

MD 309-2022

1907

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

RESOLUTION # 772

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THIS
TOWNSHIP ACCEPTING FOR DEDICATION CERTAIN LANDS
OFFERED FOR USE AS ROADWAYS IN THE TOWNSHIP**

WHEREAS, certain final subdivision plans have heretofore been submitted to the Supervisors of Washington Township, Franklin County, Pennsylvania, in accordance with the provisions of the Code of the Township of Washington Chapter 310, known as the Washington Township Subdivision and Land Development Chapter, adopted November 23, 2009; and

WHEREAS, the owners and developers of said subdivisions have offered to the Township for dedication as public ways the street respectively shown therein and to the extent that said street has been completed in accordance with the provisions of Chapter 310; and

WHEREAS, the Township has determined that said street listed in the attached Exhibit A have met all the requirements with respect to construction thereof as set forth in Chapter 310; and

WHEREAS, the Township, pursuant to the provisions of Chapter 310, desire to formally record its acceptance of said street for public road purposes.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors that the land described in Exhibit A is hereby accepted as a street for public road purposes in the Township of Washington, Franklin County, Pennsylvania.

DULY RESOLVED this 11th day of July by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania in lawful session duly assembled.

Attest:

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**




Karen S. Hargrave, Township Secretary



Charles Strausbaugh, Chairman

I, Karen S. Hargrave, Secretary of the Board of Supervisors, Washington Township, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Supervisors, held the 11th day of July 2022.

Date:



Karen S. Hargrave, Secretary

PARENT UPI: 23-0Q12G-300A-000000

DEED OF DEDICATION

MADE this 25th day of MARCH, 2022

Between AVALON DEVELOPMENT CORP., a Pennsylvania corporation, with an address of 10880 Rinehart Drive, Waynesboro, Pennsylvania-----hereinafter called "Grantor"

and TOWNSHIP OF WASHINGTON, a municipal corporation, having its principal place of business at 13013 Welty Road, Waynesboro, Franklin County, Pennsylvania, its successors and assigns-----hereinafter called "Grantee"

WITNESSETH:

That the said Grantor, for and in consideration of the advantage to it accruing as well as for diverse other considerations affecting the public welfare which it seeks to advance, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns, the free and uninterrupted use, liberty and privilege of, and passage in and through:

ALL THAT real estate located in the Township of Washington, Franklin County, Pennsylvania, bounded and described as follows:

NORTH LANDIS AVENUE:

BEGINNING at a set iron pin at Lot 49; thence crossing North Landis Avenue North 70 degrees 34 minutes 58 seconds East 50.02 feet to a set iron pin; thence with Lot 44 on a curve to the right having a radius of 203.06 feet, a length of 9.03 feet with a chord of 9.03 feet bearing South 18 degrees 22 minutes 41 seconds West to a set iron pin; thence with Lots 44, 43, 38 and 37 through three set iron pins on line South 19 degrees 22 minutes 26 seconds West 280.97 feet to a set iron pin; thence crossing North Landis Avenue North 70 degrees 35 minutes 04 seconds West 50.00 feet to a set iron pin; thence with lots 45, 48 and 49 through two set iron pins online North 19 degrees 22 minutes 26 seconds East 281.08 feet to a set iron pin; thence with Lot 49 on a curve to the left with a radius of 144.44 feet, a length of 8.92 feet with a chord of 8.92 feet bearing North 18 degrees 12 minutes 57 seconds East to a set iron pin, the place of beginning. Containing 0.333 acres designated as Parcel B, as per survey of R. Lee Royer & Associates Surveying dated September 11, 2019, as revised, recorded in the Office of the Recorder of Deeds of Franklin County as instrument #2020-06389.

BEING AND INTENDED TO BE part of the road bed of North Landis Avenue in the Township of Washington, Franklin County, Pennsylvania, as depicted on the survey referred to above AND BEING part of the real estate conveyed to Avalon Development Corp. by deed of

Snowberger's Custom Homes, Inc. dated December 28, 2018 and recorded in the Office of the Recorder of Deeds of Franklin County as instrument #2019-00119.

SUBJECT TO the notes, easements, restrictions and conditions contained in the aforementioned plat of R. Lee Royer & Associates Surveying dated September 11, 2019, as revised, referred to herein.

TO HAVE AND TO HOLD, the said lot or piece 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 the installation of public utilities and public services, including, but not limited to sewer lines, water lines, sanitary and storm sewers, electrical, cable, etc., and to the same extent and with the same effect as if the said street had been opened by a Decree of the Court of Common Pleas for the County of Franklin, after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania and the Second Class Township Code.

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

And the said Grantor, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that as to the said real estate above-described conveyed unto the said Grantee, its successors and assigns, it shall and will warrant and forever defend against the said Grantor, its successors 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 them or any of them.

WITNESS the due execution hereof the day and year first above written.

Scaled and delivered in the presence of

Mary Louise Musier

Avalon Development Corp.

by Theodore M. Snowberger, III (SEAL)
Theodore M. Snowberger, III, President

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