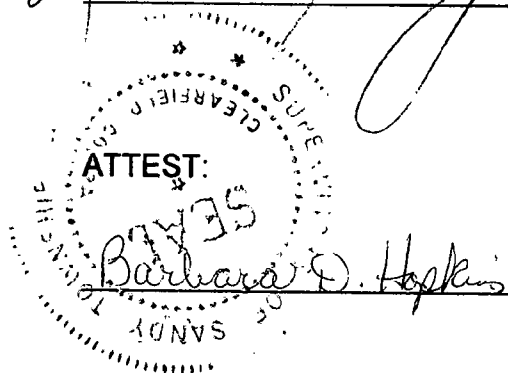
**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

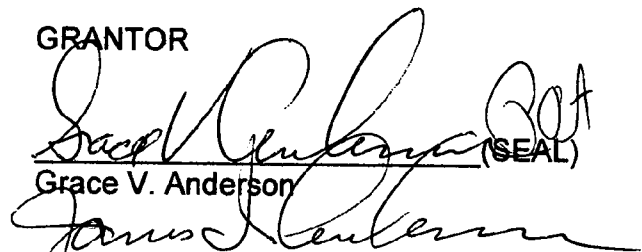
WITNESS:



ATTEST:



GRANTOR

 (SEAL)

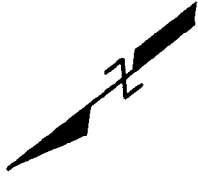
Grace V. Anderson

GRANTEE  
SANDY TOWNSHIP

By: 

**NOTE:**

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



33'

PROPOSED EDGE OF PAVE  
PROPOSED 50' RIGHT OF WAY  
EXISTING 33' RIGHT OF WAY

T-396

33'

50'

EXISTING 33' RIGHT OF WAY  
PROPOSED 50' RIGHT OF WAY

EXISTING EDGE OF PAVE

2

GRACE V.  
ANDERSON

REC. BOOK # 653 PAGE 298

TOTAL REQUIRED RIGHT OF WAY 546.00 SQ. FT.(0.012 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OWNER GRACE V. ANDERSON  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **3-5-01**

NOTE BK. 2118-6 &  
2118-7

**PLATS**

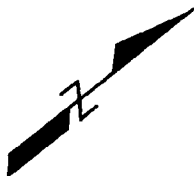
CHECKED BY: **C.M.N.**

SCALE: **1" = 40'**

DISK NO. **CIVIL-12**

NOTE:

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



PROPOSED 50' RIGHT OF WAY  
EXISTING 33' RIGHT OF WAY

T-396

EXISTING 33' RIGHT OF WAY  
PROPOSED 50' RIGHT OF WAY

②

PROPERTY OWNER GRACE V. ANDERSON  
REC. BOOK # 653 PAGE 298

TOTAL REQUIRED RIGHT OF WAY 2194.41 SQ. FT. (0.05 AC.)



LEE - SIMPSON ASSOCIATES, INC.  
CONSULTING ENGINEERS  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OWNER GRACE V. ANDERSON  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: M.R.D.

DATE: 3-5-01

NOTE BK. 2118-6 &  
2118-7

PLATS

CHECKED BY: C.M.N.

SCALE: 1" = 40'

DISK NO. CIVIL-12

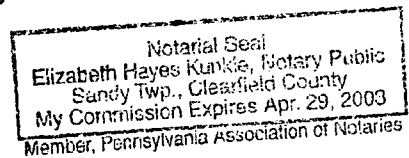


COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 14th day of March, 2001, before me, the undersigned officer, personally appeared GRACE V. ANDERSON, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Elizabeth Hayes Kunkle  
Notary Public



NO TITLE SEARCH DONE -- All data, including legal  
description, provided by Lee-Simpson Associates, Inc.

road rw anderson grace sandy twp  
saa

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120252  
RECORDED ON  
Dec 18, 2001  
11:40:46 AM  
Total Pages: 6

RECORDING FEES - \$18.00  
RECORDER  
COUNTY IMPROVEMENT \$1.00  
FUND  
RECORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$20.50  
CUSTOMER  
FERRARO & YOUNG

AFFIDAVIT No. 34965

## **DEED OF DEDICATION**

THIS INDENTURE, made the 8<sup>th</sup> day of March, 2001, by and between

**KATHLEEN C. ARDUINE, GUY S. PROSPER, SHEILA I. GRAY, SUSAN GUTHRIDGE and ORLANDO W. PROSPER, of DuBois, PA, 15801**

**GRANTORS**

and

**SANDY TOWNSHIP of P. O. Box 267, DuBois, PA, 15801,**

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence in a Southerly direction along the existing Northern right of way line of Fourth Street, a distance of 100 feet to a point; thence in a Westerly direction, a distance of 8.5 feet to a point; thence in a Northerly direction along the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, a distance of 100 feet to a point; thence in an Easterly direction, a distance of 8.5 feet to the point of beginning.

Said right of way **CONTAINING** 850 square feet or 0.020 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated March 6, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Records Book 1715, at page 247.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

WITNESSES:

**ATTEST:**

Barbara D. Hopkins

Kathleen C. Arduine (SEAL)  
Kathleen C. Arduine

Guy S. Prosper (SEAL)  
Guy S. Prosper

Sheila I. Gray (SEAL)  
Sheila I. Gray

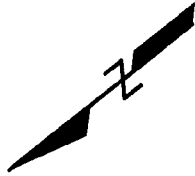
Susan Guthridge (SEAL)  
Susan Guthridge

Orlando W. Prosper (SEAL)  
Orlando W. Prosper

By: Val J. Spitzer

**NOTE:**

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



33'

PROPOSED EDGE OF PAVE  
PROPOSED 50' RIGHT OF WAY  
EXISTING 33' RIGHT OF WAY

T-396

33'

50'

EXISTING 33' RIGHT OF WAY  
PROPOSED 50' RIGHT OF WAY

EXISTING EDGE OF PAVE

2.3

PROPERTY OWNER KATHLEEN C. ARDUINE,  
GUY S. PROSPER, SHEILA I. GRAY, SUSAN  
GUTHRIDGE AND ORLANDO W. PROSPER  
REC. BOOK # 1715 PAGE 247

TOTAL REQUIRED RIGHT OF WAY 850.03 SQ. FT.(0.019 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF KATHLEEN C. ARDUINE, GUY S. PROSPER, SHEILA I. GRAY,  
SUSAN GUTHRIDGE AND ORLANDO W. PROSPER  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **3-6-01**

NOTE BK. 2118-6 &  
2118-7

**49857711**

CHECKED BY: **C.M.N.**


SCALE: **1" = 30'**

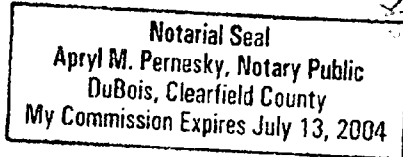
DISK NO. **CIVIL 12**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_ ss:

On this, the 19<sup>th</sup> day of April, 2001, before me, the undersigned officer, personally appeared ORLANDO W. PROSPER known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public



NO TITLE SEARCH DONE – All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw arduino sandy twp  
saa

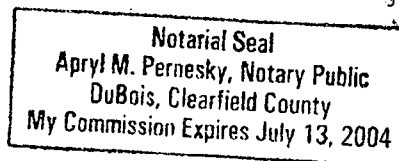
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF

ss:

On this, the 19<sup>th</sup> day of April, 2001, before me, the undersigned officer, personally appeared SHEILA I. GRAY known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
Notary Public



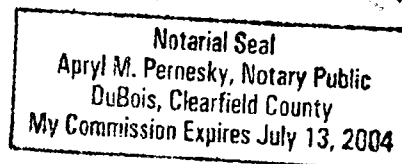
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF

ss:

On this, the 19<sup>th</sup> day of April, 2001, before me, the undersigned officer, personally appeared SUSAN GUTHRIDGE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
Notary Public

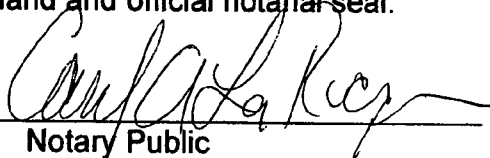


STATE OF NEW YORK  
COUNTY OF

ss:

On this, the 27 day of April, 2001, before me, the undersigned officer, personally appeared KATHLEEN C. ARDUINE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
Notary Public

CAROL A. LAROCQUE  
Notary Public, State of New York  
Qualified in St. Lawrence County  
No. 01LA6017378  
My Commission Expires December 14, 2002

STATE OF FLORIDA  
COUNTY OF

ss:

On this, the 1<sup>st</sup> day of MAY, 2001, before me, the undersigned officer, personally appeared GUY S. PROSPER known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public



Barbara Langdale  
Commission # CC 960916  
Expires Sep. 27, 2004  
Bonded Through  
Atlantic Bonding Co., Inc.



KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120255

RECORDED ON

Dec 18, 2001

11:40:49 AM

Total Pages: 6

RECORDING FEES - \$17.00

REORDER

COUNTY IMPROVEMENT \$1.00

FUND

REORDER IMPROVEMENT FUND \$1.00

STATE WRIT TAX \$0.50

TOTAL \$19.50

CUSTOMER

FERRARO & YOUNG

AFFIDAVIT No. 34968

## **DEED OF DEDICATION**

THIS INDENTURE, made the 20<sup>th</sup> day of February, 2001, by and between

**WALTER THOMAS BUMBARGER**, single, of R.D.#1, DuBois, PA, 15801,  
GRANTOR

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,  
GRANTEE

### **WITNESSETH:**

That the said Grantor, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to him accruing, as well as for numerous other considerations affecting the public welfare which he seeks to advance, has granted, bargained, sold, aliened, offered, 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** those certain pieces, parcels or lots of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**THE FIRST THEREOF: BEGINNING** at a point on the existing Southern right of way line of Fourth Street (Sandy Township Route T-396), the Southwest corner of this conveyance; thence by the existing Southern right of way line of Fourth Street, North 30° 28' East, a distance of 361.6 feet to a point of the Northwest corner of this conveyance; thence South 61° 31' 25" East, a distance of 8.5 feet along lands now or formerly of Buzard, to a point; thence by the proposed Southern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, South 30° 28' West, a distance of 361.6 feet to a point of the Southeast corner of this conveyance; thence North 45° 40' 10" East, a distance of 8.5 feet along the Northern right of way line of LR 17014 known as Wayne Road, to the point of beginning.

Said right of way **CONTAINING** 2965.35 square feet or 0.068 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**THE SECOND THEREOF:** **BEGINNING** at a point on the existing Southern right of way line of Fourth Street (Sandy Township Route T-396), the Southwest corner of this conveyance; thence by the existing Southern right of way line of Fourth Street, North 30° 28' East, a distance of 7.23 feet to a point of the Northwest corner of this conveyance; thence South 59° 32' East, a distance of 8.5 feet along lands now or formerly of Buzard to a point; thence by the proposed Southern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, South 30° 28' West, to a point of the Southeast corner of this conveyance; thence North 45° 40' 10" East, a distance of 8.5 feet along the lands now or formerly of L. Buzard, to the point of beginning.

Said right of way **CONTAINING** 61.45 square feet or 0.001 acres, more or less, in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**THE THIRD THEREOF:** **BEGINNING** at a point on the existing Southern right of way line of Fourth Street (Sandy Township Route T-396), the Southwest corner of this conveyance; thence by the existing Southern right of way line of Fourth Street, North 37° 29' East, a distance of 90 feet to a point of the Northwest corner of this conveyance; thence South 53° 04' East, a distance of 8.5 feet along lands now or formerly of Bembenic to a point; thence by the proposed Southern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, South 37° 29' West, to a point of the Southeast corner of this conveyance; thence North 53° 06' West, a distance of 8.5 feet along the lands now or formerly of Reasinger, to the point of beginning.

Said right of way **CONTAINING** 765 square feet or 0.017 acres, more or less, in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to Walter Thomas Bumbarger, single by Deed from The Huntington Mortgage Company dated June 24, 1997, and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Records Book 1856, at page 370.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

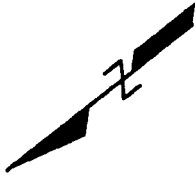
And the said Grantor, for himself, his heirs, executors, administrators and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs, executors, administrators and assigns shall nor will, at any time hereafter, 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantor nor his heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantor, for himself, his heirs, executors, administrators and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the said Grantor, his heirs, executors, administrators and assigns, shall and will warrant SPECIALLY and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantor, his heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

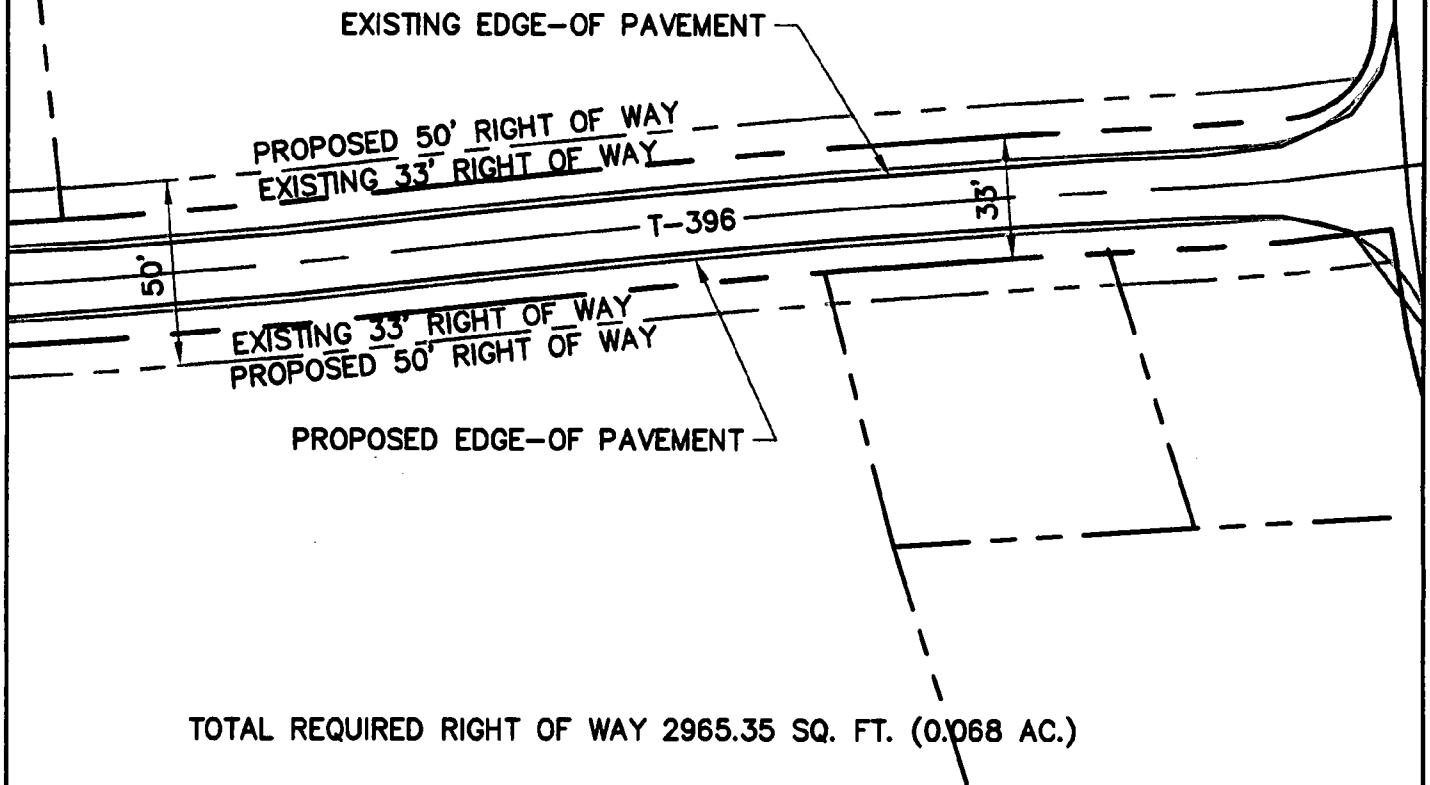
**NOTE:**

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



47

PARCEL # 1  
PROPERTY OWNER WALTER THOMAS BUMBARGER  
REC. BOOK # 1856 PAGE 370



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF WALTER THOMAS BUMBARGER  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: M.R.D.

DATE: 1-9-01

NOTE BK. 2118-6 &  
2118-7

49857711

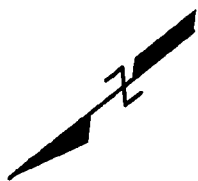
CHECKED BY: C.M.N.

SCALE: 1" = 50'

DISK NO. CIVIL-10

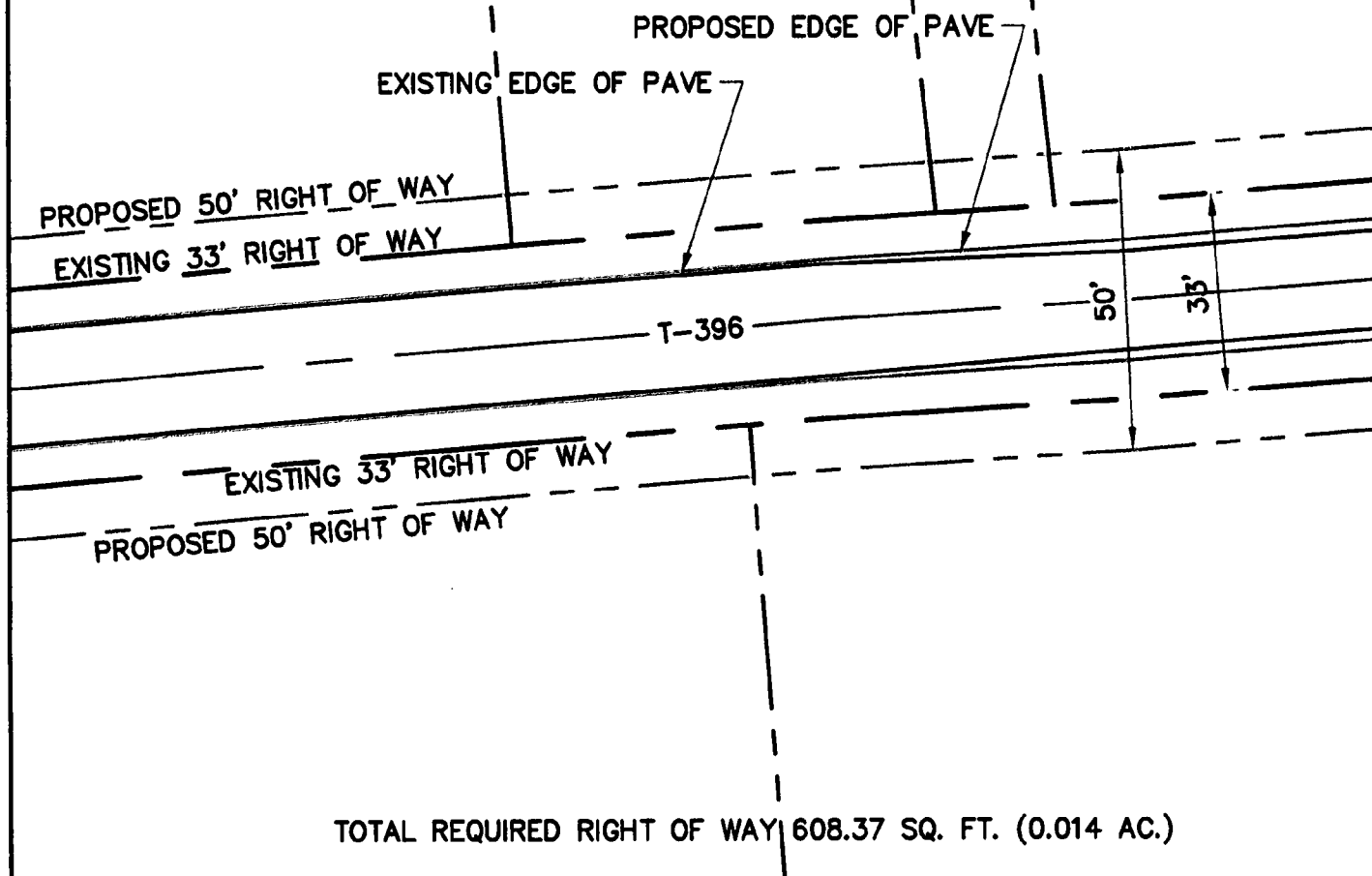
L-2546A

NOTE:  
Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



(47)

PARCELS # 2 & # 3  
PROPERTY OWNER WALTER  
THOMAS BUMBARGER  
REC. BOOK # 1856 PAGE 370



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF WALTER THOMAS BUMBARGER  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: M.R.D.

DATE: 1-9-01

NOTE BK. 2118-6 &  
2118-7

49857711

CHECKED BY: C.M.N.

SCALE: 1" = 30'

DISK NO. CIVIL-10

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESS:

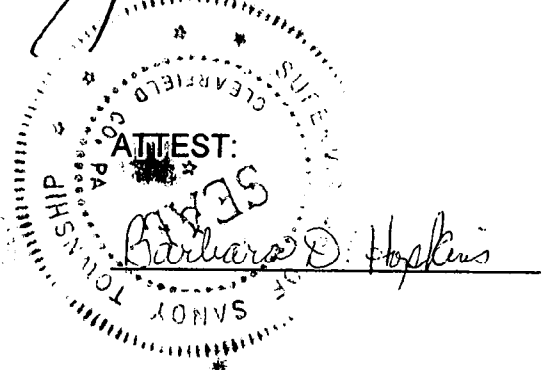
John W. Carter

GRANTOR

Walter T. Bumbarger (SEAL)  
Walter Thomas Bumbarger

GRANTEE  
SANDY TOWNSHIP

By: Del Sparto

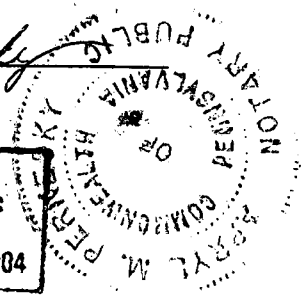
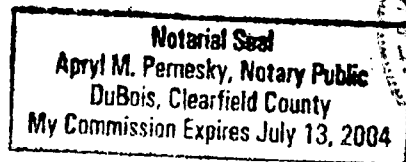


COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 30<sup>th</sup> day of MARCH, 2001, before me, the undersigned officer, personally appeared WALTER THOMAS BUMBARGER, single, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

April M. Pernesky  
Notary Public



NO TITLE SEARCH DONE - All data, including legal descriptions, provided by Lee-Simpson Associates, Inc.

road rw bumbarger sandy twp  
saa

AFFIDAVIT No. 34969

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania  
INSTRUMENT NUMBER  
200120256  
RECORDED ON  
Dec 18, 2001  
11:40:50 AM  
Total Pages: 4  
RECORDING FEES - \$13.00  
RECORDER  
COUNTY IMPROVEMENT \$1.00  
FUND  
RECORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$15.50  
CUSTOMER  
FERRARO & YOUNG

## **DEED OF DEDICATION**

**THIS INDENTURE**, made the 21st day of February, 2001, by and between

**EARLE R. VICKLUND and ELAINE J. VICKLUND**, his wife, of R.D.#1, DuBois, PA, 15801  
**GRANTORS**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street in a Southwesterly direction, a distance of 200 feet to a point of the Southwest corner of this conveyance; thence in a Northwesterly direction, a distance of 8.5 feet along lands now or formerly of Anderson, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, in a Northeasterly direction, a distance of 200 feet to a point of the Northwest corner of this conveyance; thence in a Southeasterly direction, a distance of 8.5 feet along lands now or formerly of Duttry, to the point of beginning.

Said right of way **CONTAINING** 1774.09 square feet or 0.041 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to Earle R. Vicklund & Elaine J. Vicklund, husband and wife, by Deed from Thomas K. Scott & Jean D. Scott, dated May 13, 1961 and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Deed Book 489, at page 104.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

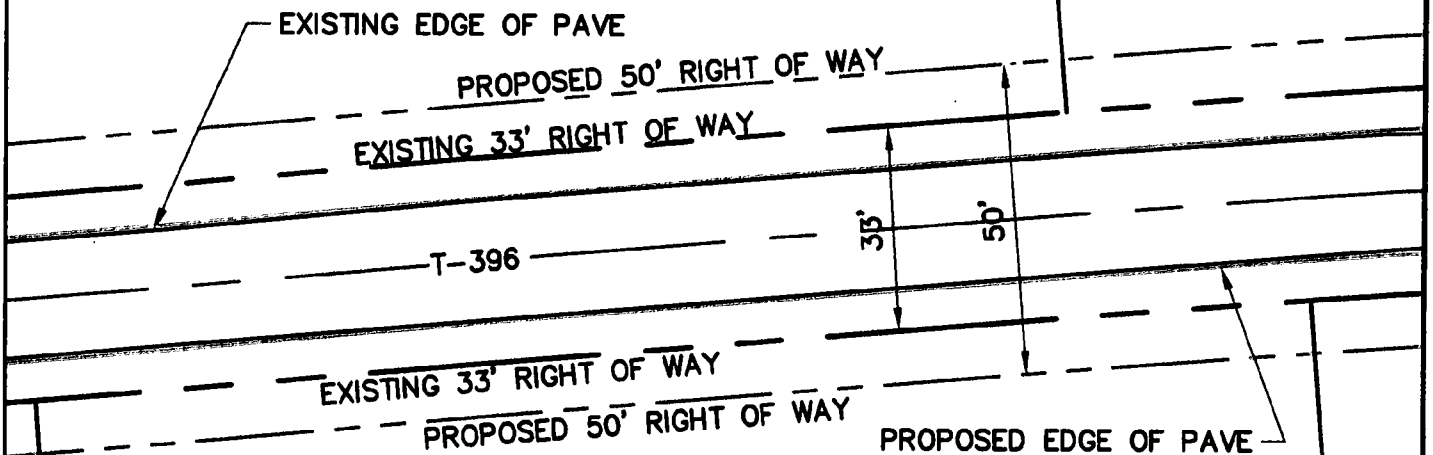
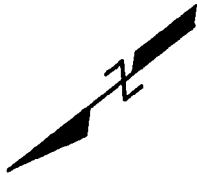
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**



**NOTE:**

Information on this plat was developed from deed plats assessment map data and survey work required to establish the sewer line alignment and is not intended to represent a property survey.



9

PROPERTY OWNER EARLE R. VICKLUND AND  
ELAINE J. VICKLUND  
REC. BOOK # 489 PAGE 104

TOTAL REQUIRED RIGHT OF WAY 1774.09 SQ. FT. (0.041 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF EARLE R. VICKLUND AND ELAINE J. VICKLUND  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1" = 30'**

DISK NO. **CIVIL-10**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

[Signature]  
[Signature]

ATTEST:  
[Signature]  
SANDY TOWNSHIP, CLEARFIELD CO., PA.

GRANTORS

[Signature] (SEAL)  
Earle R. Vicklund

[Signature] (SEAL)  
Elaine J. Vicklund

GRANTEE  
SANDY TOWNSHIP

By: [Signature]

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 30th day of March, 2001, before me, the undersigned officer, personally appeared EARLE R. VICKLUND & ELAINE J. VICKLUND, his wife, 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 notarial seal.

[Signature]  
Notary Public  
Notarial Seal  
Apyrl M. Pernesky, Notary Public  
DuBois, Clearfield County  
My Commission Expires July 13, 2004

NO TITLE SEARCH DONE -- All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw vicklund sandy twp  
saa

AFFIDAVIT No. 34974

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120261  
RECORDED ON  
Dec 18, 2001  
11:40:55 AM  
Total Pages: 4

RECORDING FEES - \$13.00  
RECORDER  
COUNTY IMPROVEMENT \$1.00  
FUND  
RECORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$15.50  
CUSTOMER  
FERRARO & YOUNG

## **DEED OF DEDICATION**

THIS INDENTURE, made the 21<sup>st</sup> day of February, 2001, by and between

RAYMOND P. THOMPSON, single, of R.D.#1, DuBois, PA, 15801,

GRANTOR

and

SANDY TOWNSHIP of P. O. Box 267, DuBois, PA, 15801,

GRANTEE

### **WITNESSETH:**

That the said Grantor, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to him accruing, as well as for numerous other considerations affecting the public welfare which he seeks to advance, has granted, bargained, sold, aliened, offered, 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 lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street, South 39° 03' 24" West, a distance of 171.21 feet to a point of the Southwest corner of this conveyance; thence North 49° 57' 29" West, a distance of 8.5 feet along lands now or formerly of Mollica, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, North 39° 03' 24" East, a distance of 171.21 feet to a point of the Northwest corner of this conveyance; thence South 51° 05' 37" East, a distance of 8.5 feet along lands now or formerly of Anderson, to the point of beginning.

Said right of way **CONTAINING** 1455.29 square feet or 0.033 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to Raymond P. Thompson by Deed from David A. Thompson & Lois J. Thompson, dated June 14, 1994, and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Records Book 1611, at page 499.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

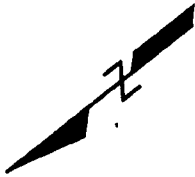
And the said Grantor, for himself, his heirs, executors, administrators and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs, executors, administrators and assigns shall nor will, at any time hereafter, 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantor nor his heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantor, for himself, his heirs, executors, administrators and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the said Grantor, his heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantor, his heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

**NOTE:**

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



PROPOSED EDGE OF PAVE  
EXISTING EDGE OF PAVE

PROPOSED 50' RIGHT OF WAY  
EXISTING 33' RIGHT OF WAY

T-396

EXISTING 33' RIGHT OF WAY  
PROPOSED 50' RIGHT OF WAY

(78)

PROPERTY OWNER RAYMOND P. THOMPSON  
REC. BOOK # 1611 PAGE 499

TOTAL REQUIRED RIGHT OF WAY 1456.01 SQ. FT. (0.033 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF RAYMOND P. THOMPSON  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1" = 30'**

DISK NO. **CIVIL-10**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESS:

Patrick N. Ford

GRANTOR

Raymond P. Thompson (SEAL)  
Raymond P. Thompson

ATTEST:

Barbara D. Hopkins

GRANTEE  
SANDY TOWNSHIP

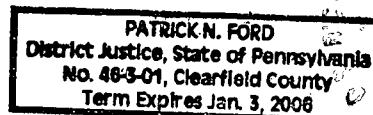
By: [Signature]

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 2<sup>nd</sup> day of April, 2001, before me, the undersigned officer, personally appeared RAYMOND P. THOMPSON, single, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Patrick N. Ford  
Notary Public  
District Justice



NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw thompson sandy twp  
saa

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120257

RECORDED ON

Dec 18, 2001  
11:40:51 AM

Total Pages: 5

RECORDING FEES - \$15.00  
RECORDED

COUNTY IMPROVEMENT \$1.00  
FUND

RECORDED IMPROVEMENT FUND \$1.00

STATE WRT TAX \$0.50  
TOTAL \$17.50

CUSTOMER  
TERRARD & YOUNG

AFFIDAVIT No. 34970

## **DEED OF DEDICATION**

THIS INDENTURE, made the 21st day of February, 2001, by and between

**FREDERICK M. DUTTRY and PAULINE R. DUTTRY**, his wife, of R.D.#1, Falls  
Creel, PA, 15840 **GRANTORS**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street in a Southeasterly direction, a distance of 200 feet to a point of the Southwest corner of this conveyance; thence in a Northwesterly direction, a distance of 8.5 feet along lands now or formerly of Vicklund, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, in a Northeasterly direction, a distance of 200 feet to a point of the Northwest corner of this conveyance; thence in a Southeasterly direction, a distance of 8.5 feet along lands now or formerly of Fletcher, to the point of beginning.

Said right of way **CONTAINING** 1700.18 square feet or 0.039 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to Frederick M. Duttry & Pauline R. Duttry, husband and wife, by Deed from Grace V. Anderson & Irvin B. Anderson, dated December 13, 1961 and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Deed Book 493, at page 140.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

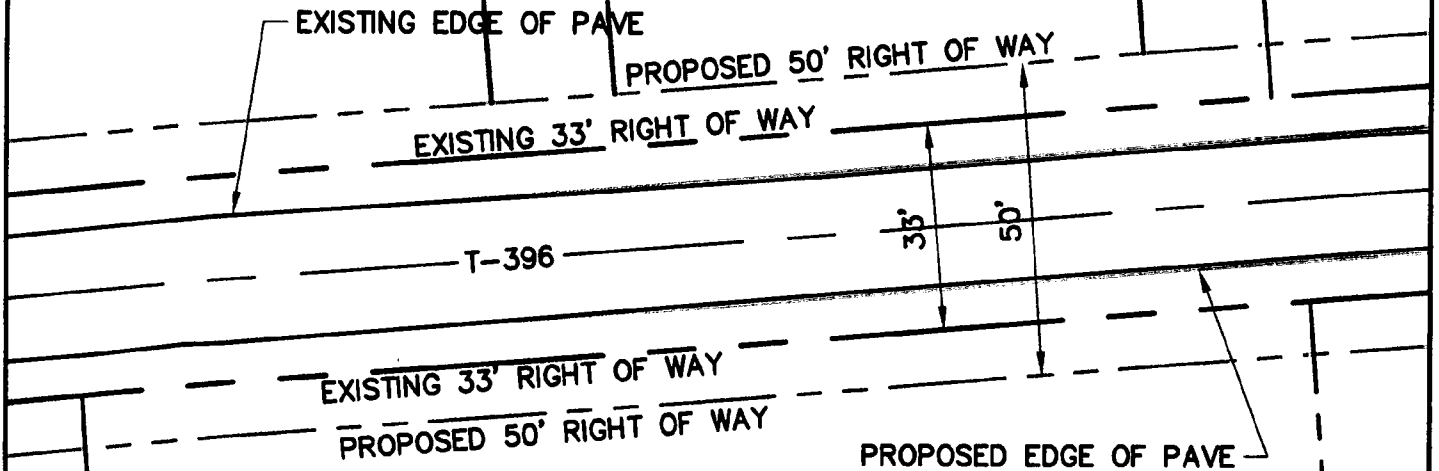
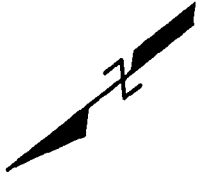
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**



**NOTE:**

Information on this plat was developed from deed plats assessment map data and survey work required to establish the sewer line alignment and is not intended to represent a property survey.



(2.4)

PROPERTY OWNER FREDERICK M. DUTTRY  
AND PAULINE R. DUTTRY  
REC. BOOK # 493 PAGE 141

TOTAL REQUIRED RIGHT OF WAY 1700.18 SQ. FT. (0.039 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OWNER FREDERICK M. DUTTRY AND PAULINE R. DUTTRY  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1" = 30'**

DISK NO. **CIVIL-10**



Central Christian High School  
Central Christian Middle School  
204 Hospital Avenue • DuBois, PA 15801  
(814) 371-3060 • FAX (814) 371-3215

St. Catherine's Elementary School  
514 W. Weber Avenue  
DuBois, PA 15801  
(814) 371-2570

St. Catherine's Pre-School/Kindergarten  
202 Hospital Avenue • DuBois, PA 15801  
(814) 371-9060

March 8, 2001

**TO WHOM IT MAY CONCERN:**

This is to certify that DuBois Area Catholic Schools does hereby agree that in consideration of the widening of the road in the front of the premises of Frederick M. Duttry and Pauline R. Duttry and the Deed of Dedication for said land to be given by the Landowner to DuBois Area Catholic Schools, agree that upon the construction of the sewer line along Fourth Street, that DuBois Area Catholic Schools agree that the said Landowner may tap onto the sewer line, and that a tap will be provided for the said Landowner, at no cost to the Landowner, as well as any water tap fee that may be required now or in the future. This commitment shall be binding upon DuBois Area Catholic Schools, its successors and assigns.

IN WITNESS WHEREOF, the within is signed this 30<sup>th</sup> day of March, 2001.

ATTEST:

DUBOIS AREA CATHOLIC SCHOOLS

BY:   
Msgr. Henry Krebs, President

In addition, it is hereby agreed that DuBois Area Catholic Schools will construct an unpaved access driveway when the Fourth Street Roadway improvements are made.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

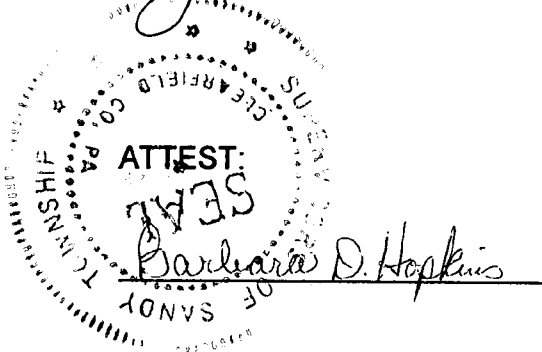
GRANTORS

Janet Peterson

Frederick M. Duttry (SEAL)  
Frederick M. Duttry

Janet Peterson

Pauline R. Duttry (SEAL)  
Pauline R. Duttry



GRANTEE  
SANDY TOWNSHIP

By: [Signature]

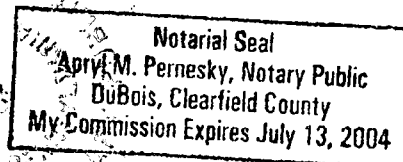
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 4<sup>th</sup> day of April, 2001, before me, the undersigned officer, personally appeared FREDERICK M. DUTTRY & PAULINE R. DUTTRY, his wife, 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 notarial seal.

April M. Pernesky  
Notary Public

NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.



road rw duttry sandy twp  
saa

AFFIDAVIT No. 34972

KAREN L. STARK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania  
INSTRUMENT NUMBER  
200120259  
RECORDED ON  
Dec 18, 2001  
11:40:53 AM  
Total Pages: 4  
RECORDING FEES - \$13.00  
REORDER  
COUNTY IMPROVEMENT \$1.00  
FUND  
REORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$15.50  
CUSTOMER  
FERRARO & YOUNG

## **DEED OF DEDICATION**

THIS INDENTURE, made the 21st day of February, 2001, by and between

**JAMES I. ANDERSON** and **ROSEANN ANDERSON**, his wife, of R.D.#1,  
DuBois, PA, 15801 **GRANTORS**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street in a Southwesterly direction, a distance of 208.708 feet to a point of the Southeast corner of this conveyance; thence in a Northwesterly direction, a distance of 8.5 feet along lands now or formerly of Grace Anderson, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, in a Northeasterly direction, a distance of 208.708 feet to a point of the Northwest corner of this conveyance; thence in a Southeasterly direction, a distance of 8.5 feet along lands now or formerly of Vicklund, to the point of beginning.

Said right of way **CONTAINING** 1774.09 square feet or 0.041 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to James I. Anderson & Roseann Anderson, husband and wife, by Deed from Grace V. Anderson and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Deed Book 549, at page 381.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

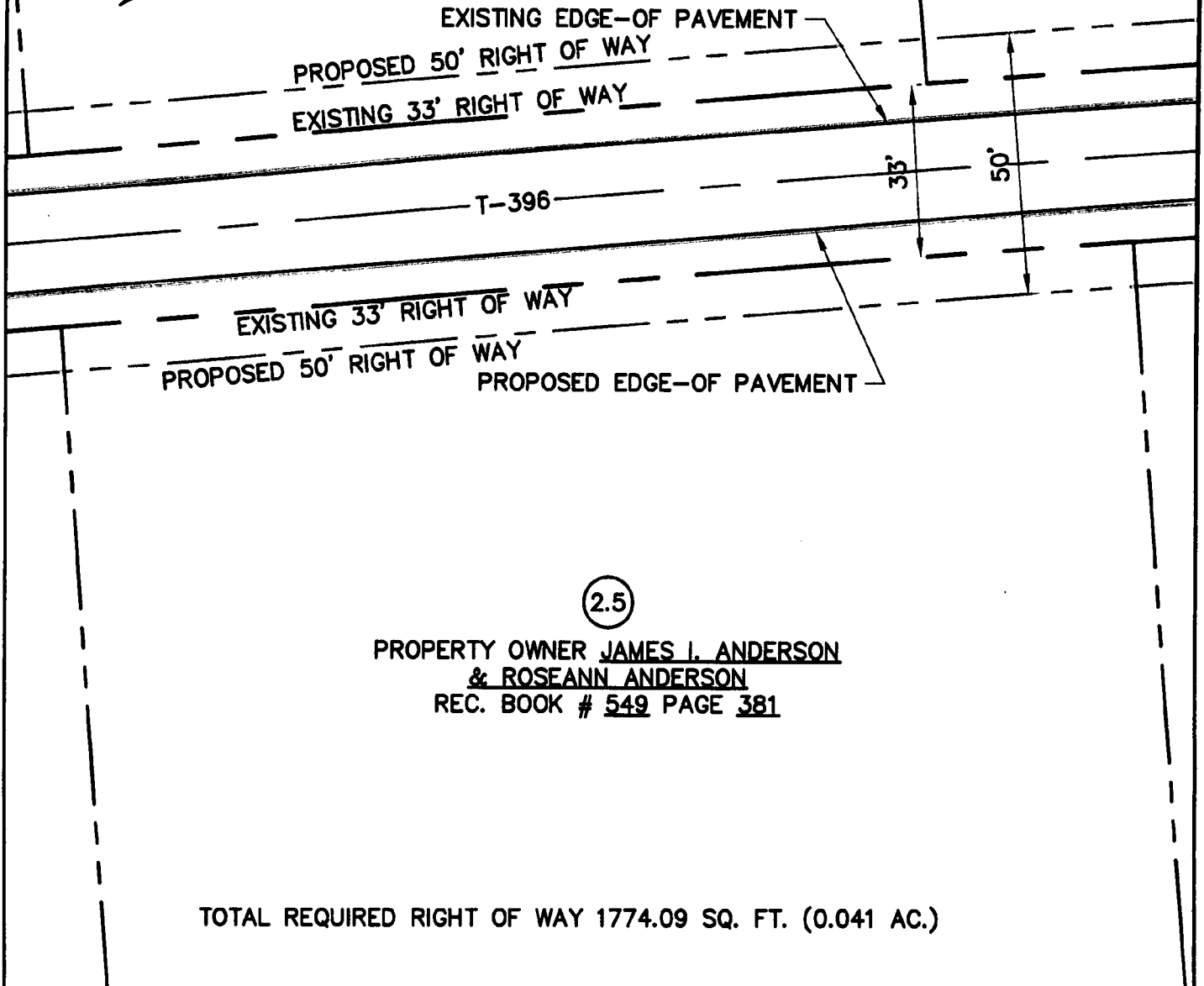
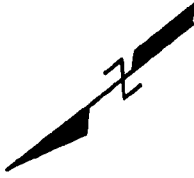
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators and assigns shall nor will, at any time 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

**NOTE:**

Information on this plat was developed from deed plats assessment map data and survey work required to establish the sewer line alignment and is not intended to represent a property survey.



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF JAMES I. ANDERSON & ROSEANN ANDERSON  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1"= 30'**

DISK NO. **CIVIL-10**

**L-2546A**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

Attorney J. Pendleton

GRANTORS

James I. Anderson (SEAL)  
Roseann Anderson (SEAL)  
Roseann Anderson

ATTEST:

Barbara D. Hopkins

GRANTEE  
SANDY TOWNSHIP

By: D. J. [Signature]

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 14 day of March, 2001, before me, the undersigned officer, personally appeared JAMES I. ANDERSON & ROSEANN ANDERSON, his wife, 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 notarial seal.

Elizabeth Hayes Kunkle  
Notary Public

NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw anderson sandy twp  
saa

Notarial Seal  
Elizabeth Hayes Kunkle, Notary Public  
Sandy Twp., Clearfield County  
My Commission Expires Apr. 29, 2003  
Member, Pennsylvania Association of Notaries

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120260

RECORDED ON

Dec 18, 2001  
11:40:54 AM

Total Pages: 4

RECORDING FEES - \$13.00

RECORDER

COUNTY IMPROVEMENT \$1.00

FUND

RECORDER IMPROVEMENT FUND \$1.00

STATE WRIT TAX \$0.50

TOTAL \$15.50

CUSTOMER

TERRARD & YOUNG

AFFIDAVIT No. 34973

## **DEED OF DEDICATION**

THIS INDENTURE, made the 21st day of February, 2001, by and between

**SAMUEL J. MOLLICA, III and LEAH D. MOLLICA**, his wife, of R.D.#1, DuBois, PA, 15801  
GRANTORS

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

GRANTEE

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street, South 39° 03' 24" West, a distance of 171.20 feet to a point of the Southeast corner of this conveyance; thence North 48° 49' West, a distance of 8.5 feet along lands now or formerly of Fletcher, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, North 39° 03' 24" East, a distance of 171.20 feet to a point of the Northwest corner of this conveyance; thence South 49° 57' East, a distance of 8.5 feet along lands now or formerly of Dezack, to the point of beginning.

Said right of way **CONTAINING** 1455.29 square feet or 0.033 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.



**BEING** a portion of the premises conveyed to Samuel J. Mollica, III & Leah D. Mollica, husband and wife, by Deed from James J. Dezack, dated September 1, 1979 and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Deed Book 787, at page 407.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

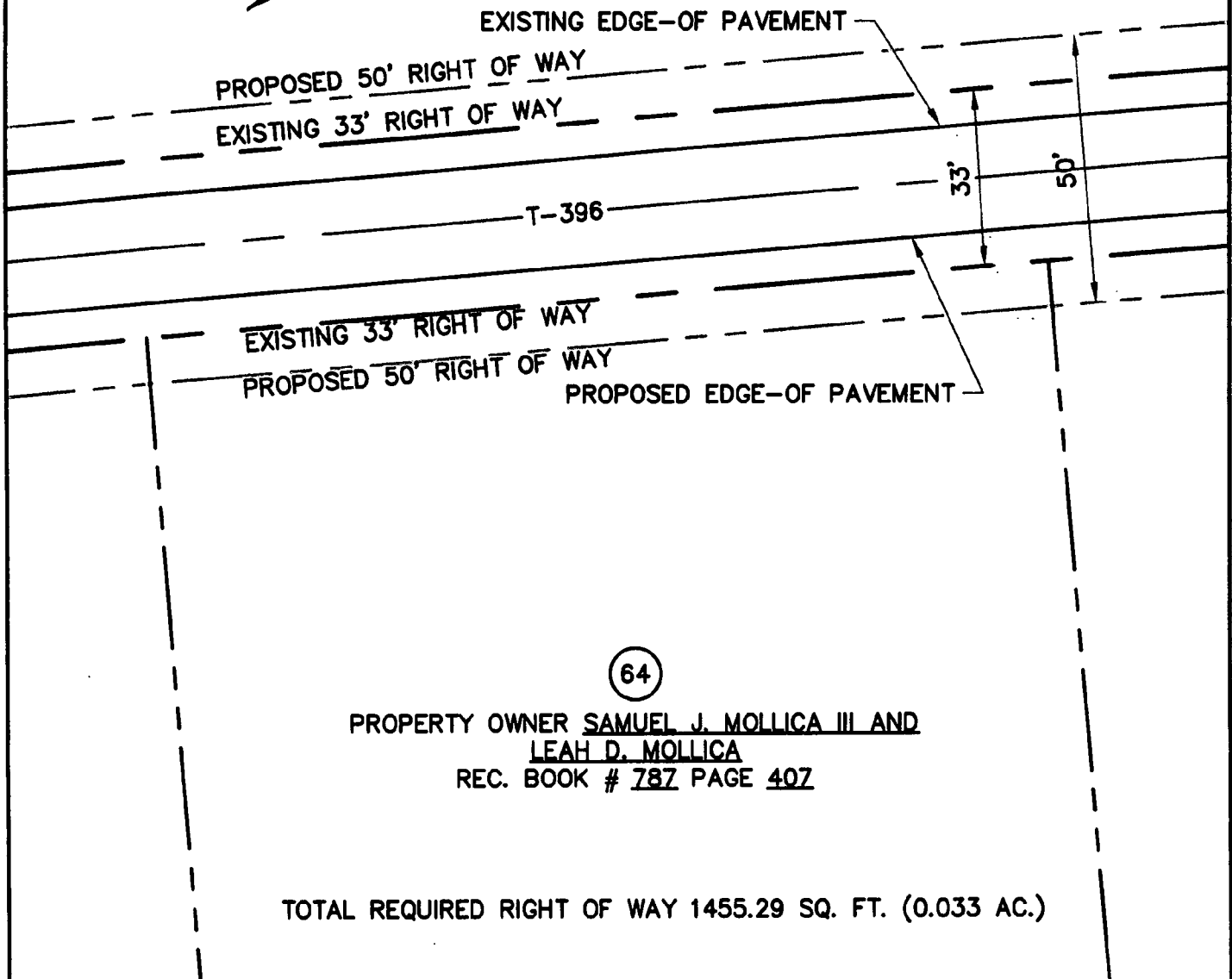
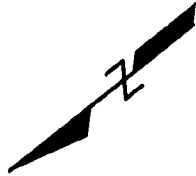
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators and assigns shall nor will, at any time 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

**NOTE:**

Information on this plat was developed from deed plats assessment map data and survey work required to establish the sewer line alignment and is not intended to represent a property survey.



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

**PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF SAMUEL J. MOLLIKA III AND LEAH D. MOLLIKA  
FOR THE SANDY TOWNSHIP SUPERVISORS**

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1" = 30'**

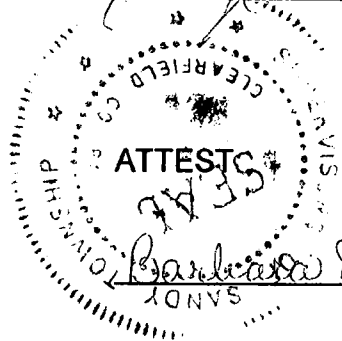
DISK NO. **CIVIL-10**

**L-2546A**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

George A. Kuzel  
George A. Kuzel



GRANTORS

Samuel J. Mollica, III (SEAL)  
Samuel J. Mollica, III  
Leah D. Mollica (SEAL)  
Leah D. Mollica

GRANTEE  
SANDY TOWNSHIP

By: Paul J. [Signature]

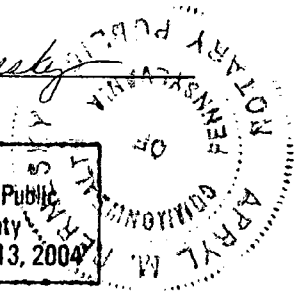
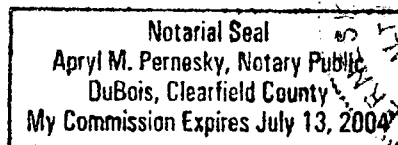
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 28<sup>th</sup> day of MARCH, 2001, before me, the undersigned officer, personally appeared SAMUEL J. MOLLIKA, III & LEAH D. MOLLIKA, his wife, 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 notarial seal.

April M. Pernesky  
Notary Public

NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.



road rw mollica sandy twp  
saa

AFFIDAVIT No. 54971

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania  
INSTRUMENT NUMBER  
200120258  
RECORDED ON  
Dec 18, 2001  
11:40:52 AM  
Total Pages: 4  
RECORDING FEES - \$13.00  
REORDER  
COUNTY IMPROVEMENT \$1.00  
FUND  
REORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$15.50  
CUSTOMER  
FERRARO & YOUNG

## **DEED OF DEDICATION**

THIS INDENTURE, made the 26<sup>th</sup> day of February, 2001, by and between

**GEORGE E. FLETCHER and MARLENE FLETCHER**, his wife, of 104  
Evergreen Avenue, DuBois, PA, 15801 **GRANTORS**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street, South 39° 03' 24" West, a distance of 208.71 feet to a point of the corner of this conveyance; thence North 48° 49' West, a distance of 8.5 feet along lands now or formerly of Duttry, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, North 39° 03' 24" East, a distance of 208.71 feet to a point of the Northwest corner of this conveyance; thence South 48° 49' West, a distance of 8.5 feet along the Southwesterly boundary line of a 25 foot right of way, to the point of beginning.

Said right of way **CONTAINING** 1700.18 square feet or 0.039 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to George E. Fletcher & Marlene Fletcher, husband and wife, by Deed from Grace V. Anderson, dated August 1, 1975 and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Deed Book 717, at page 337.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

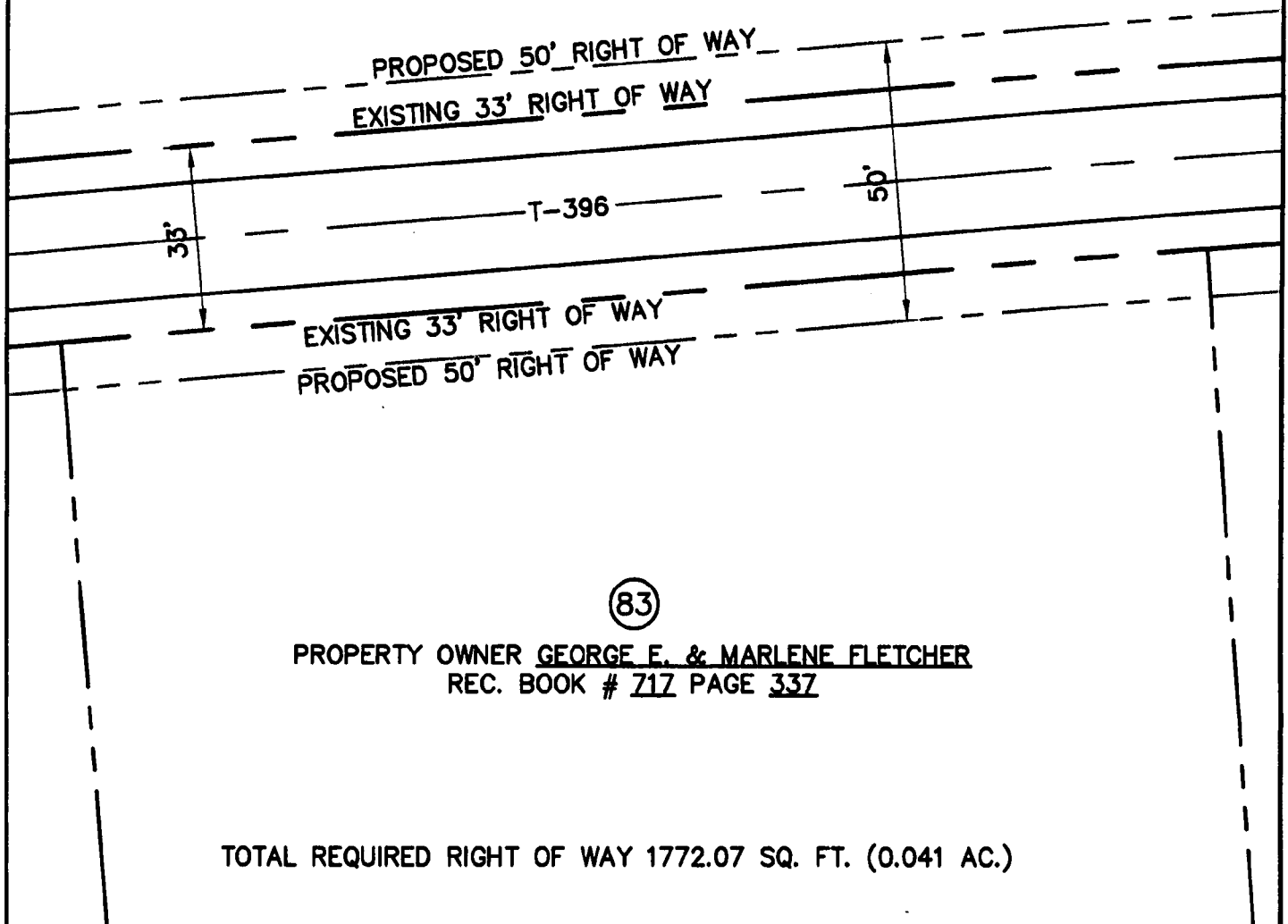
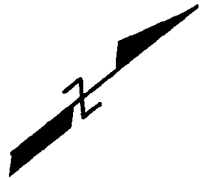
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators and assigns shall nor will, at any time 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

**NOTE:**

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF GEORGE E. & MARLENE FLETCHER  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

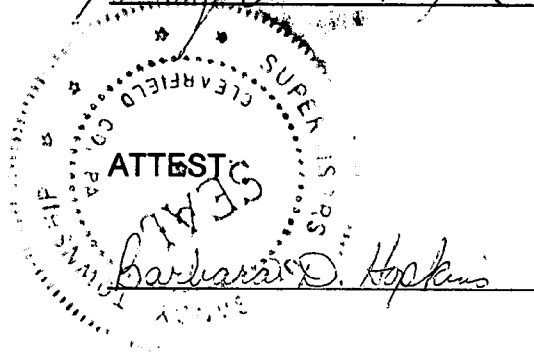
SCALE: **1" = 30'**

DISK NO. **CIVIL-10**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

George A. Kugel  
George B. Kugel



GRANTORS

George E. Fletcher (SEAL)  
George E. Fletcher

Marlene Fletcher (SEAL)  
Marlene Fletcher

GRANTEE  
SANDY TOWNSHIP

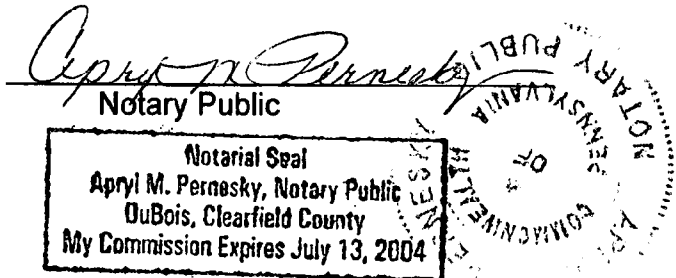
By: DeL...

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield

ss:

On this, the 26<sup>th</sup> day of March, 2001, before me, the undersigned officer, personally appeared GEORGE E. FLETCHER & MARLENE FLETCHER, his wife, 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 notarial seal.



NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw fletcher sandy twp  
saa

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120254

RECORDED ON

Dec 18, 2001  
11:40:48 AM

Total Pages: 4

RECORDING FEES - \$13.00

COUNTY IMPROVEMENT \$1.00

RECORDING IMPROVEMENT FUND \$1.00

STATE WRIT TAX \$0.50

TOTAL \$15.50

CUSTOMER  
FERRARO & YOUNG

AFFIDAVIT No. 34967

## **DEED OF DEDICATION**

THIS INDENTURE, made the 21st day of February, 2001, by and between

**LARRY BUZARD** and **GABRIELLA BUZARD**, his wife, of R.D.#1, DuBois, PA,  
15801 **GRANTORS**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Southern right of way line of Fourth Street (Sandy Township Route T-396), the Southwest corner of this conveyance; thence by the existing Southern right of way line of Fourth Street, North 29° 21' 42" East, a distance of 20 feet to a point of the Northwest corner of this conveyance; thence South 61° 31' 25" East, a distance of 8.5 feet along lands now or formerly of Reasinger, to a point; thence by the proposed Southern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, South 29° 21' 42" East, a distance of 20 feet to a point of the Southeast corner of this conveyance; thence North 61° 31' 25" West, a distance of 8.5 feet along lands now or formerly of Reasinger, to the point of beginning.

Said right of way **CONTAINING** 170.18 square feet or 0.003 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.



**BEING** a portion of the premises conveyed to Larry Buzard & Gabriella Buzard, husband and wife, by Deed from Bernard D. Houllion dated February, 1992, and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Records Book 1505, at page 232.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

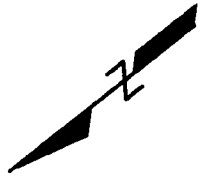
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators and assigns shall nor will, at any time 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

**NOTE:**

Information on this plat was developed from deed plats assessment map data and survey work required to establish the sewer line alignment and is not intended to represent a property survey.



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PROPERTY OWNER LARRY BUZARD  
AND GABRIELLA BUZARD  
DEED BOOK # 1505 PAGE 231

PROPOSED EDGE OF PAVE

EXISTING EDGE OF PAVE

PROPOSED 50' RIGHT OF WAY

EXISTING 33' RIGHT OF WAY

50'

33'

T-396

EXISTING 33' RIGHT OF WAY

PROPOSED 50' RIGHT OF WAY

TOTAL REQUIRED RIGHT OF WAY 170.18 SQ. FT. (0.003 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF LARRY BUZARD AND GABRIELLA BUZARD  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1" = 30'**

DISK NO. **CIVIL-10**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

John W. Carter  
John W. Carter

Barbara D. Hopkins  
ATTEST  
JUN 13 2001  
CLEARFIELD CO. PA  
NOTARY PUBLIC

GRANTORS

Larry Buzard (SEAL)  
Larry Buzard

Gabriella Buzard (SEAL)  
Gabriella Buzard

GRANTEE  
SANDY TOWNSHIP

By: Del Spaffa

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

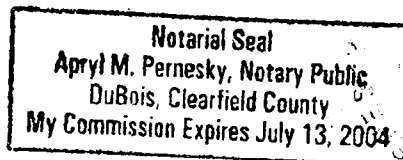
On this, the 30<sup>th</sup> day of MARCH, 2001, before me, the undersigned officer, personally appeared LARRY BUZARD & GABRIELLA BUZARD, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

April M. Pernesky  
Notary Public

NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw buzard sandy twp  
saa



KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120253

RECORDED ON

Dec 18, 2001  
11:40:47 AM

Total Pages: 4

RECORDING FEES - \$13.00

REORDER

COUNTY IMPROVEMENT \$1.00

FUND

REORDER IMPROVEMENT FUND \$1.00

STATE WRIT TAX \$0.50

TOTAL \$15.50

CUSTOMER  
ERRARD & YOUNG

AFFIDAVIT No. 34966

## **DEED OF DEDICATION**

THIS INDENTURE, made the 21st day of February, 2001, by and between

**JAMES I. ANDERSON** and **ROSEANN ANDERSON**, his wife, of R.D.#1,  
DuBois, PA, 15801 **GRANTORS**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantors, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to them accruing, as well as for numerous other considerations affecting the public welfare which they seek to advance, have granted, bargained, sold, aliened, offered, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL** that certain piece, parcel or lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Northern right of way line of Fourth Street (Sandy Township Route T-396), the Northeast corner of this conveyance; thence by the existing Northern right of way line of Fourth Street, South 39° 03' 24" West, a distance of 260 feet to a point of the Southeast corner of this conveyance; thence in a Northwesterly direction, a distance of 8.5 feet along lands now or formerly of Guthridge, to a point; thence by the proposed Northern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, North 39° 03' 24" East, a distance of 260 feet to a point of the Northwest corner of this conveyance; thence in a Southeasterly direction, a distance of 8.5 feet along lands now or formerly of Anderson, to the point of beginning.

Said right of way **CONTAINING** 2210.00 square feet or 0.05 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to James I. Anderson & Roseann Anderson, husband and wife, by Deed from Grace V. Anderson, dated June 30, 1987 and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Records Book 1168, at page 338.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

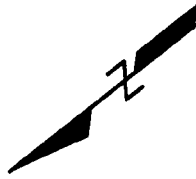
And the said Grantors, for themselves, their heirs, executors, administrators and assigns, by these presents covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantors nor their heirs, executors, administrators and assigns shall nor will, at any time 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantors nor their heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, do by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that they, the said Grantors, their heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantors, their heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

**NOTE:**

Information on this plat was developed from deed plats assessment map data and survey work required to establish the sewer line alignment and is not intended to represent a property survey.



EXISTING EDGE OF PAVE

PROPOSED 50' RIGHT OF WAY  
EXISTING 33' RIGHT OF WAY

33'

50'

T-396

EXISTING 33' RIGHT OF WAY

PROPOSED 50' RIGHT OF WAY

PROPOSED EDGE OF PAVE

122

PROPERTY OWNER JAMES I. ANDERSON  
AND ROSEANN ANDERSON  
REC. BOOK # 1168 PAGE 338

TOTAL REQUIRED RIGHT OF WAY 2217.01 SQ. FT. (0.051 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF JAMES I. ANDERSON AND ROSEANN ANDERSON  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. **2118-6 &  
2118-7**

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1" = 40'**

DISK NO. **CIVIL-10**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSES:

Meredith A. Ferguson  
Catherine J. Kridtiron

GRANTORS

James I. Anderson (SEAL)  
James I. Anderson  
Roseann Anderson (SEAL)  
Roseann Anderson



Robert D. Hopkins

GRANTEE  
SANDY TOWNSHIP

By: Del Spoffo

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 14th day of March, 2001, before me, the undersigned officer, personally appeared JAMES I. ANDERSON & ROSEANN ANDERSON, his wife, 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.

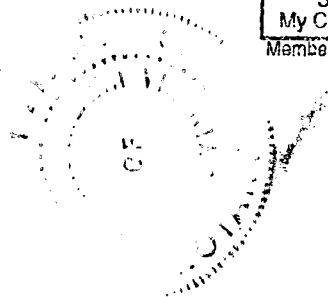
IN WITNESS WHEREOF, I hereunto set my hand and official notarial seal.

Elizabeth Hayes Kunkle  
Notary Public

NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw anderson2 sandy twp  
saa

Notarial Seal  
Elizabeth Hayes Kunkle, Notary Public  
Sandy Twp., Clearfield County  
My Commission Expires Apr. 29, 2003  
Member, Pennsylvania Association of Notaries



KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200120262

RECORDED ON

Dec 18, 2001  
11:40:56 AM

Total Pages: 5

RECORDING FEES - \$15.00  
RECORDER

COUNTY IMPROVEMENT \$1.00  
FUND

RECORD IMPROVEMENT FUND \$1.00

STATE MORT TAX \$0.50  
TOTAL \$17.50

CUSTOMER  
FERRARO & YOUNG

AFFIDAVIT No. 34975

## **DEED OF DEDICATION**

**THIS INDENTURE**, made the 3<sup>rd</sup> day of April, 2001, by and between

**MOST REVEREND DONALD W. TRAUTMAN, BISHOP OF ERIE**, of St. Mark Catholic Center, 429 East Grandview Boulevard, P. O. Box 10397, Erie, PA, 16514  
**GRANTOR**

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,

**GRANTEE**

### **WITNESSETH:**

That the said Grantor, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to him accruing, as well as for numerous other considerations affecting the public welfare which he seeks to advance, has granted, bargained, sold, aliened, offered, 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 lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Southern right of way line of Fourth Street (Sandy Township Route T-396), the Southwest corner of this conveyance; thence by the existing Southern right of way line of Fourth Street in a Northerly direction, a distance of 1412 feet, plus or minus, to a point of the Northwest corner of this conveyance; thence in an Easterly direction, a distance of 8.5 feet to a point; thence by the proposed Southern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, in a Southerly direction, a distance of 1412 feet, plus or minus to a point; thence in a Westerly direction, a distance of 8.5 feet to the point of beginning.

Said right of way **CONTAINING** 12,002.65 square feet or 0.275 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.



**BEING** a portion of the premises conveyed to the Most Reverend Donald W. Trautman, Bishop of Erie by Deed from Anna Jane Toney, widow, dated July 16, 1999, and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, as Instrument Number 199912945.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

And the said Grantor, for himself, his heirs, executors, administrators and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs, executors, administrators 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantor nor his heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantor, for himself, his heirs, executors, administrators and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the said Grantor, his heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantor, his heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESS:

David M. Krzyz

GRANTOR

+ Donald W. Trautman (SEAL)  
Most Reverend Donald W. Trautman,  
Bishop of Erie

GRANTEE  
SANDY TOWNSHIP

By: Del Spiff



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ERIE

ss:

On this, the 10<sup>th</sup> day of April, 2001, before me, the undersigned officer, personally appeared the Most Reverend DONALD W. TRAUTMAN, Bishop of Erie, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Peggy A. Bebko  
Notary Public

Notarial Seal  
Peggy A. Bebko, Notary Public  
Millcreek Twp., Erie County  
My Commission Expires Jan. 27, 2003

NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc.

road rw bishop trautman sandy twp  
saa

NOTE:  
Information on this plat was developed from deed plat  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.

PROPERTY OWNER MOST REVEREND DONALD W. TRAUTMAN, BISHOP OF ERIE  
INST. # 199912945 PAGES 1-B

(59)

TOTAL REQUIRED RIGHT OF WAY 12002.65 SQ. FT. (0.275 AC.)

EXISTING 33' RIGHT OF WAY

PROPOSED 50' RIGHT OF WAY

EXISTING 33' RIGHT OF WAY

PROPOSED 50' RIGHT OF WAY

RAYMOND P.  
THOMPSON

SAUEL J. MOLICA II  
AND  
LEAH D. MOLICA

GRACE V. ANDERSON

GEORGE E. AND  
MARLENE FLETCHER

FREDERICK M. DUTTRY  
AND  
PAULINE R. DUTTRY

EARLE R. WICKLAND AND  
ELANE J. WICKLAND



LEE - SIMPSON ASSOCIATES, INC.  
CONSULTING ENGINEERS  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814) 371-7750

REVISED 4-2-01 M.R.D.

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF MOST REVEREND DONALD W. TRAUTMAN, BISHOP OF ERIE  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: M.R.D.	DATE: 1-9-01	NOTE BK. 2118-6 & 2118-7	49857711
CHECKED BY: C.M.N.	SCALE: 1" = 100'	DISK NO. CIVIL-10	L-2546A

KAREN L. STARCK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania  
INSTRUMENT NUMBER  
200116076  
RECORDED ON  
Oct 08, 2001  
2:40:48 PM  
Total Pages: 6  
RECORDING FEES - \$19.00  
RECORD  
COUNTY IMPROVEMENT \$1.00  
UND  
REORDER  
IMPROVEMENT FUND \$1.00  
STATE WRIT TAX \$0.50  
TOTAL \$21.50  
CUSTOMER  
TERRARACCIO & NOBLE

## **DEED OF DEDICATION**

AFFIDAVIT No. 34698

THIS INDENTURE, made the 9<sup>th</sup> day of May, 2001, by and between

**TIMOTHY J. BEMBENIC**, single, of 113 Wilson Avenue, DuBois, PA, 15801,  
GRANTOR

and

**SANDY TOWNSHIP** of P. O. Box 267, DuBois, PA, 15801,  
GRANTEE

### **WITNESSETH:**

That the said Grantor, for and in consideration of the sum of ONE and no/100ths (\$1.00) DOLLAR and the advantage to him accruing, as well as for numerous other considerations affecting the public welfare which he seeks to advance, has granted, bargained, sold, aliened, offered, 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 lot of land situate, lying and being in **SANDY TOWNSHIP**, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the existing Southern right of way line of Fourth Street (Sandy Township Route T-396), the Southwest corner of this conveyance; thence by the existing Southern right of way line of Fourth Street, North 37° 29' East, a distance of 175 feet to a point of the Northwest corner of this conveyance; thence South 53° 04' East, a distance of 8.5 feet along lands now or formerly of Toney, to a point; thence by the proposed Southern right of way line of Fourth Street, and at all times 25.00 feet from the physical center line of the existing road, South 37° 29' West, a distance of 175 feet to a point of the Southeast corner of this conveyance; thence North 53° 04' West, a distance of 8.5 feet along lands now or formerly of Reasinger, to the point of beginning.

Said right of way **CONTAINING** 1487.44 square feet or 0.034 acres, more or less in accordance with the Map of Lee-Simpson Associates, Inc. dated January 9, 2001, a copy which is attached hereto and made a part hereof for a more particular description.

**BEING** a portion of the premises conveyed to Timothy J. Bembenic by Deed from Jack Reasinger dated October 26, 1976, and recorded in the Office of the Recorder of Deeds in and for Clearfield County, PA, in Deed Book 729, at page 370.

**TO HAVE AND TO HOLD**, the said lot or parcel of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for purposes of sewer, water, and other utility installations, and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said Street had been widened 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.

And the said Grantor, for himself, his heirs, executors, administrators and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs, executors, administrators 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 Sandy Township, Grantee, and if such grade shall not be established at the day of the date of these presents, that neither the said Grantor nor his heirs, executors, administrators 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 thereafter established or confirmed by Sandy Township, Grantee.

And the said Grantor, for himself, his heirs, executors, administrators and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that he, the said Grantor, his heirs, executors, administrators and assigns, shall and will warrant **SPECIALLY** and forever defend the said lot of ground above described unto the said Grantee, its successors and assigns, against it the said Grantor, his heirs and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under it or them or any of them.

**IT IS HEREBY CERTIFIED TO COMPLY WITH THE PENNSYLVANIA REALTY TRANSFER TAX ACT, THAT THE WITHIN CONVEYANCE IS EXEMPT THEREFROM AS BEING A DEED OF DEDICATION TO A MUNICIPAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, IN LIEU OF CONDEMNATION.**

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESS:

GRANTOR

Melissa Tinker

X Timothy J. Bembenic (SEAL)  
Timothy J. Bembenic

THE FOLLOWING CREDITORS OF THE GRANTOR EXECUTE THE WITHIN DEED OF DEDICATION, ACKNOWLEDGING THEIR CONSENT TO THE SAME:

ATTEST:

NATIONAL FUEL GAS DISTRIBUTION CORPORATION - JOINDER

J. M. Caporale  
Secretary

By: Carl Carlotti CMT  
Carl Carlotti, Vice President

WITNESS:

INTERNAL REVENUE SERVICE  
JOINDER

Carl Homella

By: Michael Stumpo  
Michael Stumpo  
Special Procedures Agent

ATTEST:

E. M. BROWN, INC. - JOINDER

William M. Brown  
Secretary

By: Robert E. Brown Pres.

\*\*\*\*\*

Sworn to and subscribed before me  
this 5th day of Sept 2001.  
Beatrice S. Gamble



ATTEST:

GRANTEE  
SANDY TOWNSHIP

Blaise J. Ferruccio By: [Signature]

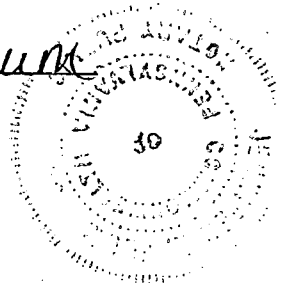
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Clearfield ss:

On this, the 17<sup>th</sup> day of August, 2001, before me, the undersigned officer, personally appeared TIMOTHY J. BEMBENIC, single, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Jennifer L. Flumbaum  
Notary Public

Notarial Seal  
Jennifer L. Flumbaum, Notary Public  
Sandy Twp., Clearfield County  
My Commission Expires Feb. 5, 2005  
Member, Pennsylvania Association of Notaries



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ss:

On this, the 5<sup>th</sup> day of June, 2001, before me, the undersigned officer, personally appeared CARL CARLOTTI, Vice President of NATIONAL FUEL GAS DISTRIBUTION CORPORATION, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, being authorized to do so.

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



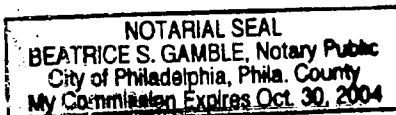
Corrie J. Carpenter  
Notary Public

Notarial Seal  
Corrie J. Carpenter, Notary Public  
Allegheny County  
My Commission Expires Feb. 12, 2002  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Philadelphia ss:

On this, the 18th day of July, 2001, before me, the undersigned officer, personally appeared MICHAEL STUMPO, Special Procedures Agent for the INTERNAL REVENUE SERVICE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, being authorized to do so.

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



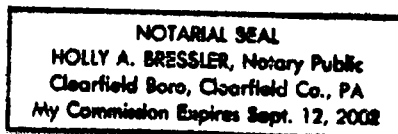
Beatrice S. Gamble  
Notary Public

Sworn to and subscribed before me  
this 18th day of July, 2001 B.S.G.

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_ ss:

On this, the 14 day of August, 2001, before me, the undersigned officer, personally appeared Allan M. Brown, Sec., Robert E. Brown, Pres. of E. M. BROWN, INC. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, being authorized to do so.

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



Holly A. Bressler  
Notary Public

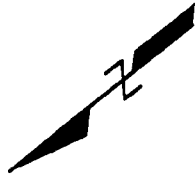
NO TITLE SEARCH DONE - All data, including legal description, provided by Lee-Simpson Associates, Inc. and all data regarding Creditors provided by Blaise J. Ferraraccio, Esq.

road rw bemberic sandy twp  
saa



**NOTE:**

Information on this plat was developed from deed plats  
assessment map data and survey work required to establish  
the sewer line alignment and is not intended to represent  
a property survey.



(85)

PROPERTY OWNER TIMOTHY J. BEMBENIC  
REC. BOOK # 729 PAGE 370

PROPOSED EDGE OF PAVE

PROPOSED 50' RIGHT OF WAY

EXISTING 33' RIGHT OF WAY

T-396

EXISTING 33' RIGHT OF WAY

PROPOSED 50' RIGHT OF WAY

EXISTING EDGE OF PAVE

50'

33'

TOTAL REQUIRED RIGHT OF WAY 1487.44 SQ. FT. (0.034 AC.)



**LEE - SIMPSON ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
203 WEST WEBER AVE. DUBOIS, PA. 15801 (814)371-7750

PROPOSED ROADWAY RIGHT OF WAY ON THE  
PROPERTY OF TIMOTHY J. BEMBENIC  
FOR THE SANDY TOWNSHIP SUPERVISORS

DRAWN BY: **M.R.D.**

DATE: **1-9-01**

NOTE BK. 2118-6 &  
2118-7

**49857711**

CHECKED BY: **C.M.N.**

SCALE: **1"= 30'**

DISK NO. **CIVIL-10**