

# Deed of Dedication

MADE THE \_\_\_\_\_ day of July in the year of our Lord two thousand fourteen (2014)

**BETWEEN** LARRY D. PIPER and DARLYN V. PIPER, husband and wife, of 1523

Marburg Road, Spring Grove, PA 17362, GRANTORS,

**AND** GERMANY TOWNSHIP, a municipal corporation organized and existing under and by virtue of the Second Class Township Code of the Commonwealth of Pennsylvania, with its principal office at 60 Ulricktown Road, Littlestown, PA 17340, GRANTEE.

**WITNESSETH**, that in consideration of One (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby dedicate for public use and do hereby remise, release, grant and convey for such use as public roads and streets to the said Grantee, **ALL** those tracts and strips of land situate, lying and being in Germany Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

**LEGAL DESCRIPTION  
PIPERS CHOICE SUBDIVISION  
MARCEY COURT  
(22' CARTWAY-6' SHOULDERS -50' RIGHT-OF-WAY)  
GERMANY TOWNSHIP - ADAMS COUNTY - PENNSYLVANIA  
PROJECT NO. 052160**

**BEGINNING** at a point in the centerline of Bollinger Road (SR-2027) having a 30' Right-of-Way and at lands now or formerly of Randal J. Breighner; thence along lands now or formerly of Randal J. Breighner, South 45 degrees 56 minutes 09 seconds East, 540.92 feet to a steel pin at lands now or formerly of Randal J. Breighner and Lot 1A; thence along Lot 1A and Lot 1, South 45 degrees 56 minutes 09 seconds East, 146.71 feet to a point-of-curve at Lot 1; thence along Lot 1, with a curve to the left, with an arc length of 126.07 feet, with a radius of 125.00 feet, and a chord bearing and distance of South 74 degrees 49 minutes 43 seconds East, 120.79 feet to a point-of-tangent at Lot 1; thence along Lots 1, 2 and 3, North 76 degrees 16 minutes 43 seconds East, 439.48 feet to a point-of-curve at Lot 3; thence along Lots 3, 4 and 5, with a curve to the right, with an arc length of 321.50 feet, with a radius of 275.00 feet, and a chord bearing and



distance of South 70 degrees 13 minutes 48 seconds East, 303.50 feet to a point-of-reverse curve at Lot 5; thence along Lot 5, with a curve to the left, with an arc length of 14.99 feet, with a radius of 15.00 feet, and a chord bearing and distance of South 65 degrees 22 minutes 07 seconds East, 14.37 feet to a point-of-reverse curve at Lot 5; thence along Lot 5, with a curve to the right, with an arc length of 192.83 feet, with a radius of 60.00 feet, and a chord bearing and distance of South 01 degree 55 minutes 41 seconds East, 119.92 feet to a point-of- compound curve at Lots 5 and 6; thence along Lot 6, with a curve to the right, with an arc length of 116.65 feet, with a radius of 60.00 feet, and a chord bearing and distance of North 34 degrees 09 minutes 39 seconds West, 99.13 feet to a point-of-reverse curve at Lot 6; thence along Lot 6, with a curve to the left, with an arc length of 15.31 feet, with a radius of 15.00 feet, and a chord bearing and distance of North 07 degrees 41 minutes 53 seconds West, 14.65 feet to a point-of-compound curve at Lot 6; thence along Lot 6, with a curve to the left, with an arc length of 262.28 feet, with a radius of 225.00 feet and a chord bearing and distance of North 70 degrees 19 minutes 35 seconds West, 247.68 feet to a point-of-tangent at Lot 6; thence along Lot 6, South 76 degrees 16 minutes 43 seconds West, 127.64 feet to a point at Lot 6 at the easterly right-of-way entrance to Darlyn Drive; thence along the entrance to Darlyn Drive, South 76 degrees 16 minutes 43 seconds West, 84.00 feet to a point at the westerly right-of-way entrance to Darlyn Drive at Lot 7; thence along Lot 7, South 76 degrees 16 minutes 43 seconds West, 227.84 feet to a point-of-curve at Lot 7; thence along Lots 7 and 9 with a curve to the right, with an arc length of 137.90 feet, with a radius of 175.00 feet and a chord bearing and distance of North 81 degrees 08 minutes 47 seconds West, 134.36 feet to a point at Lot 9 at the southerly right-of-way line entrance to Darlyn Drive; thence along the entrance to Darlyn Drive, with a curve to the right, with an arc length of 38.59 feet, with a radius of 175.00 feet, and a chord bearing and distance of North 52 degrees 15 minutes 13 seconds West, 38.52 feet to a point-of-tangent on said entrance to Darlyn Drive; thence along said entrance, North 45 degrees 56 minutes 09 seconds West, 42.00 feet to a point at the northerly right-of-way entrance to Darlyn Drive at Lot 10; thence along Lot 10, North 45 degrees 56 minutes 09 seconds West, 104.30 feet to a concrete monument at Lot 10 and lands now or formerly of James H. Sipe; thence along lands now or formerly of James H. Sipe and Joseph P. Neider and passing through a steel pin 34.78 feet from the terminal end of the about to be described line, North 45 degrees 56 minutes 09 seconds West, 570.94 feet to a point in the centerline of Bollinger Rd (SR-2027); thence along said centerline, North 74 degrees 41 minutes 45 seconds East, 58.11 feet to the point of beginning. **Containing 2.086 Acres**

**LEGAL DESCRIPTION  
PIPERS CHOICE SUBDIVISION  
DARLYN DRIVE  
(22' CARTWAY-6' SHOULDERS -50' RIGHT-OF-WAY)  
GERMANY TOWNSHIP - ADAMS COUNTY - PENNSYLVANIA  
PROJECT NO. 052160**

**BEGINNING** at a point on the southerly right-of-way line of Marcey Court at Lot 6; thence along Lot 6, with a curve to the left, with an arc length of 26.70 feet, with a radius of 17.00 feet, and a chord bearing and distance of South 31 degrees 16 minutes 43 seconds West, 24.04 feet to



a point-of-tangent at Lot 6 ; thence along Lot 6, South 13 degrees 43 minutes 17 seconds East, 387.28 feet to a point-of-curve at Lot 6; thence along Lots 6, 5 and 14 with a curve to the right, with an arc length of 355.53 feet, with a radius of 225.00 feet, and a chord bearing and distance of South 31 degrees 32 minutes 44 seconds West, 319.68 feet to a point-of-tangent at Lot 14; thence along Lot 14, South 76 degrees 48 minutes 45 seconds West, 114.06 feet to a point-of-curve at Lot 14; thence along Lot 14 and 13, with a curve to the right, with an arc length of 204.97 feet, with a radius of 175.00 feet, and a chord bearing and distance of North 69 degrees 38 minutes 00 seconds West, 193.45 feet to a point-of-tangent at Lot 13; thence along Lots 13 and 12, North 36 degrees 04 minutes 45 seconds West, 269.48 feet to a point-of-curve at Lot 12; thence along Lots 12 and 11, with a curve to the right, with an arc length of 119.92 feet, with a radius of 175.00 feet, and a chord bearing and distance of North 16 degrees 26 minutes 56 seconds West, 117.58 feet to a point-of-tangent at Lot 11; thence along Lot 11 and 10, North 03 degrees 10 minutes 54 seconds East, 140.84 feet to a point-of-curve at Lot 10; thence along Lot 10, with a curve to the right, with an arc length of 124.87 feet, with a radius of 175.00 feet, and a chord bearing and distance of North 23 degrees 37 minutes 22 seconds East, 122.24 feet to a point-of-tangent at Lot 10; thence along Lot 10, North 44 degrees 03 minutes 51 seconds East, 28.09 feet to a point-of-curve at Lot 10; thence along Lot 10, with a curve to the left, with an arc length of 26.70 feet, with a radius of 17.00 feet and a chord bearing and distance of North 00 degrees 56 minutes 09 seconds West, 24.04 feet to a point at Lot 10 on the westerly right-of-way line of Marcey Court; thence along the westerly right-of-way line of Marcey Court, South 45 degrees 56 minutes 09 seconds East, 42.00 feet to a point-of-curve on the westerly right-of-way line of Marcey Court; thence along said westerly right-of-way line, with a curve to the left, with an arc length of 38.59 feet, with a radius of 175.00 feet, and a chord bearing and distance of South 52 degrees 15 minutes 13 seconds East, 38.52 feet to a point on said westerly right-of-way line at Lot 9; thence along Lot 9, with a curve to the left, with an arc length of 22.95 feet, with a radius of 17.00 feet, and a chord bearing and distance of South 82 degrees 44 minutes 47 seconds West, 21.25 feet to a point-of-tangent at Lot 9; thence along Lot 9, South 44 degrees 03 minutes 51 seconds West, 32.74 feet to a point-of-curve at Lot 9; thence along Lot 9, with a curve to the left, with an arc length of 89.19 feet, with a radius of 125.00 feet, and a chord bearing and distance of South 23 degrees 37 minutes 22 seconds West, 87.31 feet to a point-of-tangent at Lot 9; thence along Lot 9, South 03 degrees 10 minutes 54 seconds West, 140.84 feet to a point-of-curve at Lot 9; thence along Lot 9, with a curve to the left, with an arc length of 85.65 feet, with a radius of 125.00 feet, and a chord bearing and distance of South 16 degrees 26 minutes 56 seconds East, 83.99 feet to a point-of-tangent at Lot 9; thence along Lots 9 and 8, South 36 degrees 04 minutes 45 seconds East, 269.48 feet to a point-of-curve at Lot 8; thence along Lot 8, with a curve to the left, with an arc length of 146.41 feet, with a radius of 125.00 feet, and a chord bearing and distance of South 69 degrees 38 minutes 00 seconds East, 138.18 feet to a point-of-tangent at Lot 8; thence along Lot 8, North 76 degrees 48 minutes 45 seconds East, 114.06 feet to a point-of-curve at Lot 8; thence along Lot 8, with a curve to the left, with an arc length of 276.52 feet, with a radius of 175.00 feet, and a chord bearing and distance of North 31 degrees 32 minutes 44 seconds East, 248.64 feet to a point-of-tangent at Lot 8; thence along Lots 8 and 7, North 13 degrees 43 minutes 17 seconds West, 387.28 feet to a point-of-curve at Lot 7; thence along Lot 7, with a curve to the left, with an arc length of 26.70 feet, with a radius of 17.00 feet, and a chord bearing and distance of North 58 degrees 43 minutes 17 seconds West,



24.04 feet to a point at Lot 7 on the southerly right-of-way line of Marcey Court; thence along the southerly right-of-way line of Marcey Court, North 76 degrees 16 minutes 43 seconds East, 84.00 feet to the point of beginning. **Containing 1.928 Acres**

The above descriptions were taken a Street Dedication Exhibit of Pipers Choice, prepared by GHI Engineers and Surveyors, dated May 22, 2014, a copy of which is attached hereto as Exhibit "A".

**BEING A PART OF THE SAME** which Joseph A. Myers, unmarried, and V. Paul Pisula, III, unmarried, by deed dated May 14, 2004 and recorded May 17, 2004 in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3569 at page 90, sold and conveyed unto Larry D. Piper and Darlyn V. Piper, his wife, the Grantors herein.

**SUBJECT TO** all easements, restrictions and notes as described on the Final Subdivision Plan for Pipers Choice recorded in Adams County Plat Book 93 at page 88.

**TO HAVE AND TO HOLD** the above-described tracts and strips of land unto the said Grantee, to and for the proper use and benefit of the said Grantee, its successors and assigns forever, as and for the public use as public roads and streets and for the maintenance of the same and for no other use or purpose whatsoever and to the same extent and with the same effect as if said tracts or strips of land had been opened by a Decree of the Court of Common Pleas of Adams County, Pennsylvania, after proceedings duly had for that purpose under and in pursuance of the road laws of the Commonwealth of Pennsylvania and The Second Class Township Code of the Commonwealth of Pennsylvania.

**AND** the said Grantor, for themselves, their personal representatives, heirs, agents and assigns, by these present, covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said Grantors, their personal representatives, heirs, agents and assigns, shall or will not at any time hereafter, ask, demand or receive of or from the Grantee, its



successors or assigns, any sum or sums of money as and for damages for or by reason of the dedication and conveyancing of the above-described tracts or strips of land for the public use and purpose of travel over the same as part of the Grantee's public roads and streets, as aforesaid.

AND the said Grantors hereby covenant and warrant specially the rights, title and interests in and to the property rights hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
Larry D. Piper

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
Darlyn V. Piper

COMMONWEALTH OF PENNSYLVANIA :  
: COUNTY OF ADAMS :

On this, the \_\_\_\_\_ day of July, 2014, before me, a Notary Public, the undersigned officer, personally appeared LARRY D. PIPER and DARLYN V. PIPER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public  
My commission expires:



**CERTIFICATE OF RESIDENCE AND ADDRESS**

I hereby certify that the precise residence and the complete post office address of the within-named Grantee is:

60 Ulricktown Road, Littlestown, PA 17340

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\_\_\_\_\_  
Attorney for Grantee



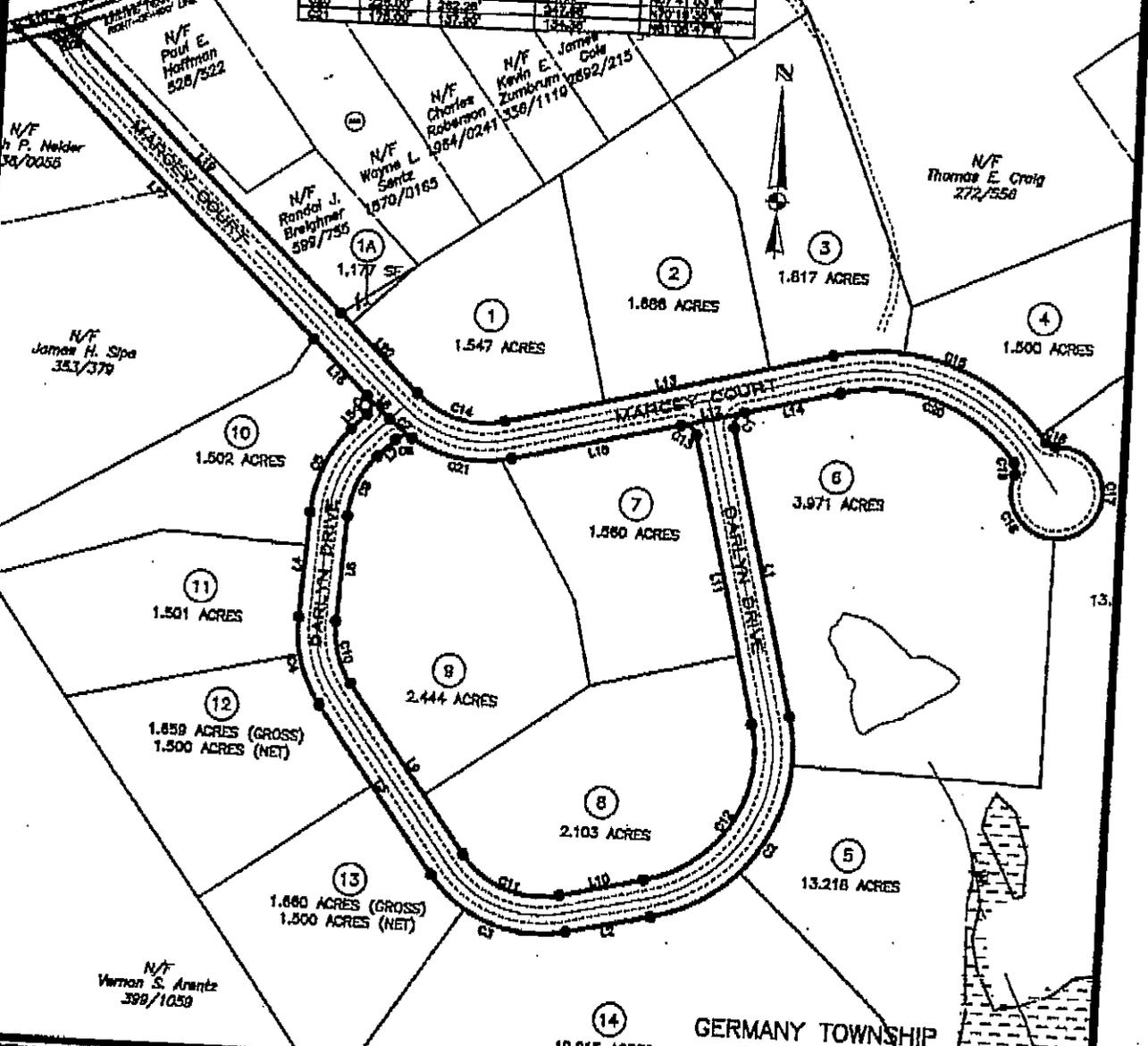
LINE	Bearing	DISTANCE
L1	S15°41'17" E	387.26
L2	S78°42'43" W	114.06
L3	S83°10'23" W	268.28
L4	S83°10'23" W	140.06
L5	S78°42'43" W	268.28
L6	S15°41'17" E	387.26
L7	S15°41'17" E	387.26
L8	S15°41'17" E	387.26
L9	S15°41'17" E	387.26
L10	S15°41'17" E	387.26
L11	S15°41'17" E	387.26
L12	S15°41'17" E	387.26
L13	S15°41'17" E	387.26
L14	S15°41'17" E	387.26
L15	S15°41'17" E	387.26
L16	S15°41'17" E	387.26
L17	S15°41'17" E	387.26
L18	S15°41'17" E	387.26
L19	S15°41'17" E	387.26
L20	S15°41'17" E	387.26

CURVE	Radius	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	17.00	17.00	17.00	S11°16'45" W
C2	225.00	800.39	316.28	S71°59'24" W
C3	178.00	204.87	103.28	N62°36'00" W
C4	178.00	116.82	117.25	N17°37'22" E
C5	178.00	129.07	122.34	N23°37'22" E
C6	178.00	129.07	122.34	N23°37'22" E
C7	178.00	129.07	122.34	N23°37'22" E
C8	178.00	129.07	122.34	N23°37'22" E
C9	178.00	129.07	122.34	N23°37'22" E
C10	178.00	129.07	122.34	N23°37'22" E
C11	178.00	129.07	122.34	N23°37'22" E
C12	178.00	129.07	122.34	N23°37'22" E
C13	178.00	129.07	122.34	N23°37'22" E
C14	178.00	129.07	122.34	N23°37'22" E
C15	178.00	129.07	122.34	N23°37'22" E
C16	178.00	129.07	122.34	N23°37'22" E
C17	178.00	129.07	122.34	N23°37'22" E
C18	178.00	129.07	122.34	N23°37'22" E
C19	178.00	129.07	122.34	N23°37'22" E
C20	178.00	129.07	122.34	N23°37'22" E
C21	178.00	129.07	122.34	N23°37'22" E
C22	178.00	129.07	122.34	N23°37'22" E
C23	178.00	129.07	122.34	N23°37'22" E
C24	178.00	129.07	122.34	N23°37'22" E
C25	178.00	129.07	122.34	N23°37'22" E
C26	178.00	129.07	122.34	N23°37'22" E
C27	178.00	129.07	122.34	N23°37'22" E
C28	178.00	129.07	122.34	N23°37'22" E
C29	178.00	129.07	122.34	N23°37'22" E
C30	178.00	129.07	122.34	N23°37'22" E

LINE	Bearing	DISTANCE
L11	N13°42'17" W	180.00
L12	N78°18'43" W	387.26
L13	N78°18'43" W	387.26
L14	N78°18'43" W	387.26
L15	N78°18'43" W	387.26
L16	N78°18'43" W	387.26
L17	N78°18'43" W	387.26
L18	N78°18'43" W	387.26
L19	N78°18'43" W	387.26
L20	N78°18'43" W	387.26

**ROADWAY DATA:**  
 NEW STREET = 0.64 MILES  
 PAVED WIDTH = 22'  
 (CUL-DE-SAC) PAVED DIA. = 100'

PA  
 DOT  
 PERMIT  
 #08088135



**GHI ENGINEERS AND SURVEYORS**  
 Group Hanover, Inc.  
 215 Carolina Street  
 Hanover, PA 17331  
 (717) 637-3800

**PIPERS CHOICE STREET DEDICATION EXHIBIT**

DRAWN BY:	REB	DATE:	05/22/14	PROJECT NO.:	
CHECKED BY:	ELM	SCALE:	1" = 100'	DRAWING NO.:	052160
					1

Exhibit "A"

**RESOLUTION**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the Board of Supervisors of Germany Township, Adams County, Pennsylvania, hereby resolve to accept a Deed of Dedication dated the \_\_\_\_ day of \_\_\_\_\_, 2014, executed by Larry D. Piper and Darlyn V. Piper, husband and wife, as Grantors, and Germany Township as Grantee of those certain streets known as Marcey Court, containing 2.086 acres, and Darlyn Drive, containing 1.928 acres, which streets are more particularly described in a street dedication exhibit of Piper's Choice, prepared by GHI Engineers and Surveyors, dated May 22, 2014, both roads to be used as public roads within Germany Township. A certified copy of this Resolution, together with a draft or survey of the road, shall be filed with the Adams County Clerk of the Court of Common Pleas pursuant to Section 2316 of the Second Class Township Code.

Upon the filing with the Adams County Clerk of the Court of Common Pleas of a certified and attested copy of this Resolution, the roads known as Marcey Court, containing 2.086 acres, and Darlyn Drive, containing 1.928 acres, which streets are more particularly described on a Final Subdivision Plan for Piper's Choice, recorded in Adams County Plat Book 93 at page 88, shall both become part of the public road system of Germany Township, Adams County, Pennsylvania.

Attest:

Germany Township Board of Supervisors

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
- Chairman

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