

PENN TOWNSHIP BOARD OF COMMISSIONERS  
York County, Pennsylvania

RESOLUTION NO. 974

A RESOLUTION ACCEPTING THE DEDICATION OF ATRACT  
OF LAND MORE FULLY DESCRIBED HEREIN AND  
AUTHORIZING THE FILING OF THE APPROPRIATE DEED OF  
DEDICATION WITH THE RECORDER OF DEEDS OFFICE IN  
AND FOR YORK COUNTY, PENNSYLVANIA

WHEREAS, as part of the Final Plan of Hall Estates, which plan is recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania in Plan Book II, Page 729 (the "Plan"), the Plan required the offer of dedication of Lots 29 and 29A, designated as "Recreation Area", which said lots are now being offered for dedication by Joseph A. Myers ("Grantor"); and

WHEREAS, the Township desires to accept the offer of dedication and formally evidence such acceptance by the filing of a deed of dedication with the Recorder of Deeds Office in and for York County, Pennsylvania.

**BE IT RESOLVED** by the Commissioners of Penn Township and it is hereby resolved by the authority of the same that, pending receipt of an acceptable title opinion stating that title shall pass to the Township free and clear of all adverse encumbrances and restrictions, the following property is hereby accepted for dedication:

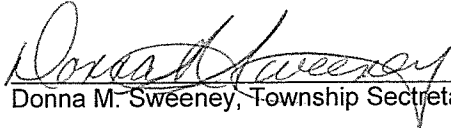
The tracts of land as described in the attached Exhibit "A" and as set forth in the Deed of Dedication by and between JOSEPH A. MYERS and PENN TOWNSHIP.

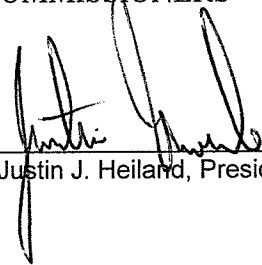
**BE IT FURTHER RESOLVED** that the Deed of Dedication attached hereto are hereby received and accepted by Penn Township as effectively transferring to said Township the said tracts of land more fully described in the attached exhibit and as set forth on the description contained in the aforesaid Deed.

**ADOPTED**, this 16<sup>th</sup> of August, 2021, by the Township Commissioners of Penn Township in a lawful session duly assembled.

ATTEST:

PENN TOWNSHIP BOARD OF  
COMMISSIONERS

  
\_\_\_\_\_  
Donna M. Sweeney, Township Secretary

By:   
\_\_\_\_\_  
Justin J. Heiland, President

(SEAL)

UPI: 44-000-23-0029.00-00000  
44-000-23-0029.A0-00000  
Moore Drive

DEED OF DEDICATION

MADE THE 22nd day of July, in the year two thousand twenty-one (2021).

BETWEEN

JOSEPH A. MYERS, married, of 107 Little Bridge Road, Hanover, PA 17331, by BENJAMIN A. MYERS, his Attorney-in-Fact, specially constituted by a Power of Attorney dated July 18, 1991 and recorded May 22, 1992 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 390, page 149,

GRANTOR

-and-

PENN TOWNSHIP, a first class township, having offices at 20 Wayne Avenue, Penn Township, York County, Pennsylvania,

GRANTEE

WITNESSETH, that in consideration of the sum of One (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby dedicate for public recreational use, grant and convey to the said Grantee, its successors and assigns,

ALL those two (2) certain tracts of land, situate, lying and being in Penn Township, York County, Pennsylvania, more fully bounded, limited and described as follows, to wit:

TRACT NO.1: BEGINNING at the iron pin on the Northern right-of-way line of Moore Drive, a 50.00 foot wide right-of-way, at the Southeast corner of Lot No. 27 on the subdivision plan hereinafter referred to; thence along Lots No. 27 and 26, North 38 degrees 39 minutes 09 seconds West, 178.56 feet to an iron pin at Lot No. 26 on the subdivision plan hereinafter referred to; thence along Lots No. 26, 25, 24, 23 and 22, North 40 degrees 06 minutes 23 seconds West, 361.37 feet to an iron pin; thence continuing along Lot No. 22, South 42 degrees 19 minutes 17 seconds West, 135.84 feet to an iron on the right-of-way line of Brentwood Court, a 50.00 foot wide right-of-way; thence along the right-of-way line of Brentwood Court by a curve to the left having a radius of 50.00 feet, an arc length of 20.14 feet, a chord bearing and distance of North 47 degrees 40 minutes 43 seconds West, 20.00 feet to an iron pin at Lot No. 21 on the subdivision plan hereinafter referred to; thence along Lot No. 21 the following two courses and distances: [1] North 42 degrees 19 minutes 17 seconds East, 138.50 feet to an iron pin; and [2] North 40 degrees 06 minutes 23 seconds West, 76.56 feet to an iron pin; thence continuing along Lot No. 21 and along Lot No. 20A, North 25 degrees 33 minutes 55 seconds West, 142.17 feet to

an iron pin at lands now or formerly of J and J Rentals; thence along said last mentioned lands, North 87 degrees 12 minutes 28 seconds East, 115.97 feet to an iron pin at lands now or formerly of Dorothy M. Sterner; thence along said last mentioned lands, North 87 degrees 00 minutes 11 seconds East, 118.00 feet to an iron pin to a point at Lot No. 35A, storm water management pond; on the subdivision plan hereinafter referred to; thence along said Lot No. 35A, South 02 degrees 59 minutes 49 seconds East, 130.73 feet to an iron pin; thence continuing along the Lot No. 35A and along Lot No. 35, South 87 degrees 46 minutes 02 seconds East, 180.00 feet to an iron pin at Lot No. 34 on the subdivision plan hereinafter referred to; thence along Lot No. 34 the following two courses and distances: [1] South 18 degrees 30 minutes 25 seconds East, 130.73 feet to an iron pin; and [2] North 57 degrees 29 minutes 19 seconds East, 131.30 feet to an iron pin on the right-of-way of Collins Circle, a 50.00 foot wide right-of-way; thence along the right-of-way of Collins Circle by a curve to the left having a radius of 50.00 feet, an arc length of 44.44 feet, a chord bearing and distance of North 85 degrees 12 minutes 37 seconds East, 42.99 feet to an iron pin at Lot No. 33 on the subdivision plan hereinafter referred to; thence along Lot No. 33, South 57 degrees 29 minutes 19 seconds West, 169.82 feet to an iron pin; thence continuing along Lot No. 33 and along Lots No. 32 and 31, South 46 degrees 47 minutes 12 seconds East, 262.04 feet to an iron pin at Lot No. 30A, storm water management pond, on the subdivision plan hereinafter referred to; thence along Lot No. 30A the following two courses and distances: [1] South 43 degrees 12 minutes 48 seconds West, 28.00 feet to an iron pin; and [2] South 14 degrees 22 minutes 03 seconds East, 146.14 feet to an iron pin on the Northern right-of-way line of Moore Drive, aforesaid; thence along the Northern right-of-way line of Moore Drive the following two courses and distances: [1] by a curve to the right having a radius of 325.00 feet, an arc length of 96.43 feet a chord bearing and distance of South 82 degrees 40 minutes 30 seconds West, 96.08 feet to a point; and [2] North 88 degrees 49 minutes 30 seconds West, 117.03 feet to a iron pin at Lot No. 27, the point and place of BEGINNING. (CONTAINING 4.150 Acres and being Lot No. 29 and being designated as a "Recreation Area" on Final Plan of Hall Estates, prepared by Group Hanover, dated June 3, 1988, designated as Project No. 872650, which said subdivision plan is recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book II, Page 729, and as shown on plan of resubdivision of Lots No. 20, 21, 30, 31 and 35, which is recorded in Plan Book JJ, page 703.)

TRACT NO. 2: BEGINNING at an iron pin on the Southern right-of-way line of Moore Drive, a 50.00 foot wide right-of-way, at the Northeast corner of Lot No. 11 on the subdivision plan hereinafter referred to; thence along the Southern right-of-way line of Moore Drive the following two courses and distances: [1] South 88 degrees 49 minutes 30 seconds East, 75.33 feet to a point; and [2] by a curve to the left having a radius of 375.00 feet an arc length of 127.61 feet, a chord bearing and distance of North 81 degrees 25 minutes 35 seconds East, 126.99 feet to an iron pin at Lot No. 10 on the subdivision plan hereinafter referred to; thence along Lot No. 10, South 32 degrees 06 minutes 22 seconds East, 223.75 feet to an iron pin at lands now or formerly of Joseph A. Myers; thence along lands of Joseph A. Myers, South 31 degrees 10 minutes 30 seconds West, 79.84 feet to an iron pin; thence continuing along lands of Joseph A. Myers, North 77 degrees 11 minutes, 11 seconds West, 94.36 feet; continuing along lands of Joseph A. Myers and lands now or formerly of Warehime Enterprises, Inc., North 74 degrees 40 minutes 04 seconds West, 14.48 feet to an iron pin at Lot No. 11 on the subdivision plan hereinafter referred to; thence along Lot No. 11, North 38 degrees 39 minutes 09 seconds West, 276.20 feet to an iron pin on the Southern right-of-way of Moore Drive, the place of

BEGINNING. (CONTAINING 0.9781 acres and being Lot 29A and being designated as a "Recreation Area" on Final Plan of Hall Estates, prepared by Group Hanover, dated June 3, 1988, designated as Project No. 872650, which said subdivision plan is recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book II, Page 729, and as shown on plan of resubdivision of Lots No. 20, 21, 30, 31 and 35, which is recorded in Plan Book JJ, page 703).

TOGETHER with a permanent easement and right-of-way in favor of Grantee, its successors and assigns, over the proposed access drive running from Brentwood Court over Lot No. 29 to provide access to Lots 20A and 35A as more fully shown on the subdivision plan hereinabove referred to recorded in Plan Book JJ, page 703.

TRACTS NO. 1 and 2 BEING part of the premises which Hall Builders, Inc., by its deed dated December 31, 1987, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Deed Book 97-X, page 442, granted and conveyed to Joseph A. Myers, Grantor herein.

SUBJECT TO an existing 50 foot wide gas transmission line right-of-way and 20 foot wide utility easement as more fully described on the above mentioned Final Plan of Hall Estates.

Benjamin A. Myers, Attorney-in-Fact for Grantor, hereby warrants that he does not have actual knowledge of the termination of the Power of Attorney recorded in York County, Pennsylvania, in Record Book 390, page 149, by revocation, disability, incapacity or divorce.

TO HAVE AND TO HOLD the said recreational areas, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

AND the said Grantor, for himself, his heirs and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor, his heirs or assigns, shall or will at any time hereafter ask, demand 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 use and taking of said recreational areas for public purposes.

AND the said Grantor hereby covenants and agrees that he will warrant specially unto the Grantee the tracts of land consisting of the recreational areas as shown on the subdivision plan of Hall Estates hereinabove referred to.

[SIGNATURES FOLLOW ON NEXT PAGE]

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

Witness:

Victoria Collins

[Signature]  
Benjamin A. Myers, Attorney-in-Fact for  
Joseph A. Myers

COMMONWEALTH OF PENNSYLVANIA :

: ss:

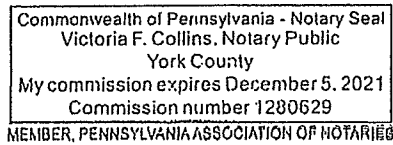
COUNTY OF ADAMS :

On this, the 22nd day of July, 2021, before me, the undersigned officer, personally appeared Benjamin A. Myers, Attorney-in-Fact for Joseph A. Myers, 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 as the act of his principal

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

Victoria Collins (SEAL)  
Notary Public

My Commission Expires: 10-5-2021



**CERTIFICATE OF RESIDENCE**

I do hereby certify that the precise residence and complete Post Office address of the within named Grantee is: 20 Wayne Avenue, Hanover, PA 17331

\_\_\_\_\_, 2021

\_\_\_\_\_  
Attorney for Grantee