RESOLUTION NO. 2018-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MAIDENCREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, TO ACCEPT THE OFFER OF DEDICATION OF LIDIA LANE 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 Lidia Lane, 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 Lidia Lane 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 Lidia Lane; 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 # 2018031914

RECORDED DATE: 09/14/2018 10:44:07 AM

4781046-00100

Document Type: DEED OF DEDICATION	**Transaction #:** 5334395 **Document Page Count:** 7 **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	$12.00
Total:	$94.00

INSTRUMENT #: 2018031914
Recorded Date: 09/14/2018 10:44:07 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 Lidia Lane, 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 Lidia Lane:

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 Febino

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

Tammy Weiss

EXHIBIT "A"

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

DESCRIPTION

ALL THAT CERTAIN tract of land being Lidia Lane (being described in two (2) parts, Part A being located north of Anna Avenue and being fifty-three feet (53.00') wide, leading in a northeasterly direction and Part B located south of Anna Avenue and being forty feet (40.00') wide, leading in a southwesterly direction from Anna Avenue, 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:

Part A BEGINNING at a point of intersection formed by the southwestern right-of-way line of Sofia Boulevard and the westerly right-of-way line Lidia Lane;

THENCE EXTENDING in a southeasterly direction along the southern right-of-way of Sofia Boulevard, South 56 degrees 26 minutes 26 seconds East, a distance of 93.00 feet to a point in said southwesterly right-of-way of said Sofia Boulevard;

THENCE EXTENDING along the southeastern right-of-way line of Lidia Lane the following five (5) 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 South 78 degrees 30 minutes 29 seconds West, a chord distance of 28.28 feet to a point of tangency;
2. South 33 degrees 30 minutes 29 seconds West, a distance of 106.11 feet to a point of curvature;
3. By a line curving to the right, having a radius of 176.50 feet, a central angle of 03 degrees 47 minutes 31 seconds and an arc length of 11.68 feet, said curve having a chord bearing of South 35 degrees 24 minutes 14 seconds West, a chord distance of 11.68 feet to a point of tangency;
4. South 37 degrees 17 minutes 59 seconds West, a distance of 307.81 feet to a point of curvature;

5. 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 South 07 degrees 42 minutes 01 second East, a chord distance of 28.28 feet to a point;

THENCE along the northeastern right-of-way of Anna Avenue, North 52 degrees 42 minutes 01 second West, a distance of 93.00 feet a point;

THENCE leaving Anna Avenue and along the northwestern right-of-way of Lidia Lane the following five (5) 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 82 degrees 17 minutes 59 seconds East, a chord distance of 28.28 feet to a point of tangency;
2. North 37 degrees 17 minutes 59 seconds East, a distance of 307.81 feet to a point of curvature;
3. By a line curving to the left, having a radius of 123.50 feet, a central angle of 03 degrees 47 minutes 31 seconds and an arc length of 8.17 feet, said curve having a chord bearing of North 35 degrees 24 minutes 14 seconds East, a chord distance of 8.17 feet to a point of tangency;
4. North 33 degrees 30 minutes 29 seconds East, a distance of 106.19 feet to a point of curvature;
5. By a line curving to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 second and an arc length of 31.42 feet, said curve having a chord bearing of North 11 degrees 29 minutes 31 seconds West, a chord distance of 28.28 feet to the point of BEGINNING.

CONTAINING IN AREA: 24,929 square feet and/or 0.572 acres of land.

Part B BEGINNING at a point of intersection formed by the southern right-of-way line of Anna Avenue and the westerly right-of-way line Lidia Lane;

THENCE EXTENDING in an easterly direction along the southern right-of-way line of Anna Avenue, South 52 degrees 42 minutes 01 second East, a distance of 80.00 feet to a point in said southern right-of-way of said Anna Avenue;

THENCE EXTENDING along the eastern right-of-way line of Lidia Lane, 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 South 82 degrees 17 minutes 59 seconds West, a chord distance of 28.28 feet to a point of tangency;

THENCE, South 37 degrees 17 minutes 59 seconds West, a distance of 98.59 feet to a point;

THENCE, crossing Lidia Lane, North 52 degrees 52 minutes 12 seconds West, a distance of 40.00 feet to a point;

THENCE, along the western right-of-way line of Lidia Lane, North 37 degrees 17 minutes 59 seconds East, A distance of 98.66 feet to a point of curvature;

THENCE, 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 07 degrees 42 minutes 01 seconds West, a chord distance of 28.28 feet to the point of BEGINNING.

CONTAINING IN AREA: 4,916 square feet and/or 0.113 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	6
~~Book Number~~	
Page Number	2018031914
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
Lidia Lane / 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.