

**MONROE TOWNSHIP**  
**CUMBERLAND COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-11**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF  
MONROE TOWNSHIP, CUMBERLAND COUNTY,  
PENNSYLVANIA, ACCEPTING A PORTION OF  
FRANKLIN DRIVE AND A PORTION OF GENEVIEVE  
DRIVE, AS LOCATED IN TRINDLE STATION,  
SECTION 5, PHASE 2 AND SECTION 6 PHASE 2 AS  
MORE PARTICULARLY DESCRIBED IN THE DEED OF  
DEDICATION ATTACHED**

**WHEREAS**, Grantor is the owner of certain real property situate in Monroe Township, Cumberland County, Pennsylvania, including certain streets (the "Streets") shown on that "Final Subdivision Plan for Section 5 Trindle State Phase 2" recorded April 17, 2017 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania (the "Recorder's Office") at Instrument Number 201709054, and on that "Final Subdivision Plan for Section 6 Trindle Station Phase 2" recorded June 30, 2015 in the Recorder's Office at Instrument No. 201516041 (collectively, the "Plans"), the Streets being depicted as the shaded areas on the plats to the deed attached hereto as Exhibits A-1 and A-2 and as described on Exhibits B-1, B-2, and B-3, all incorporated herein by reference; and

**WHEREAS**, Grantor desires to dedicate to Grantee the Streets, and Grantee desires to accept the dedication thereof; and.

**WHEREAS**, said road and appurtenant structures and municipal improvements have been completed in accordance with the applicable standards of Monroe Township; and

**WHEREAS**, the Deed of Dedication describing a portion of Franklin Drive and a portion of Genevieve Drive has been prepared and executed, said Deed of Dedication being dated August 13, 2020, a copy of which is attached hereto and incorporated herein, marked as Exhibit "A"; and

**WHEREAS**, said Deed shall be recorded at the Office of Recorder of Deeds in and for Cumberland County, Pennsylvania; and

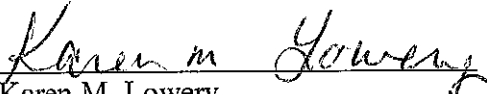
**NOW THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, as follows:

1. Monroe Township accepts a portion of Franklin Drive and a portion of Genevieve Drive, being described in the Deed of Dedication which is attached hereto and incorporated herein, marked as Exhibit "A", as a public road in Monroe Township.
2. The Secretary of Monroe Township is directed to record or cause to be recorded a true and correct copy of this Resolution in the Cumberland County Court of Quarter Sessions, Clerk of Courts Office.


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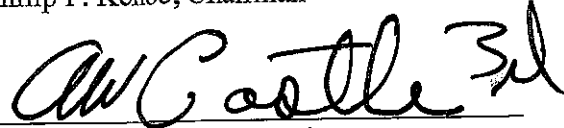
RESOLVED, this 13 day of August, 2020, by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania.

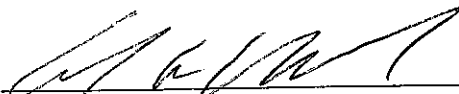
ATTEST:

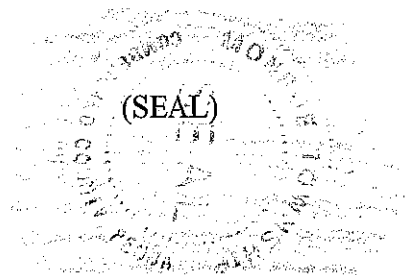
  
\_\_\_\_\_  
Karen M. Lowery

MONROE TOWNSHIP  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Philip F. Kehoe, Chairman

  
\_\_\_\_\_  
A.W. Castle, III, Vice-Chairman

  
\_\_\_\_\_  
Carl W. Kuhl, Supervisor



COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CUMBERLAND :

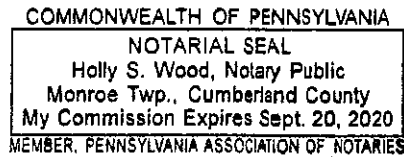
On this 26 day of August, 2020, before me, a Notary Public, the undersigned officer, personally appeared **Philip F. Kehoe, Chairman, A.W. Castle, III**, Vice Chairman, and **Carl W. Kuhl**, Supervisor, of the Board of Supervisors for Monroe Township, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the foregoing document in the capacity therein stated for the purposes therein contained.

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

Holly S Wood (SEAL)

Notary Public

My Commission Expires: 9/20/20



# EXHIBIT A

1277

Prepared By / Return To:  
McNees Wallace & Nurick LLC  
Maria Kennison, Esq.  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17108-1166

Cumberland County UPI: Not applicable  
Part of Trindle Station Section 5, Phase 2 (streets)  
Part of Trindle Station Section 6, Phase 2 (streets)

## DEED OF DEDICATION

THIS DEED OF DEDICATION is made this 13 day of August, 2020,

B E T W E E N

**TRINDLE STATION, LLC**, a Pennsylvania limited liability company ("Grantor"),

A N D

**MONROE TOWNSHIP**, a Pennsylvania municipal township of the second class ("Grantee").

**WHEREAS**, Grantor is the owner of certain real property situate in Monroe Township, Cumberland County, Pennsylvania, including certain streets (the "Streets") shown on that "Final Subdivision Plan for Section 5 Trindle Station Phase 2" recorded April 17, 2017 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania (the "Recorder's Office") at Instrument Number 201709054, and on that "Final Subdivision Plan for Section 6 Trindle Station Phase 2" recorded June 30, 2015 in the Recorder's Office at Instrument Number 201516041 (collectively, the "Plans"), the Streets being depicted as the shaded areas on the plats attached hereto as Exhibits A-1 and A-2 and as described on Exhibits B-1, B-2, and B-3, all incorporated herein by reference; and

**WHEREAS**, Grantor desires to dedicate to Grantee the Streets, and Grantee desires to accept the dedication thereof.

W I T N E S S E T H

That Grantor, in consideration of One Dollar (\$1.00) paid by Grantee to Grantor, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, convey and dedicate unto Grantee, for use as public streets or highways, including, but not limited to, the installation of water mains, sanitary and storm sewers, street lights, electrical and gas service, cable television lines and other such utilities and related services therein:

**ALL THOSE CERTAIN** streets, roads and related improvements as shown on the Plan referenced above situate in Monroe Township, Cumberland County, Pennsylvania, being more particularly depicted as the shaded areas on the plats attached hereto as Exhibits A-1 and A-2 and as described on Exhibits B-1, B-2, and B-3, all incorporated herein by reference.

**BEING** part of the same premises which Trindle Station, LLC, by deed dated March 15, 2007 and recorded March 16, 2007 in the Recorder's Office in Record Book 279, Page 752, granted and conveyed unto Trindle Station, LLC, the Grantor herein.

**UNDER AND SUBJECT**, nevertheless, to all easements, restrictions, encumbrances and other matters of public record or that a physical inspection or survey of the premises would reveal.

**AND** Grantor shall and will warrant **SPECIALLY** the property hereby conveyed.

IN WITNESS WHEREOF, Grantor has executed this Deed of Dedication as of the day and year first written above.

WITNESS:

GRANTOR:  
TRINDLE STATION, LLC, a  
Pennsylvania limited liability company

By: [Signature]  
Name: Rebecca Zettlemoyer

By: [Signature]  
Name: Frank P. Tamanini  
Title: Sole Member

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Cumberland :

SS:

On this, the 21<sup>st</sup> day of August, 2020, before me, a Notary Public, the undersigned officer, personally appeared Frank Tamanini, who acknowledged that he is the Sole Member of Trindle Station, LLC (the "Company"), and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as Sole Member.

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

[Signature]  
Notary Public  
(SEAL)

My Commission Expires:

09/26/2023

Commonwealth of Pennsylvania - Notary Seal  
Stephen J. Bihl, Notary Public  
Cumberland County  
My commission expires September 26, 2023  
Commission number 1357299

I hereby certify that the precise address of the Grantee herein is:

1220 Boiling Springs Road  
Mechanicsburg, PA 17055

Michael Rykosh Esquire  
Attorney or Agent for Grantee

The Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, in consideration of the foregoing Deed of Dedication, does hereby accept the grant and dedication of streets described therein.

WITNESS:

GRANTEE:  
**MONROE TOWNSHIP**

By: Holly S Wood  
Name:

By: [Signature]  
Name: Philip Kehoe  
Title: Chairman, Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Cumberland :

SS:

On this, the 26 day of August, 2020, before me, a Notary Public, the undersigned officer, personally appeared Philip Kehoe, who acknowledged himself to be the Chairman of the Board of Supervisors of Monroe Township (the "Board"), and that as such he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Board by himself as Chairman.

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

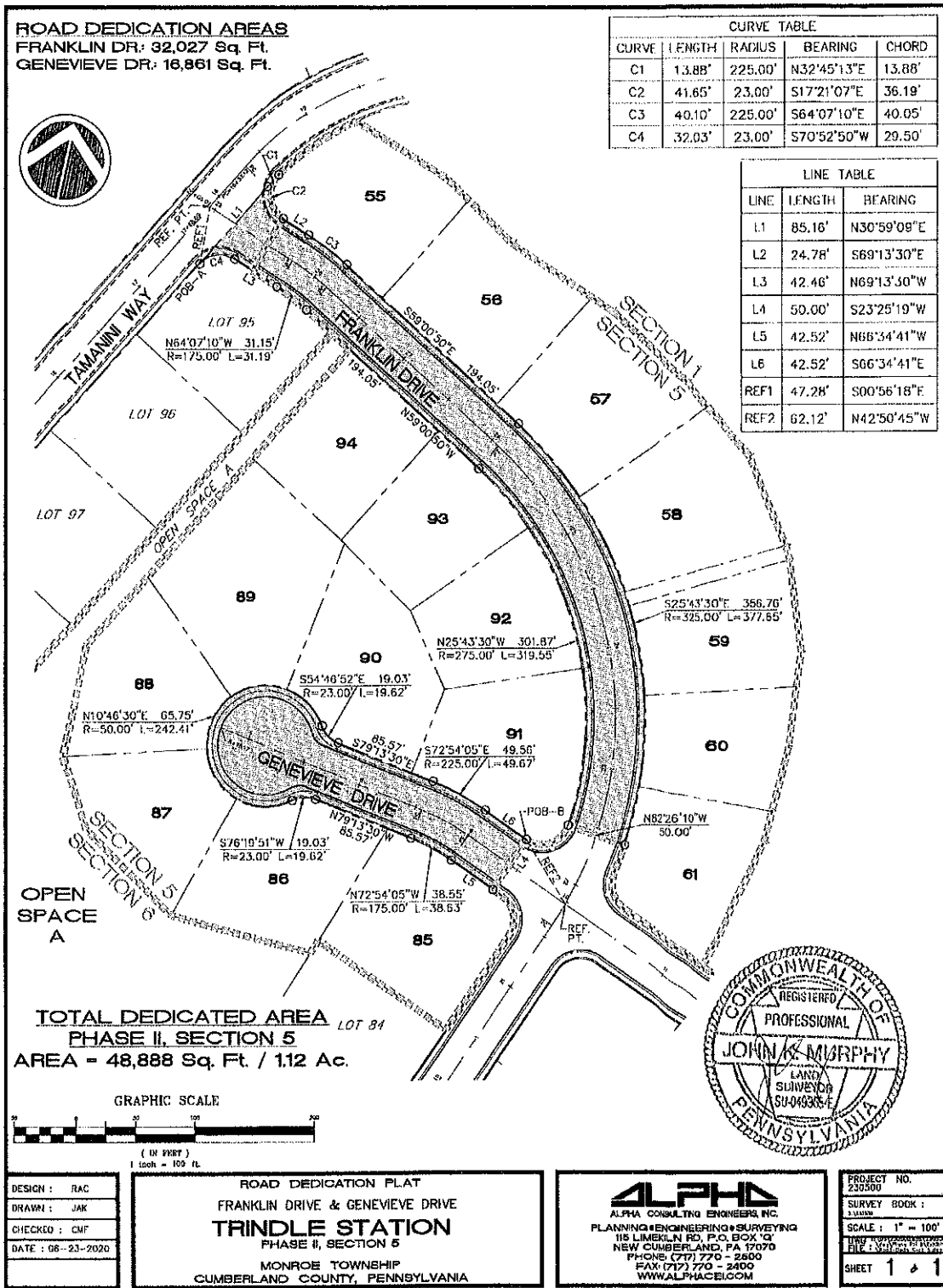
Karen M Lowery  
Notary Public  
(SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal  
Karen M. Lowery, Notary Public  
Cumberland County  
My commission expires March 4, 2022  
Commission number 1186868  
Member, Pennsylvania Association of Notaries

# EXHIBIT A-1

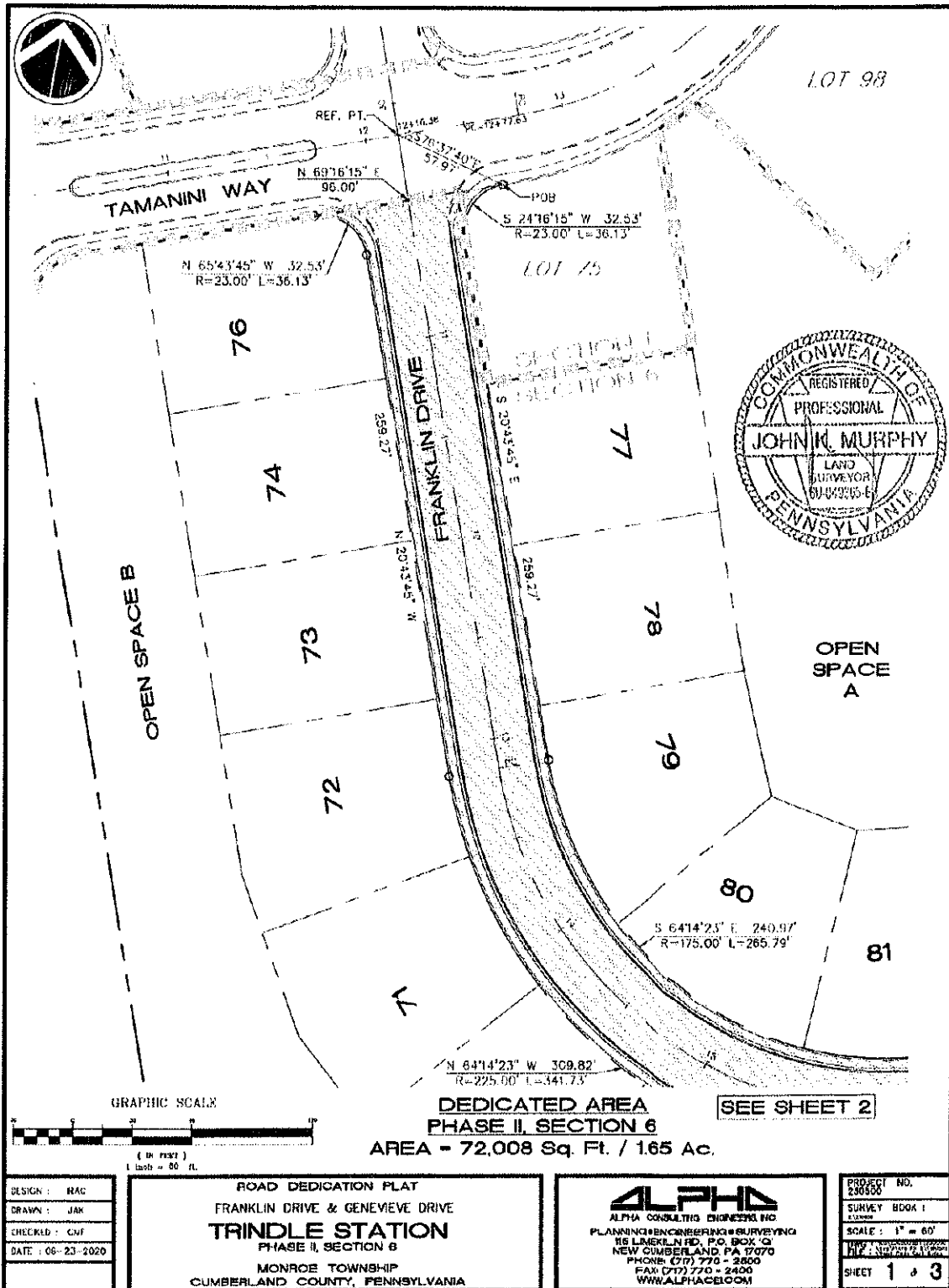
## Road Dedication Plat for Franklin Drive and Genevieve Drive (Section 5)





**EXHIBIT A-2**

**Road Dedication Plat for Franklin Drive and Genevieve Drive (Section 6)**

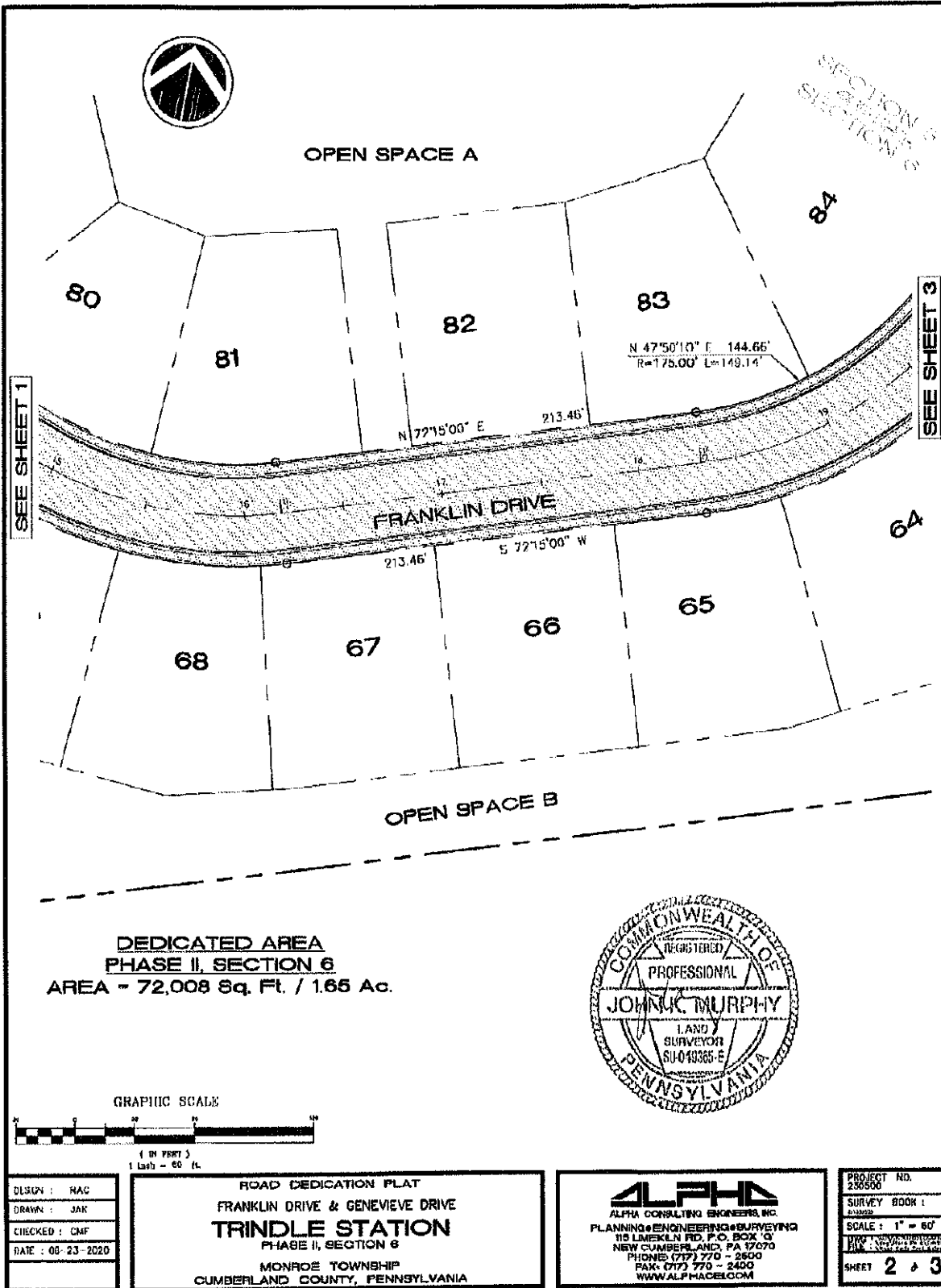


DESIGN : RAC
DRAWN : JAK
CHECKED : CNF
DATE : 06-23-2020

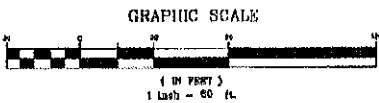
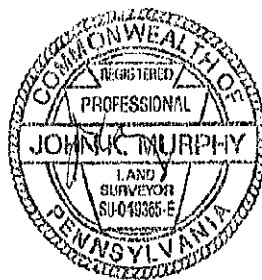
**ROAD DEDICATION PLAT**  
**FRANKLIN DRIVE & GENEVIEVE DRIVE**  
**TRINDLE STATION**  
 PHASE II, SECTION 6  
 MONROE TOWNSHIP  
 CUMBERLAND COUNTY, PENNSYLVANIA

**ALPHA**  
 ALPHA CONSULTING ENGINEERS INC.  
 PLANNING • ENGINEERING • SURVEYING  
 116 LAMAR LN. RD., P.O. BOX 9  
 NEW CUMBERLAND, PA 17070  
 PHONE: (717) 770 - 2800  
 FAX: (717) 770 - 2400  
 WWW.ALPHACOE.COM

PROJECT NO. 230550
SURVEY BOOK 1
SCALE : 1" = 60'
DATE : 06/23/2020
SHEET 1 of 3



DEDICATED AREA  
 PHASE II, SECTION 6  
 AREA = 72,008 Sq. Ft. / 1.65 Ac.



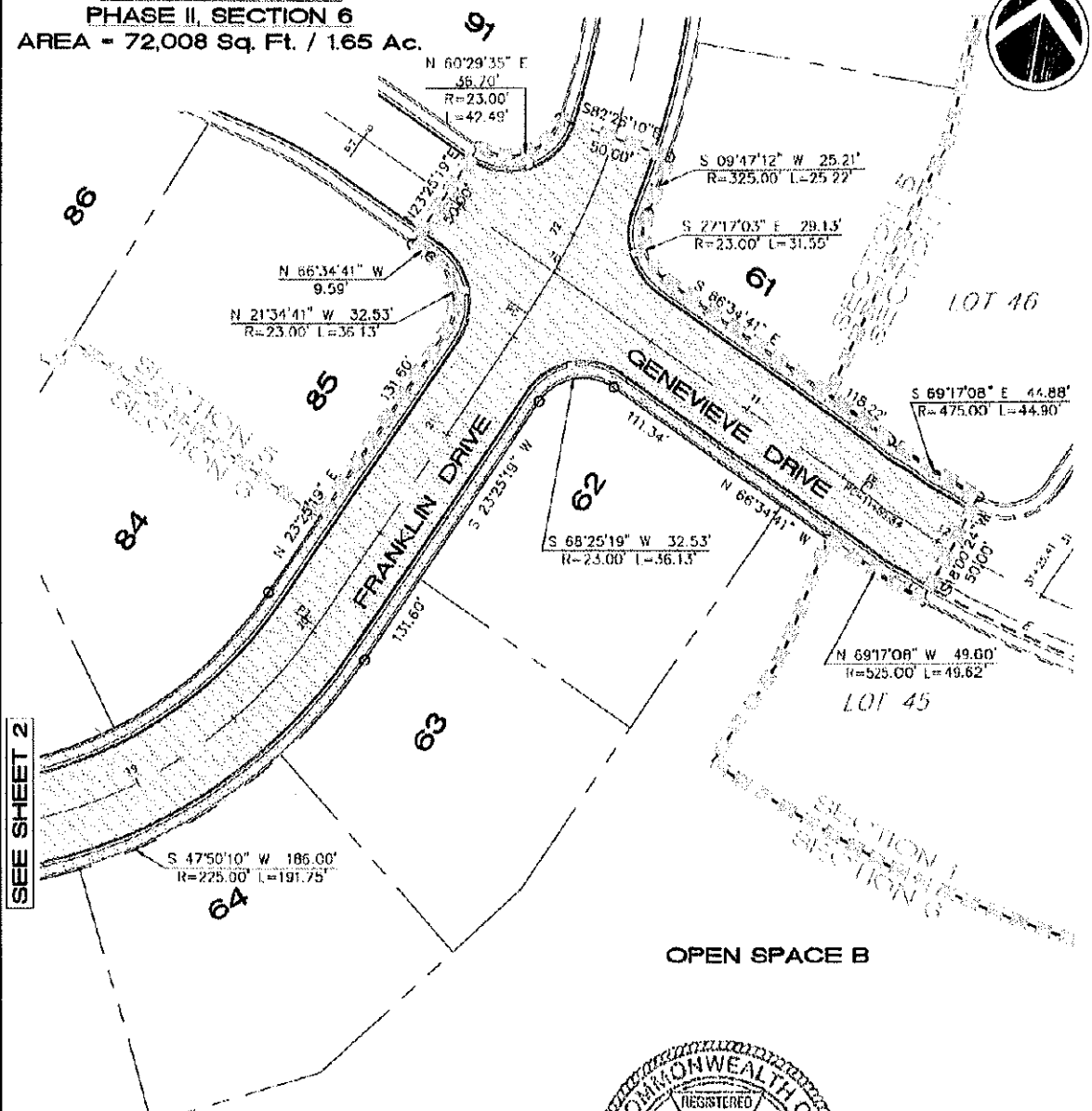
DESIGN : HAC
DRAWN : JAK
CHECKED : CMF
DATE : 08-23-2020

ROAD DEDICATION PLAT  
 FRANKLIN DRIVE & GENEVIEVE DRIVE  
**TRINDLE STATION**  
 PHASE II, SECTION 6  
 MONROE TOWNSHIP  
 CUMBERLAND COUNTY, PENNSYLVANIA

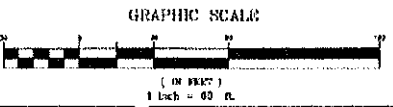
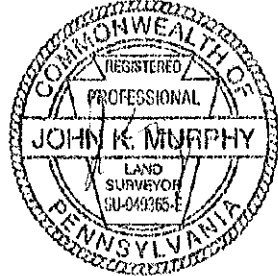
**ALPHA**  
 ALPHA CONSULTING ENGINEERS, INC.  
 PLANNING • ENGINEERING • SURVEYING  
 115 LIMEKILN RD., P.O. BOX 'G'  
 NEW CUMBERLAND, PA 17070  
 PHONE: (717) 770 - 2500  
 FAX: (717) 770 - 2400  
 WWW.ALPHACELCO.COM

PROJECT NO. 230500
SURVEY BOOK : 213222
SCALE : 1" = 60'
DRAWN BY : JAK
CHECKED BY : CMF
SHEET 2 of 3

**DEDICATED AREA  
PHASE II, SECTION 6  
AREA = 72,008 Sq. Ft. / 1.65 Ac.**



SEE SHEET 2



DESIGN : RAC
DRAWN : JAK
CHECKED : CMF
DATE : 06-23-2020

**ROAD DEDICATION PLAT**  
FRANKLIN DRIVE & GENEVIEVE DRIVE  
**TRINDLE STATION**  
PHASE II, SECTION 6  
MONROE TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA

**ALPHA**  
ALPHA CONSULTING ENGINEERS, INC.  
PLANNING ENGINEERING & SURVEYING  
118 LINCOLN RD., P.O. BOX 67  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 770-2800  
FAX: (717) 770-2400  
WWW.ALPHACON.COM

PROJECT NO. 230500
SURVEY BOOK : 230500
SCALE : 1" = 60'
SHEET <b>3</b> of <b>3</b>

northern right-of-way of Genevieve Drive, South 66 degrees 34 minutes 41 seconds East a distance of 118.22 feet to a point at Lot 46 of Trindle Station, Phase II, Section 1; Thence along said Lot 46, by a curve to the left having a radius of 475.00 feet, an arc length of 44.90 feet, a chord bearing of which is South 69 degrees 17 minutes 08 seconds East and a chord distance of 44.88 feet to a point; Thence passing through Genevieve Drive and along Trindle Station, Phase II, Section 1, South 18 degrees 00 minutes 24 seconds West a distance of 50.00 feet to a point along the southern right-of-way of Genevieve Drive; Thence along said southern right-of-way of Genevieve Drive the following two (2) courses and distances:

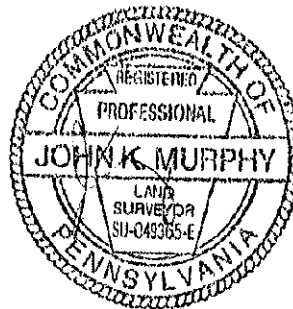
1. By a curve to the right having a radius of 525.00 feet, an arc length of 49.62 feet, a chord bearing of which is North 69 degrees 17 minutes 08 seconds West and a chord distance of 49.60 feet to a point, and
2. North 66 degrees 34 minutes 41 seconds West a distance of 111.34 feet to a point along the northerly line of Lot 62 of Trindle Station, Phase II, Section 6;

Thence in a southwesterly direction, by a curve to the left having a radius of 23.00 feet, an arc length of 36.13 feet, a chord bearing of which is South 68 degrees 25 minutes 19 seconds West and a chord distance of 32.53 feet to a point along the right-of-way of Franklin Drive, said point being along the western line of Lot 62; Thence continuing in a southwesterly direction along said right-of-way of Franklin Drive the following six (6) courses and distances:

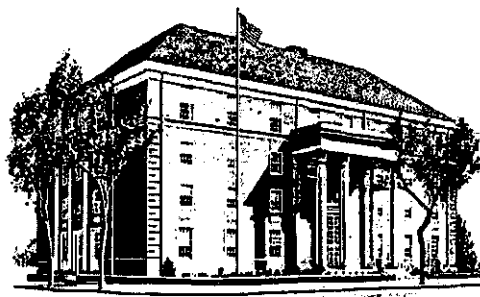
1. South 23 degrees 25 minutes 19 seconds West a distance of 131.60 feet to a point,
2. By a curve to the right having a radius of 225.00 feet, an arc length of 191.75 feet, a chord bearing of which is South 47 degrees 50 minutes 10 seconds West and a chord distance of 186.00 feet to a point,
3. South 72 degrees 15 minutes 00 seconds West a distance of 213.46 feet to a point,
4. By a curve to the right having a radius of 225.00 feet, an arc length of 341.73 feet, a chord bearing of which is North 64 degrees 14 minutes 23 seconds West and a chord distance of 309.82 feet to a point,
5. North 20 degrees 43 minutes 45 seconds West a distance of 259.27 feet to a point, and
6. By a curve to the left having a radius of 23.00 feet, an arc length of 36.13 feet, a chord bearing of which is North 65 degrees 43 minutes 45 seconds West and chord distance of 32.53 feet to a point along the southern right-of-way of Tamanini Way, said point being located along the northerly line of Lot 76 of Trindle Station, Phase II, Section 6;

Thence along said southern right-of-way of Tamanini Way, North 69 degrees 16 minutes 15 seconds East a distance of 96.00 feet to a point, said point being the place of BEGINNING.

CONTAINING: 72,008 Square Feet (1.65 Acres)



**TAMMY SHEARER  
RECORDER OF DEEDS  
CUMBERLAND COUNTY  
1 COURTHOUSE SQUARE  
CARLISLE, PA 17013  
717-240-6370**



**Instrument Number - 202023083  
Recorded On 8/28/2020 At 9:55:55 AM**

**\* Total Pages - 16**

**\* Instrument Type - RESOLUTION**

**Invoice Number - 311851                      User ID - BMM**

**\* Grantor - MONROE TWP**

**\* Grantee - MONROE TWP**

**\* Customer - MONROE TWP**

**\* FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES -	\$33.50
RECORDER OF DEEDS	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$39.00

**Certification Page**

**DO NOT DETACH**

**This page is now part  
of this legal document.**

**PARCEL IDENTIFICATION NUMBER**

**N/A-MONROE TOWNSHIP**

**Total Parcels: 1**

**I Certify this to be recorded  
in Cumberland County PA**



A handwritten signature in black ink, appearing to read "T Shearer".

**RECORDER OF DEEDS**

**\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.**

0028WO

