

# 6-96

pd \$15.00

9/30/96

TOWNSHIP OF CAMBRIA  
CAMBRIA COUNTY  
PENNSYLVANIA

RESOLUTION NO. 1996 - 343

A RESOLUTION ACCEPTING A CERTAIN DEED/DEED OF DEDICATION  
OF NORTHERN FORESTS II, INC. AND SYLVAN GLEN, INC.  
IN CONNECTION WITH THE PINDLETON RIDGE SUBDIVISION PLAN  
PHASE II - TO BE USED AS PUBLIC ROADS/STREETS

MOTION BY: Robert Shook

SECONDED BY: David Hoyer

TO ADOPT THE FOLLOWING RESOLUTION:

WHEREAS, Northern Forests, II, Inc. a close corporation, and  
Sylvan Glen, Inc., a close corporation, has offered to Deed certain  
pieces/parcels/strips of land owned by the said Corporations in  
connection with the Pindleton Ridge Subdivision Plan - Phase II  
which are to be used as public roads/streets for purposes of  
ingress, egress and regress; and,

WHEREAS, the Supervisors of the Township of Cambria have  
agreed to accept, on behalf of the Township of Cambria, a Deed/Deed  
of Dedication from the said Northern Forests, II, Inc. and Sylvan  
Glen, Inc. relative to certain pieces/parcels/strips of land to be  
used as public roads/streets for purposes of ingress, egress and  
regress.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by  
the Board of Supervisors of the Township of Cambria, on behalf of  
said Township as follows:

(1). The above set forth recitals are incorporated herein by  
reference as if set forth at length.

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(2). The Deed/Deed of Dedication from Northern Forests, II, Inc. and Sylvan Glen, Inc. to the Township of Cambria, deeding to the Township of Cambria certain pieces/parcels/strips of land as described in the Deed and as shown on the Subdivision Plan of Pindleton Ridge - Phase II, is hereby accepted by the Supervisors of the Township of Cambria on behalf of the Township of Cambria.

(3). The land to be acquired by the Township by virtue of the aforesaid Deed from Northern Forests II, Inc. and Sylvan Glen, Inc. is to be used as public roads/streets for the purpose of ingress, egress and regress.

RESOLVED AND ENACTED this 23 day of September, 1996.

(4)

TOWNSHIP OF CAMBRIA  
BY:

Robert Shook  
Chairman Of The Board Of Supervisors

Fred Saugui  
Supervisor

David J. Brown  
Supervisor

ATTEST:

Norma Zimmerman  
Secretary

(4). This deed is being accepted upon the following conditions subsequent of being fulfilled by Sylvan Glen, Inc. and Northern Forest II, Inc.

- a. Appropriate Signs shall be placed
- b. Drainage controls as shown on the Preliminary Plan
- c. Stormwater controls as shown on the Preliminary Plan
- d. Seeding

I hereby certify that this is a true and exact copy of Resolution No. 393 passed at the regular meeting held on September 23, 1996 passed by the Board of Supervisors of Cambria Township, Cambria Township.

Norma Zimmerman  
Norma Zimmerman, Sec.-Treas.

#6-96

# This Deed,

MADE the 19TH day of SEPT., in the year nineteen hundred ninety-six (1996),

BETWEEN NORTHERN FORESTS, II, INC., A CLOSE CORPORATION, of 600 Green Street, Smethport, McKean County, Pennsylvania, and SYLVAN GLEN, INC., A CLOSE CORPORATION, of Gaines, Tioga County, Pennsylvania,

-A-N-D-

THE TOWNSHIP OF CAMBRIA, A SECOND CLASS TOWNSHIP/PENNSYLVANIA MUNICIPAL CORPORATION, with its business office located in the Township of Cambria, Cambria County, Pennsylvania, with address of Route 422 West, Ebensburg, Pennsylvania 15931,

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GRANTEE

WITNESSETH, that in consideration of the sum of One (\$1.00) Dollar in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee:

ALL that certain right-of-way as situate in Cambria Township, Cambria County, Pennsylvania being more fully described as follows:

BEGINNING at a point on the southerly right-of-way line of State Route 422, said point being the northeasterly most corner of lot 1 in the Pindleton Ridge Phase II Plan of Lots; thence from said point along lot 1 along an arc to the right with a radius of 14.00 feet and an arc length of 21.99 feet to a point; thence continuing along lot 1 and a portion of lot 2 South 18 degrees 06 minutes 33 seconds West 369.54 feet to a point; thence continuing along lot 2 along an arc to the right with a radius of 175.00 feet an arc length of 39.86 feet to a point; thence along lots 2, 3 and a portion of lot 4 South 31 degrees 09 minutes 39 seconds West 348.04 feet to point "A", said point being the reference point for the exception area to be described below, thence continuing along lot 4 along an arc to the right with a radius of 175.00 feet an arc length of 122.21 feet to a point; thence continuing along lot 4 and a portion of lot 5 South 71 degrees 10 minutes 28 seconds West 272.99 feet to a point; thence continuing along lot 5 and along lot 6 along an arc to the left with a radius of 225.00 feet an arc length of 531.19 feet to a point; thence along lots 7 and 8 South 64 degrees 05 minutes 34 seconds East 378.73 feet to a point; thence continuing along lot 8 and lot 9 along an arc to the

left with a radius of 225.00 feet an arc length of 295.16 feet; thence continuing along lot 9 and along lots 10 and 11 North 40 degrees 44 minutes 34 seconds East 521.52 feet to a point; thence continuing along lot 11 and lot 12 along an arc to the left with a radius of 225.00 feet an arc length of 225.07 feet to a point; thence along lot 13 North 16 degrees 34 minutes 20 seconds West 83.56 feet to a point; thence continuing along lot 13 and along lot 16 along an arc to the left with a radius of 225.00 feet an arc length of 165.98 feet to a point; thence continuing along lot 16 North 58 degrees 50 minutes 21 seconds West 294.53 feet to a point; thence along the same along an arc to the right with a radius of 14.00 feet an arc length of 18.80 feet to a point; thence along the same and along lots 15 and 14 North 18 degrees 06 minutes 33 seconds East 394.35 feet to a point; thence continuing along lot 14 along an arc to the right with a radius of 14.00 feet an arc length of 21.99 feet to a point on the southerly right-of-way line of said SR 422; thence along said state right-of-way line North 71 degrees 53 minutes 27 seconds West 78.00 feet to the point and place of beginning.

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EXCEPTING AND RESERVING from this conveyance the following piece or parcel of land:

BEGINNING at a point, said point being South 58 degrees 50 minutes 21 seconds East 50.00 feet from point "A" as described above; thence from said point of beginning and along lots 18 and 17 North 31 degrees 09 minutes 39 seconds East 299.85 feet to a point; thence continuing along lot 17 along an arc to the right with a radius of 14.00 feet an arc length of 21.99 feet to a point; thence along same South 58 degrees 50 minutes 21 seconds East 293.95 feet to a point; thence along lot 25 along an arc to the right with a radius of 175.00 feet an arc length of 129.10 feet to a point; thence along the same South 16 degrees 34 minutes 20 seconds East 83.56 feet to a point; thence along same along an arc to the right with a radius of 175.00 feet an arc length of 175.06 feet to a point; thence continuing along lots 25, 24 and 23 South 40 degrees 44 minutes 34 seconds West 521.52 feet to a point; thence continuing along lot 23 and lot 22 along an arc to the right with a radius of 175.00 feet an arc length of 229.57 feet to a point; thence continuing along lot 22 and lot 21 North 64 degrees 05 minutes 34 seconds West 378.73 feet to a point; thence continuing along lots 21 and 20 along an arc to the right with a radius of 175.00 feet and an arc length of 413.15 feet to a point; thence continuing along lot 20 and lot 19 North 71 degrees 10 minutes 28 seconds East 272.98 feet to a point; thence continuing along lot 19 and lot 18 along an arc to the left with a radius of 225.00 an arc length of 157.13 feet to the true point and place of beginning.

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THE ABOVE DESCRIBED Sylvan Glen Drive right-of way area being more shown on the final plan of lots of Pindleton Ridge Phase II prepared by Keller Engineers, Inc., and indexed as Project Number 102.1.

BEING part of a larger tract of land title to which became vested in the Grantors hereto by deed of Bethenergy Mines, Inc., dated June 26, 1985, and recorded in Deed Book Volume 1151 at page 871. and by deed of Stanley H. Yeager, et ux., dated December 8, 1988, and recorded in Deed Book Volume 1213 at page 421.

UNDER AND SUBJECT to all exceptions, reservations, conditions and restrictions as appear in prior deeds of conveyance.

The grantors herein state that the hereinabove described property is not presently being used for the disposal of hazardous waste, nor to the best of their knowledge, information and belief, has it ever been used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97 Section 405.

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662 A

# NOTICE

The undersigned grantee (grantees) hereby certifies that he/they know and understand that he/they may not be obtaining the right of protection against subsidence resulting from coal mining operations, and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal.

Witness signatures of grantee (grantees) this 23 day of SEPT., 1996

..... B. Hunt. Hunt (SEAL)  
Witness ..... (SEAL)

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

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IN WITNESS WHEREOF, the corporate grantors have, by and through their duly appointed and delegated officers executed the within Deed the day, month and year first above written.

ATTEST:

NORTHERN FORESTS II, INC.

BY: [Signature] (SEAL)

ATTEST:

SYLVAN GLEN, INC.

BY: [Signature] (SEAL)

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CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

:  
: SS:  
:

COUNTY OF McKEAN Tioga

On this 19<sup>th</sup> day of September, 1996, before me, the undersigned officer, personally appeared Harold H. Wolfinger, Jr. who acknowledged himself to be the President of Northern Forests II, Inc., a close corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

[Signature] (SEAL)

Title of Officer

Notarial Seal  
Cynthia R. Borden, Notary Public  
Gaines Twp., Tioga County  
My Commission Expires May 8, 1999  
Member, Pennsylvania Association of Notaries

#6-96

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF TIoga Toga :

On this, the 19<sup>th</sup> day of September, 1996, before me the undersigned officer, personally appeared Thaddeus K. Stevens who acknowledged himself to be the President of Sylvan Glen, Inc., a close corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

Cynthia R. Borden (SEAL)  
Title of Officer

Notarial Seal  
Cynthia R. Borden, Notary Public  
Gaines Twp., Tioga County,  
My Commission Expires May 8, 1999  
Member, Pennsylvania Association of Notaries

I do hereby certify that the precise residence and complete post office address of the within named grantee is Route 422 West, Ebensburg, Pennsylvania 15931.

Date: \_\_\_\_\_

\_\_\_\_\_  
Attorney for Grantees

COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF CAMBRIA :

RECORDED on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996, in the Recorder's Office of the said County in Record Book Volume \_\_\_\_\_ page \_\_\_\_\_.

Given under my hand and the seal of the said office, the date above written.

\_\_\_\_\_  
Recorder

#6-96

NOTES:

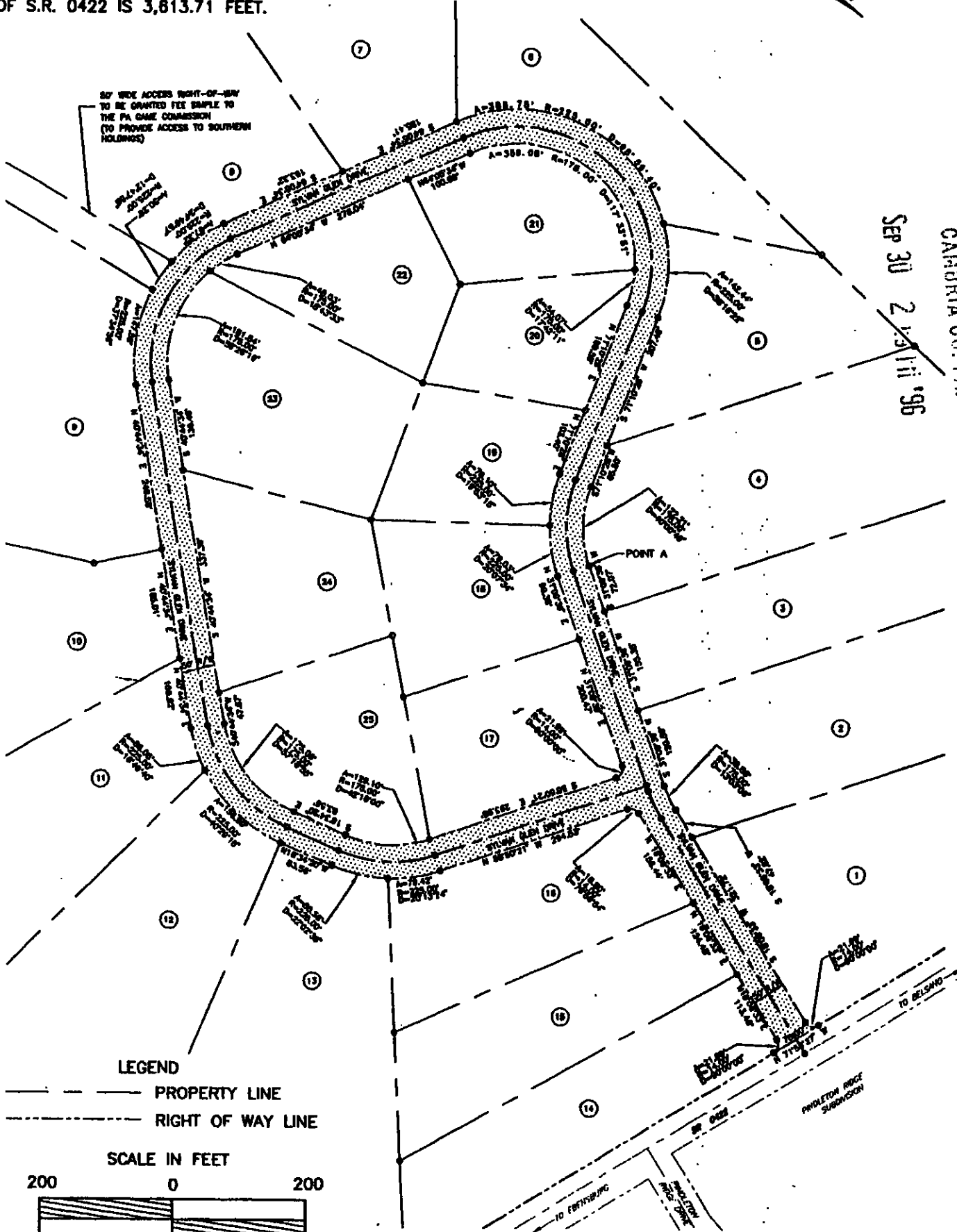
PROPERTY IS CURRENTLY OWNED BY SYLVAN GLEN, INC. AND NORTHERN FORESTS, II, INC. AS RECORDED IN CAMBRIA COUNTY DEED BOOK 1151 AT PAGE 871 AND DEED BOOK 1213 AT PAGE 421.

REFERENCE PLAN OF LOTS OF PINDLETON RIDGE PHASE II SYLVAN GLEN, INC. AS PREPARED BY KELLER ENGINEERS, INC. DATED 1/22/93, LAST REVISED 9/18/96 AND INDEXED AS PROJECT NO. 102-1.

TOTAL CENTERLINE LENGTH OF SYLVAN GLEN DRIVE FROM THE CENTERLINE OF S.R. 0422 IS 3,813.71 FEET.



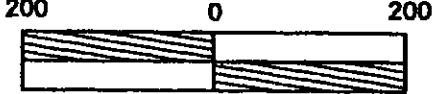
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CAMBRIA CO. PA.  
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LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE

SCALE IN FEET

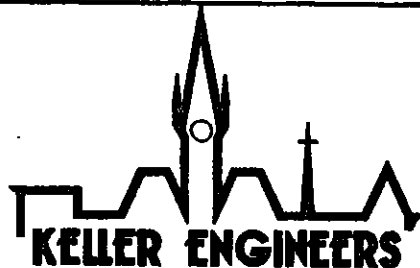


RIGHT-OF-WAY TO BE  
DEDICATED TO  
**CAMBRIA TOWNSHIP**

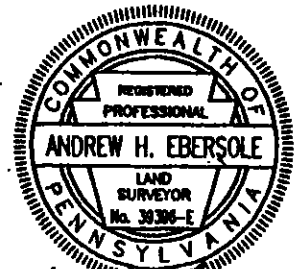
CAMBRIA TOWNSHIP, CAMBRIA COUNTY  
PENNSYLVANIA

PROJECT NUMBER: 102-1

SCALE: 1" = 200'      DATE: 09/25/96



KELLER ENGINEERS, INC.  
418 ALLEGHENY STREET  
HOLLIDAYSBURG, PA 16848  
PHONE: (814) 696-7430  
FAX: (814) 696-0150



*Andrew H. Ebersole*



#6-96

NOTES:

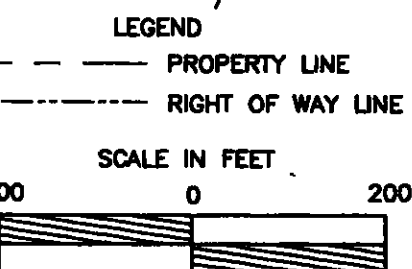
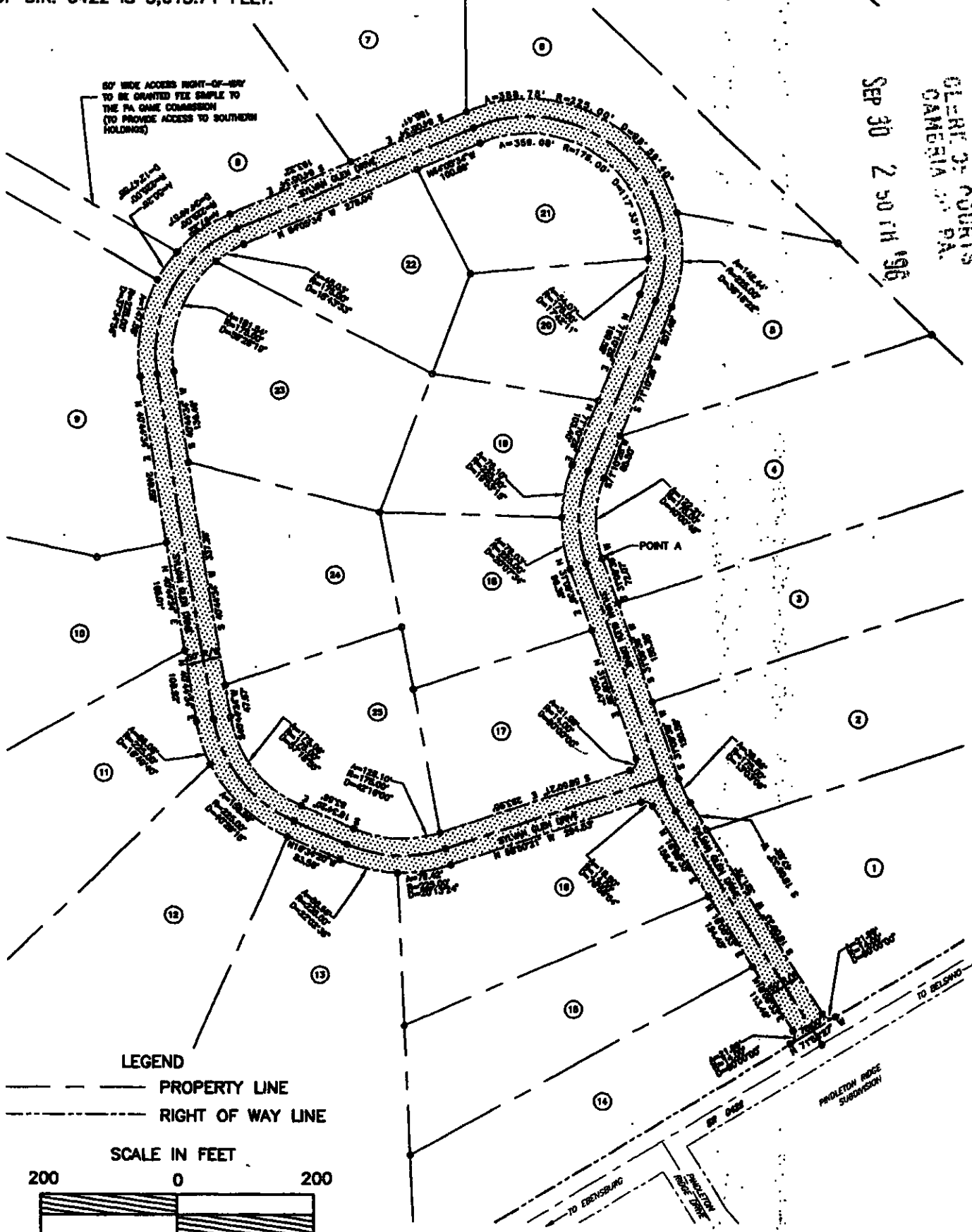
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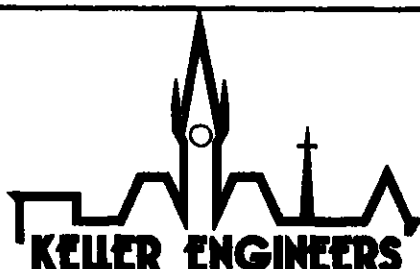
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**CAMBRIA TOWNSHIP**  
CAMBRIA TOWNSHIP, CAMBRIA COUNTY  
PENNSYLVANIA

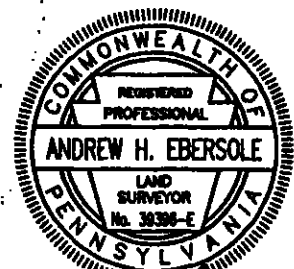
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**KELLER ENGINEERS**

KELLER ENGINEERS, INC  
418 ALLEGHENY STREET  
HOLLIDAYSBURG, PA 16648  
PHONE: (814) 696-7430  
FAX: (814) 696-0150



*Andrew H. Ebersole*

#10-96

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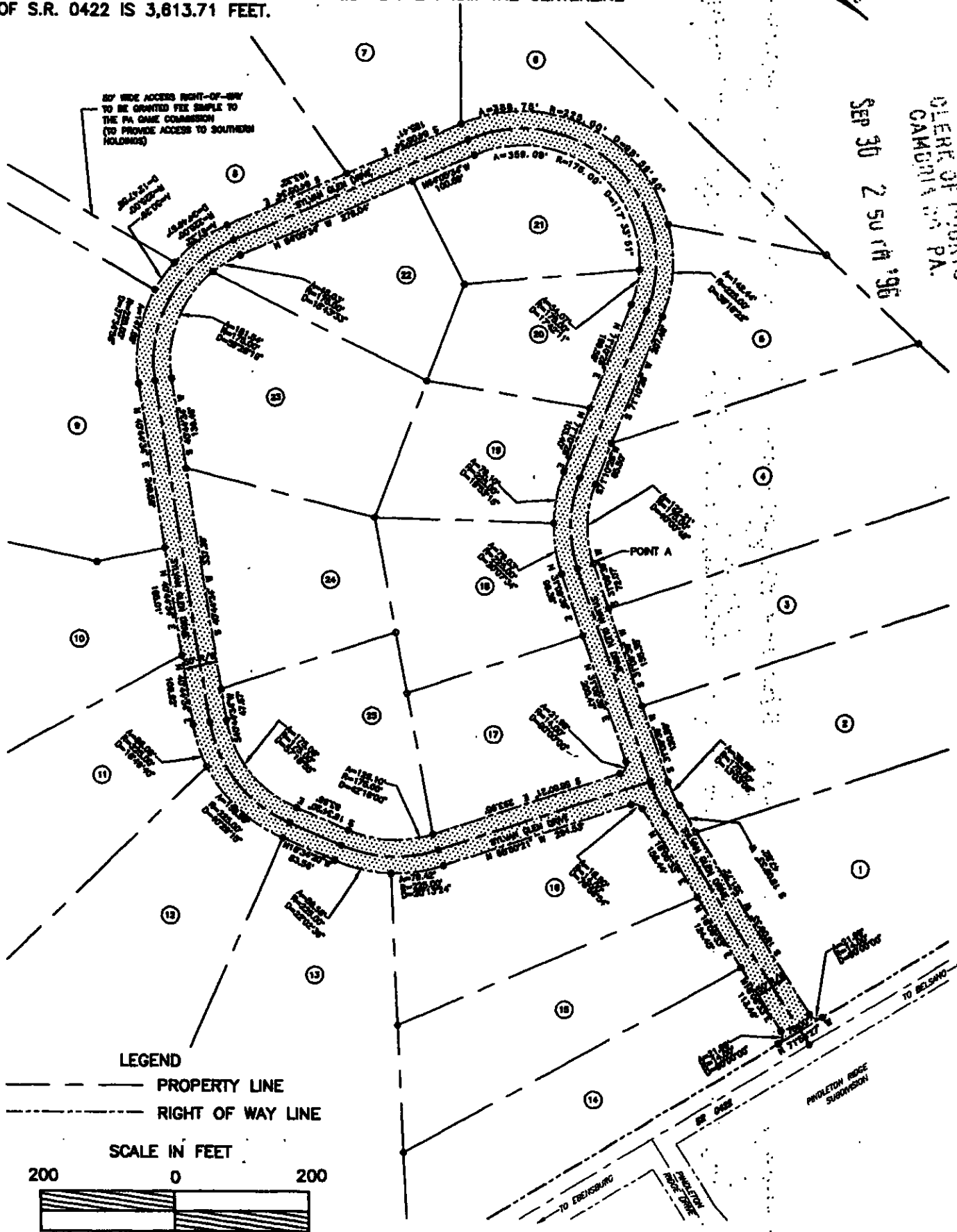
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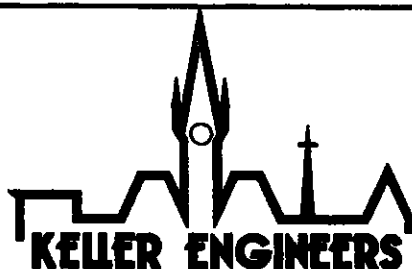
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RIGHT-OF-WAY TO BE  
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CAMBRIA TOWNSHIP, CAMBRIA COUNTY  
PENNSYLVANIA

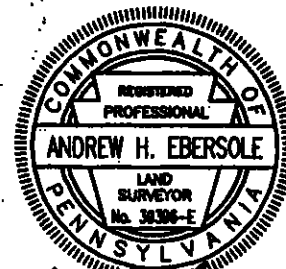
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