

08-1492-CD  
John Koptchak al vs Q. McClaren

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION - LAW

JOHN R. KOPTCHAK AND HEATHER J.  
KOPTCHAK, his wife,

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\*  
\*  
\*  
\*

Plaintiffs

\* No. 08- 1492-CD

\*

vs.

\*

QUENTIN MCCLAREN,

\* TYPE OF CASE:

\*

\* Civil Action

\*

Defendant

\*

\*

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\* TYPE OF PLEADING:

\* Stipulation Against Liens

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\* FILED ON BEHALF OF:

\* Plaintiffs

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\* COUNSEL OF RECORD FOR

\* THIS PARTY:

\* David R. Thompson, Esquire

\* PO Box 587

\* Philipsburg PA 16866

\* (814) 342-4100

\* Supreme Court ID 73053

FILED ICC Atty  
07/11/05 cm Thompson  
AUG 12 2005  
Pd \$20.00  
William A. Shaw  
Prothonotary/Clerk of Courts

**STIPULATION AGAINST LIENS**

JOHN R. KOPTCHAK AND HEATHER J.  
KOPTCHAK, HIS WIFE  
Homeowner

In the Court of Common Pleas,  
County of  
CLEARFIELD, Pennsylvania

vs.

Number \_\_\_\_\_ Term, 2008

QUENTIN MCCLAREN

Contractor

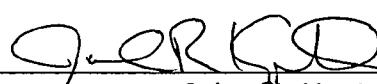
WHEREAS, **JOHN R. KOPTCHAK AND HEATHER KOPTCHAK**, his wife, currently of 265 Koptchak Lane, Osceola Mills, Pennsylvania, has contracted with **QUENTIN MCCLAREN**, of Philipsburg, Pennsylvania, for the construction of a residential structures upon premises situate in the Township of Decatur, Clearfield County, Pennsylvania, bounded and described as follows:

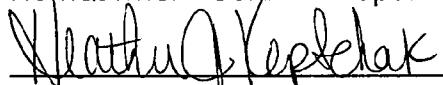
**SEE EXHIBIT "A"**

NOW, , 2008, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **JOHN R. KOPTCHAK AND HEATHER KOPTCHAK**, his wife, to the said **QUENTIN MCCLAREN**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **JOHN R. KOPTCHAK AND HEATHER KOPTCHAK**, his wife, and further by, **QUENTIN MCCLAREN**, it is agreed that no lien shall be filed against the building by the contractor, or any sub-contractor, nor by any of the material men or workmen or any other person for any labor, materials purchased for the erection of said building, the right to file such liens being expressly waived.

WITNESS, our hands and seals the day and year aforesaid:

SIGNED AND SEALED IN THE PRESENCE OF:

  
\_\_\_\_\_  
Homeowner - John R. Koptchak

  
\_\_\_\_\_  
Homeowner - Heather Koptchak

**JO.**  
QUENTIN MCCLAREN

  
\_\_\_\_\_  
Contractor

**EXHIBIT "A"**

**ALL** that piece or parcel of land situated in the Township of Decatur, County of Clearfield, and State of Pennsylvania is bounded and described as follows:

**BEGINNING** at an iron pin which is also the Southwest corner of Lot No. 1; said point is on line of, now or formerly, Robert Stroup; thence along lands of same North forty two degrees, fifty four minutes, seven seconds West (N 42° 54' 07" W) one thousand five hundred sixty eight and three hundredths (1568.03) feet to an iron pin; thence still along lands of same North forty degrees, forty one minutes, ten seconds East (N 40° 41' 10" E) eight hundred five and thirty six hundredths (805.36) feet to an iron pin; thence still along lands of same and lands of, now or formerly, Robert W. and Jacqueline C. Hunt South forty two degrees fifty four minutes twenty seconds East (S 42° 54' 20" E) one thousand three hundred eighty five (1385.00) feet to an iron pin and also the Northwest corner of Lot No. 1; thence along Lot No. 1 South forty one degrees thirty two minutes five seconds West (S 41° 32' 05" W) three hundred eighty seven and five hundredths (387.05) feet to an iron pin; thence still along Lot No. 1 South seventeen degrees thirty one minutes twenty five seconds West (S 17° 31' 25" W) four hundred seventy seven and thirty one hundredths (477.31) feet to an iron pin and place of beginning. Known as Lot No. 2 on map prepared by P.R. Mondock for Shirokey Surveys dated May 5, 2005 entitled Property Survey Map Showing Subdivision of Land owned by Rick L. and Debra A. Koptchak recorded June 21, 2005 to clearfield County Instrument #200509278. **CONTAINING 26.2680 acres.**

**EXCEPTING AND RESERVING** a 20 foot wide water line right of way through Lot No. 2 to Lot No. 1, further described as being South forty one degrees, thirty two minutes, five seconds West (S 41° 32' 05" W) three hundred seventy seven and thirty six hundredths (377.36) feet from the Northeast corner of Lot No. 2 and the Northwest corner of Lot No. 1 to the place of beginning; thence along the centerline of said right of way North fifty six degrees six minutes forty seconds West (N 56° 06' 40" W) fifty and thirty six hundredths (50.36) feet; thence North forty five degrees two minutes fifteen seconds West (N 45° 02' 15" W) eight hundred sixty eight and thirteen hundredths (868.13) feet; thence North fifty nine degrees twenty four minutes fifteen seconds West (N 59° 24' 15" W) two hundred fifty three and sixty hundredths (253.60) feet; thence South eighty six degrees, forty nine minutes forty seconds West (S 86° 49' 40" W) ninety five and forty hundredths (95.40) feet to a spring shown on map prepared by P.R. Mondock for Shirokey Surveys dated May 5, 2005.

**EXCEPTING AND RESERVING** for Lot No. 2, a 50 foot wide access across Lot No. 1, further described as being North seventeen degrees thirty one minutes twenty five seconds East (N 17° 31' 25" E) one hundred forty six and eleven hundredths (146.11) feet along the dividing line of Lot No. 1 and Lot No. 2 to the place of beginning; thence along the centerline of said access road South forty eight degrees twenty minutes fifty five seconds East (S 48° 20' 55" E) eighty three and eighty hundredths (83.80) feet to a point; thence South two degrees twenty nine minutes twenty five seconds West (S 2° 29' 25" W) one hundred eighty nine and sixty nine hundredths (189.69) feet to the existing fifty foot wide right of way which leads to State Route 0970. Said right of way is shown on map prepared by P.R. Mondock for Shirokey Surveys, dated May 5, 2005.

**TOGETHER WITH** right of way for the above property from PA Route 970; beginning at a point approximately 22 feet from the centerline of PA Route 970 on the Northeast side of said Route, said point of beginning being located N 36° 21' 51" W 553.40 feet from an iron pipe on corner of "T.P." on N.E. right of way of PA 970; thence from said point of beginning the centerline of a 50 foot wide easement is described as follows: N. 58° 30' E 550.00 feet to a marked 6" tree crossing a presently dry run approximately 370 feet prior to reaching said tree; thence N 23° 00' E 278.40 feet to a point in an existing earthen road; thence along approximate centerline of said road N 3° 05' E 524.40 feet to an iron pipe on line of the George W. Sankey 43.972 acre parcel, said iron pipe being located on Sankey line N 41° 00" W 1007.00 feet from corner of line of Lewis Stein. Herein described easement contains a length of 370.80 feet, width of 50.00 feet, and an area by calculation of 1.5735 acres, more or less.

**BEING** further identified as Clearfield County Tax Parcel No. 112-n12-79 as shown on the assessment map in the records of Clearfield County, PA.