

RESOLUTION R 2017-24

HOPEWELL TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA
ACCEPTING CERTAIN PUBLIC IMPROVEMENTS OF THE VILLAGE AT BEAVER LAKES AS
IDENTIFIED IN EXHIBIT "A" ATTACHED HERETO

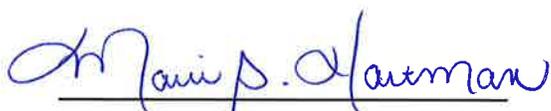
In accordance with the Development Improvement Agreement, the Developer has satisfactorily completed certain public improvements, consisting of a Sanitary Manholes, Sanitary Sewer Lines and Sanitary Sewer Easements for The Village at Beaver Lakes as set forth in Exhibit "A" attached hereto.

Upon review and inspection of the attached referenced improvements, the Township Engineer has determined that said public improvements have been completed in accordance with the approved plans and specifications and has recommended acceptance of these public improvements.

NOW THEREFORE BE IT RESOLVED AND ENACTED this 23rd day of October, 2017 that the Sanitary Manholes, Sanitary Sewer Lines and Sanitary Sewer Easements referenced above and detailed in Exhibit "A" attached hereto are hereby accepted by Hopewell Township as public improvements.

ATTEST

TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS



Marie Stratakis Hartman
Hopewell Township Engineer/Assist Manager



Richard Bufalini, President
Hopewell Township Board of Commissioners

(seal)

The Village at Beaver Lakes

Public Improvements

Sanitary Sewer System

Sanitary Manholes – 21

SMH 01; SMH 02; SMH 03; SMH 04; SMH 05; SMH 06; SMH 07; SMH 08; SMH 09; SMH 10; SMH 11; SMH 12; SMH 13; SMH 14; SMH 15; SMH 16; SMH 17; SMH 18; SMH 19; SMH 20; and SMH 21.

8" Diameter SDR-35 Sanitary Sewer Line – 2,690.55 LF

Existing SMH to SMH 01 – 42.49 LF

SMH 01 to SMH 05 – 195.11 LF

SMH 05 to SMH 06 – 182.87 LF

SMH 06 to SMH 07 – 97.18 LF

SMH 01 to SMH 02 – 240.79 LF

SMH 02 to SMH 03 – 226.28 LF

SMH 03 to SMH 04 – 126.18 LF

SMH 03 to SMH 20 – 75.72 LF

SMH 20 to SMH 21 – 121.78 LF

SMH 06 to SMH 08 – 49.73 LF

SMH 08 to SMH 09 – 136.33 LF

SMH 09 to SMH 10 – 59.97 LF

SMH 09 to SMH 11 – 143.62 LF

SMH 11 to SMH 14 – 139.69 LF

SMH 14 to SMH 16 – 140.76 LF

SMH 16 to SMH 18 – 140.28 LF

SMH 18 to SMH 19 – 98.54 LF

SMH 11 to SMH 12 – 111.73 LF

SMH 12 to SMH 13 – 96.29 LF

SMH 14 to SMH 15 – 111.09 LF

SMH 16 to SMH 17 – 154.12 LF

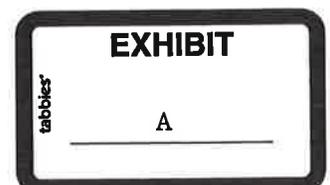
Reference Drawings – All Sanitary Sewer Easements are 20' Width

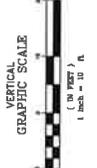
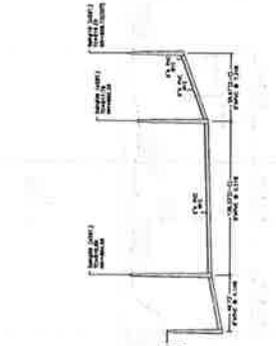
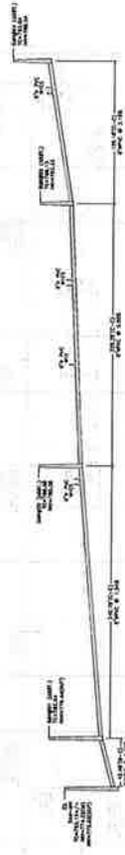
Sanitary Sewer As-Built Plan – Sheffler & Company, Inc. – ASBT1 – 11/08/2007

Sanitary Sewer As-Built Profile – Sheffler & Company, Inc. – ASBT2 – 11/08/2007

Site Condominium Plan – Sheffler & Company, Inc. – C02 – 12/13/2006

Easement and Drawing – Instrument 3555545 – Recorded 06/15/2017





Sheffler & Company, Inc.
 Engineering Surveying Land Planning
 500 Huntington Avenue
 Emsworth, PA 15202
 Ph: 412-734-2093 Fax: 412-734-2046
 Email: info@ShefflerCompany.com

Construction Plans
 The Village At Beaver Lakes
 Beaver Land Development Company, Inc.
 Hopewell Township, Beaver County, Pennsylvania

Sanitary Sewer As-built Profile
 SCALE: 1" = 50' / 1" = 10'
 DATE: September, 2006
 JOB # 3435
 DESIGNED BY: RGD
 REVIEWED BY: GAS
 FIELD SKETCH BY: CPS
 SHEET NO. ASBT2
 CADD # 3435-Sanitary-Asbuilt-Plan-Profile-10-23-07-REVISED



JANICE JESCHKE BEALL
810 Third Street
Beaver, PA 15009

Receipt

Receipt Date: 08/04/2017 09:47:24 AM
RECEIPT # 2017931097

Recording Clerk: MAP
Cash Drawer: CASH1
Rec'd Frm: EDWARD J KRUG &
ASSOCIATES/FEDEX

Instr#: 3555545
DOC: EASEMENT
OR Party: THE VILLAGE AT BEAVER LAKES
CONDOMINIUM ASSOCIATION
EE Party: HOPEWELL TOWNSHIP

Recording Fees	
Cover Page	\$2.00
Recording Fee	\$13.00
Writ Tax	\$0.50
Record Improvement Fund	\$5.00
Other Fees	\$2.00
Justice Fund	\$35.50

Transfer Tax	
STATE TAX	\$0.00
HOPEWELL TWP	\$0.00
HOPEWELL SCHOOL DISTRICT	\$0.00

DOCUMENT TOTAL: ----> \$58.00

Receipt Summary	
TOTAL RECEIPT: ---->	\$58.00
TOTAL RECEIVED: ---->	\$58.00
CASH BACK: ---->	\$0.00

PAYMENTS
Check # 1029 -> \$58.00
EDWARD J KRUG & ASSOCIATES/FEDEX



JANICE JESCHKE BEALL
 BEAVER COUNTY RECORDER OF DEEDS
 810 Third Street, Beaver, PA 15009
 Phone (724) 770-4560

RECORDING COVER/CERTIFICATION PAGE



INSTRUMENT #: 3555545
 Receipt#: 2017931097
 Clerk: MAP
 Rec Date: 08/04/2017 09:47:23 AM
 Doc Grp: RP
 Descrip: EASEMENT
 Num Pgs: 5
 Rec'd Frm: EDWARD J KRUG &
 ASSOCIATES/FEDEX

Party1: THE VILLAGE AT BEAVER LAKES
 CONDOMINIUM ASSOCIATION
 Party2: HOPEWELL TOWNSHIP

Consideration: 1.00
 Taxable Amount: 0.00

Recording:	
Cover Page	2.00
Recording Fee	13.00
Writ Tax	0.50
Record Improvement Fund	5.00
Other Fees	2.00
Justice Fund	35.50
Sub Total:	58.00
Transfer Tax	
STATE TAX	0.00
HOPEWELL TWP	0.00
HOPEWELL SCHOOL DISTRICT	0.00
Sub Total:	0.00
Total:	58.00
**** NOTICE: THIS IS NOT A BILL ****	

Record and Return To:

WEST HILLS CLOSING SERVICES/MAIL
 300 CORPORATE CENTER DRIVE, SUITE 130
 MOON TOWNSHIP, PA 15108

I hereby CERTIFY that this document is recorded in the
 Recorder of Deeds Office of Beaver County, Pennsylvania



Janice Jeschke Beall

Janice Jeschke Beall
 Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover page sheet, document data always supersedes.
 *COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
 FOR ANY ADDITIONAL INFORMATION

RETURN TO:

West Hills Closing Services, LLC
300 Corporate Center Dr., Suite 130
Moon Township, Pennsylvania 15108

DEED OF EASEMENT

THIS INDENTURE made the 2nd day of August, 2017.

BETWEEN, THE VILLAGE AT BEAVER LAKES CONDOMINIUM ASSOCIATION, a Pennsylvania Condominium Association, (hereinafter called the Grantor), party of the first part,

HOPEWELL TOWNSHIP, (hereinafter called the Grantee), party of the second part,

WITNESSETH that the said grantor, for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)** lawful money of the United States of America unto it well and truly paid by the said Grantee, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its heirs and assigns,

ALL THAT CERTAIN 20.00' wide Sanitary Sewer Easement through lands of the Beaver Lakes Condominium, outlined on Construction Plans for The Village At Beaver Lakes recorded May 18, 2007 in PBV 34, Page 256 and Instrument No. 3298606 in the Recorder's Office of Beaver County, Pennsylvania, situate in Hopewell Township, Beaver County, Commonwealth of Pennsylvania, having 10' on each side of the following centerline description;

BEGINNING at a point on the northwesterly line of lands of the Beaver Lakes Condominium and on the dividing line of lands of Shadow Lakes JNJ, LLC., said point being distant N 44° 42' 00" E 217.78', N 68° 28' 00" E 429.66' from a point on the easterly right of way line of Golf Course Road at the dividing line of lands of the Beaver Lakes Condominium and lands of Shadow Lakes JNJ, LLC. and continuing from the true place of beginning through lands of the Beaver Lakes Condominium S 21° 01' 41" E 82.74' to a point;

THENCE still through same S 07 53' 11" W 131.78' to a point at the terminus of said 20.00' sanitary sewer easement.

The above description was prepared from a plan of survey prepared by Gary A. Sheffler, PLS #11786-E and attached hereto as Exhibit "A."

THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAX AS IT IS A TRANSFER TO A MUNICIPALITY.

TOGETHER with free ingress, egress and regress to and for the said Grantee, its heirs and assigns, its tenants and undertenants, occupiers or possessors of said Grantee's said premises contiguous to said Sanitary Sewer Easement, in common with him, the said Grantor, its heirs and assigns, its tenants and

undertenants, occupiers or possessors of said Grantor's message and ground adjacent to said Sanitary Sewer Easement.

TO HAVE AND TO HOLD all and singular the privileges aforesaid to it, the said Grantee, its heirs and assigns, to and for the only proper use and behoof of it, the said Grantee, its heirs and assigns, forever in common with it, the said Grantor, its heirs and assigns, as aforesaid;

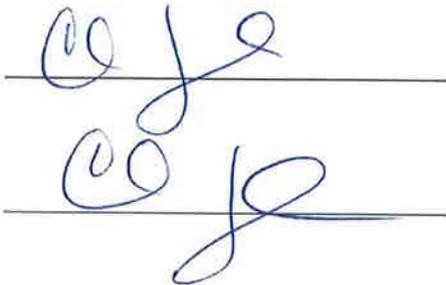
SUBJECT, nevertheless, that all necessary charges and expenses which shall from time to time accrue for maintenance and upkeep of said sanitary sewer and right of way be the sole responsibility of the Grantee, its heirs and assigns.

IN WITNESS WHEREOF, the said party of the first part to these presents hereunder set its hand and seal

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

WITNESS:

**THE VILLAGE AT BEAVER LAKES
CONDOMINIUM ASSOCIATION**




By: Barry Lazzari, President

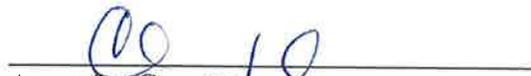

By: Rosemary Simmons, Vice President and
Recording Secretary

CERTIFICATE OF RESIDENCE

I, do hereby certify that the **TAX BILL ADDRESS** of the within named Grantee is:

I, do hereby certify that the **OWNER MAILING ADDRESS** of the within named Grantee is:

Witness my hand this 2nd day of August, 2017.


Agent for Grantee

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Allegheny

On this 2nd day of August, 2017 before me, the undersigned officer, personally appeared **Barry Lazzar**, who acknowledged himself to be the President of **The Village at Beaver Lakes Condominium Association**, and that as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **The Village at Beaver Lakes Condominium Association**, by himself as President.

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



Notary Public

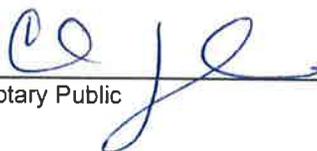
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Chelsea M. Mague, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 18, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Allegheny

On this 2nd day of August, 2017 before me, the undersigned officer, personally appeared **Rosemary Simmons**, who acknowledged herself to be the Vice President and Recording Secretary of **The Village at Beaver Lakes Condominium Association**, and that as such Vice President and Recording Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **The Village at Beaver Lakes Condominium Association**, by herself as Vice President and Recording Secretary.

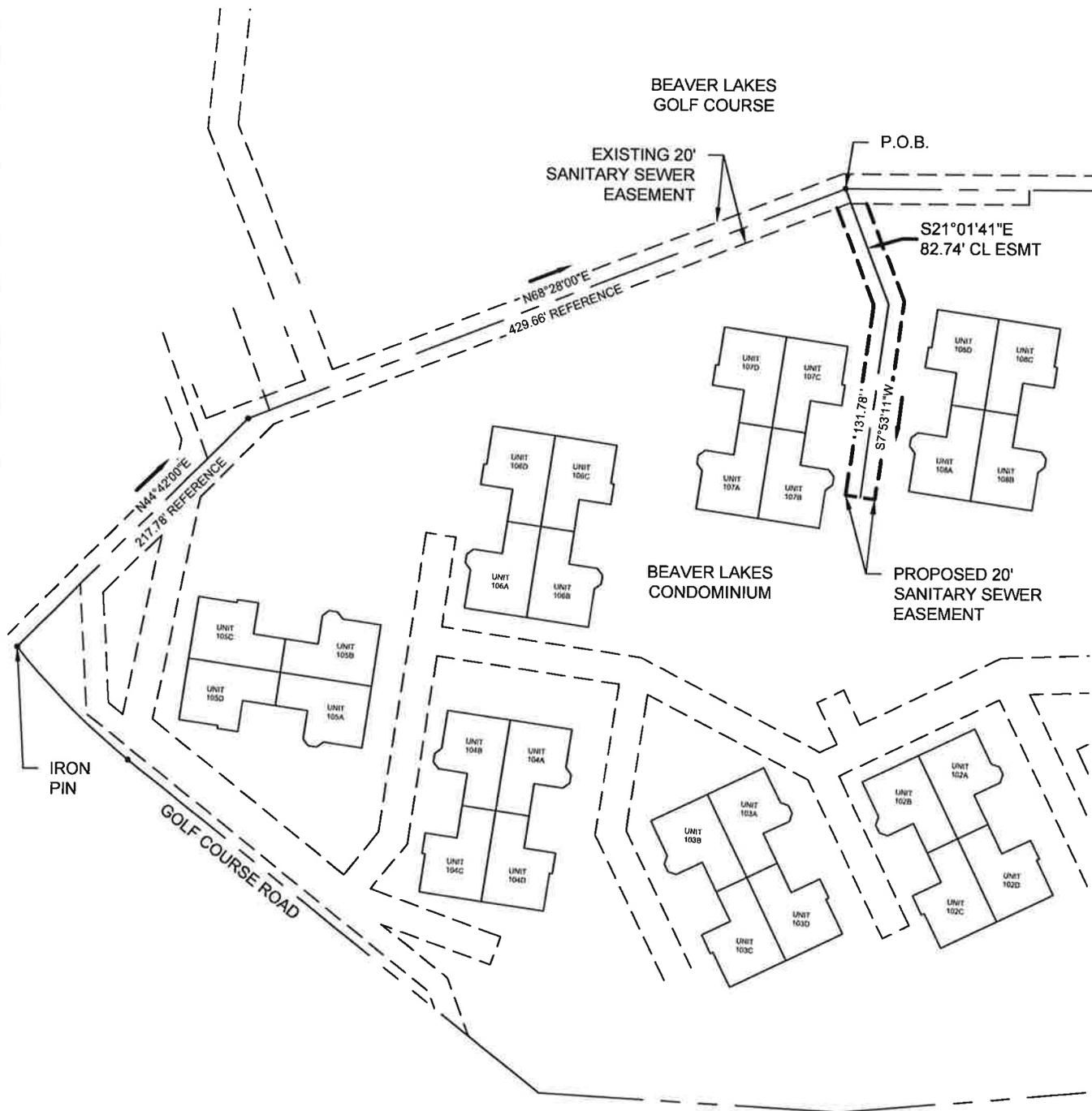
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Chelsea M. Mague, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 18, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



**20' SANITARY SEWER EASEMENT
BEAVER LAKES CONDOMINIUM**

Hopewell/Center Township, Beaver County, Pennsylvania



DRAWN BY:	AGM
REVIEWED BY:	GAS
DATE:	06.15.2017
SCALE:	1"=100'
PROJECT NUMBER:	3435
EXHIBIT "A"	