RESOLUTION NO. 2018-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MAIDENCREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, TO ACCEPT THE OFFER OF DEDICATION OF ANNA AVENUE FOR A PUBLIC STREET LOCATED IN MAIDENCREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA.

BE IT RESOLVED by the Board of Supervisors of Maidencreek Township, Berks County, Pennsylvania, and it is hereby resolved by the authority of the same as follows:

WHEREAS, Rodolfo Folino is an adult individual with a mailing address of 68 South Hampton Drive Wyomissing Hills, PA 19610 ("Folino"); and

WHEREAS, Folino is the owner of a certain tract of land located in Maidencreek Township, Berks County, Pennsylvania, as located in the Subdivision known as "Melrose Place Subdivision" and more fully described in Berks County Records at Instrument # 2006051340; and

WHEREAS, Folino has developed the tracts of land as depicted on the "Melrose Place Subdivision" more fully described in Berks County Records at Instrument # 2006051340; and

WHEREAS, Folino hereby offers a Deed of Dedication to Maidencreek Township (hereinafter "Township") for a portion of property located in said "Melrose Place Subdivision", known as Anna Avenue, as more fully bounded and described in the Deed of Dedication dated the 12 day of September, 2018, a copy of which is incorporated herein by reference marked Exhibit "A" and made part hereof; and

WHEREAS, Folino has indicated its intent to grant and dedicate unto Township the free and uninterrupted right, liberty and right of use of Anna Avenue as more fully set forth and described in the Deed of Dedication; and

WHEREAS, Folino further intends by means of the Deed of Dedication to also transfer any and all interest that Folino has in any municipal improvements located in the aforesaid Anna Avenue; and

WHEREAS, the Board of Supervisors of Maidencreek Township are desirous of accepting by Resolution the Offer of Dedication of said street;

NOW THEREFORE, be it resolved by the Board of Supervisors of Maidencreek Township, Berks County, Pennsylvania, and it is hereby resolved by the authority of the same as follows:

SECTION 1. The Board of Supervisors of Maidencreek Township hereby accepts the offer of dedication from Folino of a certain street to be utilized as a public street located within the "Melrose Place Subdivision" as more fully described in Exhibit "A."

SECTION 2. The acceptance of said offer of dedication of said street hereby conveys ownership of said property to Maidencreek Township to be utilized for purposes as deemed appropriate by the Board of Supervisors of MaidencreekTownship.

SECTION 3. Township shall have and hold said property for its proper use and that of the general public as and for public streets.

SECTION 4. Folino acknowledges that the property and rights hereby conveyed are for all purposes to be understood to be the same which would have been acquired by Township had Township condemned as and for public streets, the street as shown on said Plan known as "Melrose Place Subdivision," and received from Folino a full and complete release of such damages, accruing by reason of such condemnation, as might have been assessed by a Board of Viewers.

SECTION 5. All resolutions or parts of resolutions inconsistent with this Resolution are hereby repealed insofar, but only insofar, as the same are inconsistent herewith.

RESOLVED and ADOPTED by the Board of Supervisors of Maidencreek Township, Berks County, Pennsylvania, in lawful session duly assembled, this 13th day of September, 2018.

BOARD OF SUPERVISORS OF MAIDENCREEK TOWNSHIP, BERKS COUNTY, PA

Claude Beaver, Chairman

Joseph Rudderow, III, Vice-Chairman

Heidi Fiedler, Supervisor

Attest:

Diane Hollenbach, Secretary



Frederick C. Sheeler
Berks County Recorder of Deeds

Berks County Services Center 3rd Floor
633 Court Street
Reading, PA 19601
Office: (610) 478-3380 ~ Fax: (610) 478-3359
Website: www.countyofberks.com/recorder

INSTRUMENT # 2018031913

RECORDED DATE: 09/14/2018 10:44:06 AM

4781040-0012K

Document Type: DEED OF DEDICATION	**Transaction #:** 5334395 **Document Page Count:** 6 **Operator Id:** dfuoco
PARCEL ID(s): (See doc for additional parcel #'s) 61542118304153 PART	**SUBMITTED BY:** ORLANDO LAW OFFICES PC 2901 ST LAWRENCE AVENUE SUITE 202 READING, PA 19606

*** PROPERTY DATA:**

Municipality: MAIDENCREEK TOWNSHIP
School District: FLEETWOOD

** PLEASE SEE DOCUMENT OR INDEX FOR ADDITIONAL PROPERTY DATA

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURE AMT:	**$1.00**
TAXABLE AMOUNT:	**$0.00**
FEES / TAXES:	
RECORDING FEES: DEED OF DEDICATION	$26.25
RECORDS IMPROVEMENT FUND	$5.00
JUDICIAL FEE	$40.25
WRIT TAX	$0.50
PARCEL ID FEE	$10.00
ADDITIONAL PAGE FEE	$8.00
Total:	$90.00

INSTRUMENT #: 2018031913
Recorded Date: 09/14/2018 10:44:06 AM

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

Frederick C. Sheeler
Recorder of Deeds

OFFICIAL RECORDING COVER PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

ALL-STATE LEGAL®
EXHIBIT
"A"

Return To:
Eugene Orlando, Jr., Esquire
Orlando Law Offices, P.C.
2901 St. Lawrence Avenue - Suite 202
Reading, PA 19606
(610) 779-3830

Property Location: assessed as Park Rd.
Area of Anna Avenue, Portion of Parcel #61542118304153
Maidencreek Township, Berks County, Pennsylvania
See Legal Description attached hereto as Exhibit "A"

DEED OF DEDICATION

THIS INDENTURE, made this 12 day of September, in the year of our Lord Two Thousand Eighteen (2018), by and between:

Rodolfo Folino, having an address of 68 South Hampton Drive Wyomissing Hills, Berks County, Pennsylvania, 19610 (hereinafter "Grantor"),

AND

MAIDENCREEK TOWNSHIP, a Pennsylvania Municipal Corporation, organized and operating as a Township of the Second Class, having its offices at 1 Quarry Road, Blandon, Berks County, Pennsylvania, 19510 (hereinafter "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the advantage to it accruing, as well as for other valuable considerations affecting the public welfare which it seeks to advance, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns, the free and uninterrupted right, liberty and right of use as and for a public street, as located in the Subdivision known as "Melrose Place Subdivision," as more fully described in Berks County Records at Instrument # 2006051340, in so long as the same may be used, as identified as Anna Avenue:

ALL THAT CERTAIN strip, piece or parcel in Maidencreek Township, Berks County, Pennsylvania, bounded and described as provided on Exhibit "A" attached hereto.

BEING PART OF THE SAME PREMISES that Samuel P. Randazzo and Ruth B. Randazzo, by Deed dated October 1, 2001 and recorded in Berks County Records at Record Book Volume 3408, Page 1763, conveyed unto Rodolfo Folino.

TO HAVE AND TO HOLD, the said tracts or lots 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 public street or highway purposes and for no other purpose whatsoever 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 of Berks County, after proceeding duly had for that purpose under and in pursuant of the Road Laws of the Commonwealth of Pennsylvania.

AND SAID Grantor, for itself, its heirs, its administrators or successors and assigns does by these presents further covenant, promise and agree to and with said Grantee, its successors, and assigns, that neither it nor any of its assigns shall or will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors or assigns, any sum or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now or hereafter established by Maidencreek Township, the Grantee herein.

AND SAID Grantor, for itself, its heirs, its administrators or successors and assigns does by these presents further covenant, promise and agree to and with said Grantee, its successors, and assigns, that it shall and will warrant title to, and forever defend, the said facilities above-described against all and any person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, it.

IN WITNESS WHEREOF, the said Grantor has executed or caused these presents to be duly executed the day and year first above written.

Witness

By: Rodolfo Fabino

COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF BERKS :

On the 12th day of September, A.D., 2018, before me, a Notary Public, personally appeared Rodolfo Folino, 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 freely and voluntarily for the purposes therein contained, and desired the same might be recorded as such.

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

Ruth J. Galanos
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ruth J. Galanos, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Sept. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The address of the within-named Grantee is:

~~1 Quarry Road~~ P.O. Box 319
Blandon, PA 19510

Tanya M. Weiss

EXHIBIT "A"

Area of Anna Avenue
To be Dedicated
Melrose Place
Maidencreek Township, Berks County
May 16, 2012
MEA File # 04-085

DESCRIPTION

ALL THAT CERTAIN tract of land being Anna Avenue, fifty-three feet (53.00') wide, leading in a westerly direction from Sofia Boulevard as shown on the Recorded Final Subdivision Plan of "Melrose Place Subdivision", Prepared by McCarthy Engineering Associates, P.C., dated 11/11/04, last revised 03/30/06, plan number 04-085-P01, recorded in Plan Book Volume 0303, Page 0184, Berks County Records, situate in the Township of Maidencreek, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point of intersection formed by the southern right-of-way line the said Sofia Boulevard and the northern right-of-way line Anna Avenue;

THENCE EXTENDING in a southerly direction along the southern right-of-way of said Sofia Boulevard, South 15 degrees 19 minutes 40 seconds East, a distance of 73.06 feet to a point in said southern right-of-way of said Sofia Boulevard;

THENCE EXTENDING along the southern right-of-way line of Anna Avenue and leaving Sofia Boulevard right-of-way, the following four (4) courses and distances to wit:

1. By a line curving to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 31.42 feet, said curve having a chord bearing of North 57 degrees 55 minutes 39 seconds West, a chord distance of 28.28 feet to a point of tangency;
2. South 77 degrees 04 minutes 21 seconds West, a distance of 229.70 feet to a point of curvature;
3. By a line curving to the right, having a radius of 526.50 feet, a central angle of 50 degrees 13 minutes 38 seconds and an arc length of 461.55 feet, said curve having a chord bearing of North 77 degrees 48 minutes 50 seconds West, a chord distance of 446.91 feet to a point of tangency;
4. North 52 degrees 42 minutes 01 second West, a distance of 929.35 feet to a point;

THENCE along boundary line of "Melrose Place" and crossing Anna Avenue, North 40 degrees 20 minutes 14 seconds East, a distance of 53.07 feet to a point on the northern right-of-way of Anna Avenue;

THENCE along the northern right-of-way of said Anna Avenue the following three (3) courses and distances to wit:

1. South 52 degrees 42 minutes 01 second East, a distance of 926.54 feet to a point of curvature;
2. By a line curving to the left, having a radius of 473.50 feet, a central angle of 50 degrees 13 minutes 38 seconds and an arc length of 415.09 feet, said curve having a chord bearing of South 77 degrees 48 minutes 50 seconds East, a chord distance of 401.92 feet to a point of tangency;
3. North 77 degrees 04 minutes 21 seconds East, a distance of 246.64 feet to a point of BEGINNING.

CONTAINING IN AREA: 85,619 square feet and/or 1.966 acres of land.

BEING a portion of the same property which Samuel P. Randazzo and Ruth B. Randazzo, his wife, granted and conveyed unto Rodolfo Folino, by deed dated October 1, 2001 and recorded in Record Book Volume 3408, Page 1763, Berks County Records.

REV-183 EX (2-15)

pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
~~Book Number~~	
~~Page~~ Number	20180319 13
Date Recorded	9-14-2018

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:
Eugene Orlando, Jr., Esquire	(610) 779-3830

Mailing Address	City	State	ZIP Code
2901 St. Lawrence Avenue, Suite 202	Reading	PA	19606

B. TRANSFER DATA

Date of Acceptance of Document: 09 / 12 / 2018

Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
Rodolfo Folino	(610) 372-0101	Maidencreek Township	(610) 926-4920

Mailing Address			Mailing Address		
68 South Hampton Drive			P.O. Box 319		
City	**State**	**ZIP Code**	**City**	**State**	**ZIP Code**
Wyomissing	PA	19610	Blandon	PA	19510

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
Anna Avenue / Park Rd.	Maidencreek Township

County	School District	Tax Parcel Number
Berks	Fleetwood Area School District	Part of 61542118304153

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+0.00	= 1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
2,600.00	X 1.46	= 3,796.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
$ 3,796.00	100.00 %	100.00 %

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
  If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	09/14/18

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.