

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER  
COUNTY, PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE  
COMMONWEALTH OF PENNSYLVANIA, LAYING OUT, OPENING, ACCEPTING AND APPROVING  
TEE LINE DRIVE, CLAIRMONT COURT AND CASEY DRIVE AS PUBLIC ROADS**

**WHEREAS**, Tee Line Drive, Clairmont Court and Casey Drive are streets situated wholly within Hopewell Township that have been offered for public dedication by Maronda Homes, LLC by virtue of the Clairmont Manor Phase 1- Revised plan (Exhibit A attached hereto); and

**WHEREAS**, pursuant to the First Class Township Code, Title 53 § 57005, Hopewell Township initiated proceedings to adopt this Ordinance to lay out, open and accept Tee Line Drive, Clairmont Court and Casey Drive, of the Clairmont Manor Phase 1 Plan, as public roads to become part of the Township road system by advertising consideration of said Ordinance in the Beaver County Times on November 27, 2020; and

**WHEREAS**, the applicable Plan drawings of Tee Line Drive, Clairmont Court and Casey Drive are attached hereto collectively as Exhibit "B" along with the legal descriptions of same, including pavement, curbs, storm water management controls all as constructed within such roadways, attached hereto collectively as Exhibit "C" in conformity with Title 53 § 57012 and are accepted by Hopewell Township as part of the Public infrastructure; and

**WHEREAS**, once adopted a copy of this Ordinance shall be filed in the Office of the Beaver County Clerk of Courts following which any Township resident shall have the right to file, within thirty (30) days, Exceptions to the Ordinance along with a Petition for Review; and

**WHEREAS**, once adopted a copy of this Ordinance shall, within ten (10) days, be posted along Tee Line Drive, Clairmont Court and Casey Drive; and

**WHEREAS**, the Board of Commissioners of the Township of Hopewell now desire to lay out, accept, adopt and open for public highway and other public purposes Tee Line Drive, Clairmont Court and Casey Drive in accordance with Exhibits "B" and "C" attached hereto and to adopt Tee Line Drive, Clairmont Court and Casey Drive as the names of said public roads.

 **COPY**

BEAVER COUNTY  
PENNSYLVANIA

20 DEC 24 AM 9:16

CLERK  
COURT

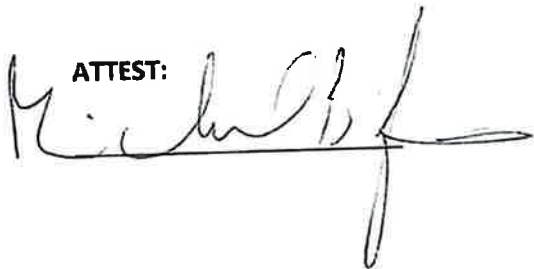
**NOW THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Township of Hopewell, a municipal corporation under the First Class Township Code, situate in the County of Beaver and Commonwealth of Pennsylvania, **AND IT IS HEREBY ORDAINED:**

(1) That the aforementioned "Whereas" clauses are incorporated herein fully and in accordance therewith Hopewell Township lays out, adopts and opens for public highway and other public purposes Tee Line Drive, Clairmont Court and Casey Drive in accordance with the plan drawings and legal descriptions attached hereto as Exhibits "B" and "C" which are hereby accepted as a public Township roadways; and

(2) That the aforementioned public infrastructure, including pavement, curbs, storm water management controls all as constructed within such roadways, are hereby accepted by Hopewell Township; and

**ORDAINED and ENACTED** this 14<sup>th</sup> day of December, 2020. This Ordinance shall become effective immediately following enactment.

**ATTEST:**



**TOWNSHIP OF HOPEWELL**

**BY:**

  
Jamie Yurcina, Manager  
Hopewell Township

**BY:**

  
President  
Board of Commissioners

# Deed of Dedication

Made this 8<sup>th</sup> day of December

Between

Maronda Homes, LLC, a Pennsylvania corporation, Grantor

And

The Township of Hopewell, a Municipality situate in the County of Beaver,  
Commonwealth of Pennsylvania, Grantee,

WITNESSETH

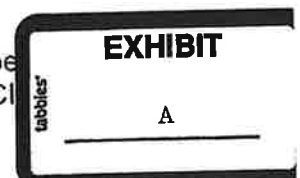
THAT the Grantor, in consideration of the advantages accruing to it, does hereby dedicate unto the Grantee, its successors and assigns forever, the roadways depicted on Exhibit "A" as Tee Line Drive, Clairmont Court and Casey Drive; as the roadways are also depicted in the Clairmont Manor Phase 1 – Revised plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 2; and as the roadways are also depicted in the Clairmont Manor Phase 2 plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 68; and as the roadways are also depicted in the Clairmont Manor Phase 3 plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 229, and bounded and described as more fully set forth on said Exhibit "A";

TOGETHER WITH the pavement, curbs, storm water management and appurtenant facilities all as constructed within such roadways (the "Improvements"); and all attendant rights of way for utilities and drainage, as shown on said Exhibit "A";

TO HAVE AND TO HOLD the said roadways, Improvements and other appurtenances unto and for the use of the said Grantee and its successors and assigns forever for use as a public street and highway;

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, all right, title and interest to all oil, gas, methane gas, and similar minerals (other than coal or stone) below the surface, all of which to the extent present are reserved to Grantor and not transferred or conveyed to Grantee. Grantor does not reserve any surface rights and all surface rights, express or implied, are hereby expressly transferred and conveyed to Grantee.

And the Grantor, for itself, its successors and assigns, does hereby present these presents further covenant and agree that it will WARRANT SPECIAL the property being conveyed.



In Witness Whereof, the Grantor has set its hand and seal the day first written above.

Witness/Attest:

Kelly A. Campbell

Maronda Homes, LLC  
Ronald W. Wolf  
Ronald W. Wolf, President

State of Pennsylvania )

) ss:

County of Allegheny )

On this the 8<sup>th</sup> day of December, 2020, before me, a Notary Public, the undersigned officer, personally appeared Ronald W. Wolf, who acknowledged himself to be the President of Maronda Homes, ~~Inc.~~, a Pennsylvania 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/herself as President.

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

Kelly A. Campbell  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Kelly A. Campbell, Notary Public  
Allegheny County  
My commission expires January 20, 2022  
Commission number 1221216  
Member, Pennsylvania Association of Notaries

My commission expires:

### CERTIFICATE OF RESIDENCE

Tax Bill Address of the within named grantee/s is:

\_\_\_\_\_  
Name/Mortgage Company

\_\_\_\_\_  
In Care of (if required)

\_\_\_\_\_  
Address

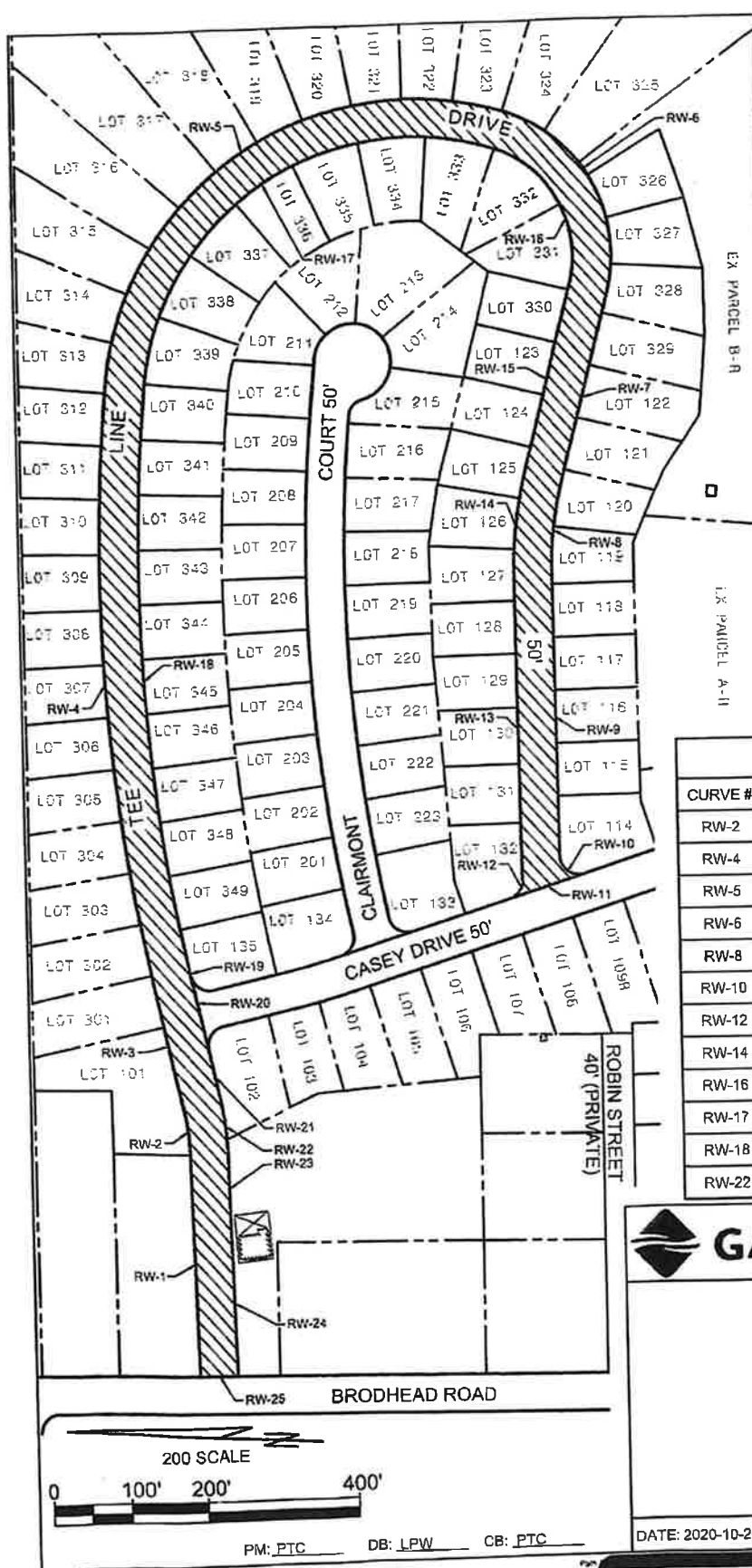
\_\_\_\_\_  
City, State and Zip Code

I hereby certify that the Owners Mailing Address of the within name grantee/s is:

\_\_\_\_\_  
In Care of

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State and Zip Code



RIGHT-OF-WAY LINE TABLE		
LINE #	DIRECTION	LENGTH
RW-1	N 84° 50' 00" E	296.86
RW-3	N 74° 05' 53" E	179.96
RW-7	N 79° 13' 08" W	255.28
RW-9	S 85° 46' 07" W	368.59
RW-11	N 20° 53' 04" W	104.38
RW-13	N 85° 46' 07" E	398.50
RW-15	S 79° 13' 08" E	255.28
RW-19	S 74° 05' 53" W	7.01
RW-20	S 74° 05' 53" W	100.00
RW-21	S 74° 05' 53" W	72.95
RW-23	S 84° 43' 31" W	105.97
RW-24	S 84° 50' 00" W	193.41
RW-25	N 02° 18' 02" W	50.26

RIGHT-OF-WAY CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
RW-2	275.00	51.53	N 79° 27' 56" E	51.45
RW-4	2525.00	791.44	N 83° 04' 39" E	788.21
RW-5	400.00	719.75	S 36° 23' 43" E	626.50
RW-6	200.00	298.90	S 57° 58' 01" W	271.85
RW-8	475.00	124.46	N 86° 43' 30" W	124.10
RW-10	25.00	46.54	S 32° 26' 31" W	40.10
RW-12	25.00	32.00	S 57° 33' 29" E	29.86
RW-14	525.00	137.56	S 86° 43' 30" E	137.17
RW-16	150.00	224.17	N 57° 58' 01" E	203.89
RW-17	350.00	629.78	N 36° 23' 43" W	548.19
RW-18	2475.00	775.77	S 83° 04' 39" W	772.60
RW-22	325.00	60.89	S 79° 27' 56" W	60.81



**GATEWAY®**

The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
100 McMorris Road, Pittsburgh, PA 15205  
gatewayengineers.com 855-634-9284

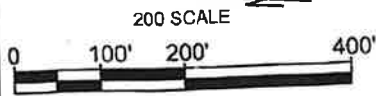
**ROAD DEDICATION PLAN  
TEE LINE DRIVE**  
SITUATE IN  
HOPEWELL TOWNSHIP  
BEAVER COUNTY, PA  
MADE FOR  
**MARONDA HOMES, INC.**

C-16576-0012

DATE: 2020-10-26

SCALE: 1" = 200'

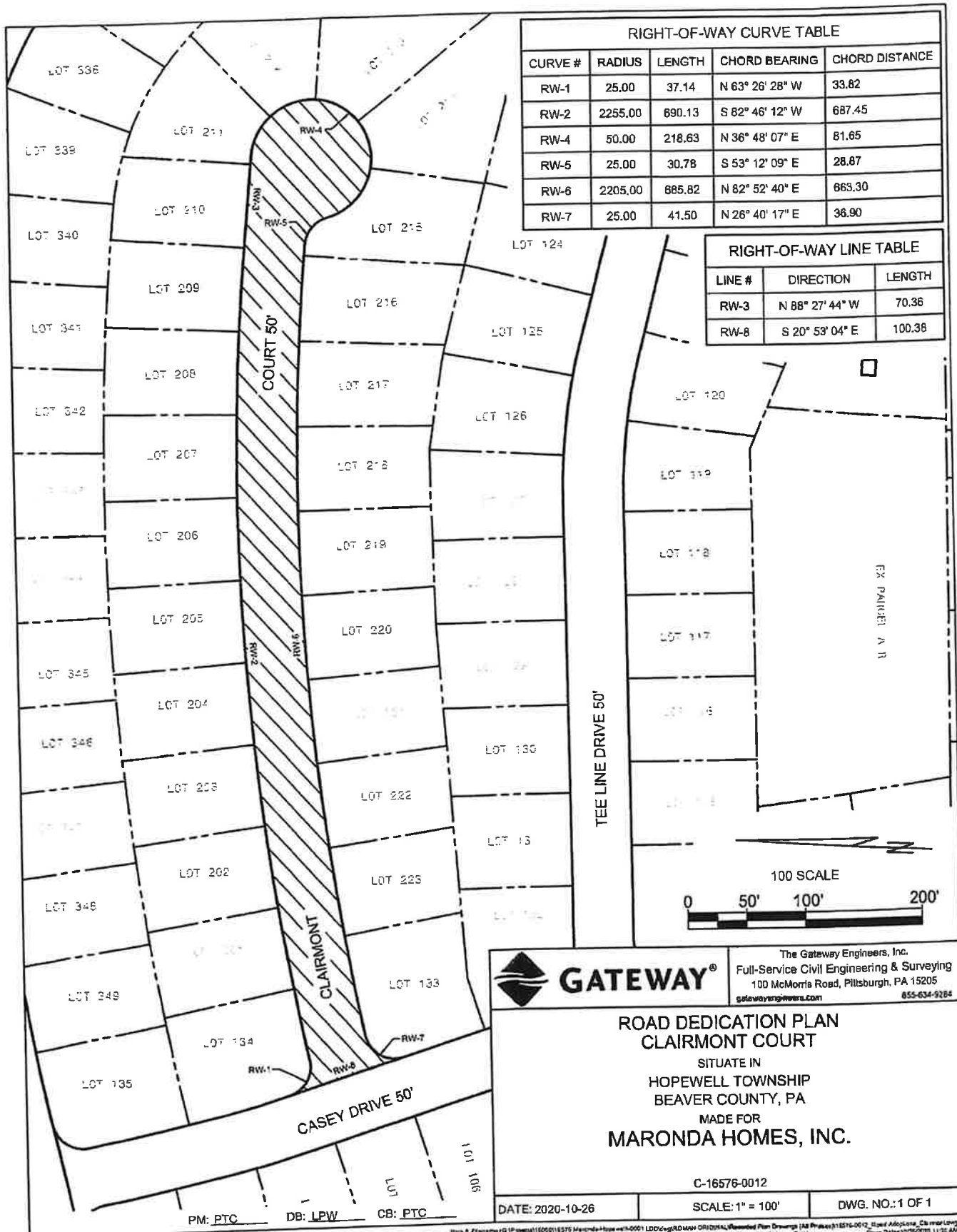
DWG. NO.: 1 OF 1



PM: PTC DB: LPW CB: PTC

**EXHIBIT**

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RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
RW-1	25.00	39.27	S 29° 05' 53" W	35.36
RW-3	600.00	52.18	S 18° 23' 36" E	52.16
RW-9	425.00	128.95	S 12° 11' 32" E	128.46
RW-11	125.00	109.80	S 21° 39' 49" W	106.30
RW-13	85.00	117.70	S 07° 09' 24" W	108.52
RW-15	25.00	26.72	S 63° 07' 55" E	25.47
RW-17	25.00	51.82	N 26° 52' 05" E	43.03
RW-19	135.00	186.94	N 07° 09' 24" E	172.36
RW-21	75.00	65.88	N 21° 39' 49" E	63.78
RW-27	375.00	113.78	N 12° 11' 32" W	113.35
RW-29	650.00	56.52	N 18° 23' 36" W	56.51
RW-31	25.00	39.27	N 60° 54' 07" W	35.36

RIGHT-OF-WAY LINE TABLE

LINE #	DIRECTION	LENGTH
RW-2	S 15° 54' 07" E	108.16
RW-4	S 20° 53' 04" E	11.95
RW-5	S 20° 53' 04" E	100.38
RW-6	S 20° 53' 04" E	131.43
RW-7	S 20° 53' 04" E	104.38
RW-8	S 20° 53' 04" E	99.53
RW-10	S 03° 30' 00" E	296.60
RW-12	S 46° 49' 38" W	120.04
RW-14	S 32° 30' 49" E	161.19
RW-16	S 86° 15' 00" W	114.08
RW-18	N 32° 30' 49" W	106.29
RW-20	N 46° 49' 38" E	120.04
RW-22	N 03° 30' 00" W	8.77
RW-23	S 86° 30' 00" W	30.96
RW-24	N 03° 45' 00" W	270.00
RW-25	N 86° 30' 00" E	32.14
RW-26	N 03° 30' 00" W	17.83
RW-28	N 20° 53' 04" W	447.68
RW-30	N 15° 54' 07" W	108.16
RW-32	N 74° 05' 53" E	100.00





**Tee Line Drive  
Street Dedication Description  
Situate in**

**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Tee Line Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2, Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68, and Clairmont Manor Phase 3 as recorded in Plan Book Volume 38, Page 229 and being more particularly bound and described as follows:

Beginning on the outer right-of-way line of Tee Line Drive, 50 feet wide, said point being on the eastern right-of-way of Brodhead Road; thence from said point of beginning by said outer right-of-way line Tee Line Drive, 50 feet wide, the following ten (10) courses and distances:

N 84° 50' 00" E a distance of 296.86 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 275.00 feet and an arc distance of 51.53 feet to a point of tangency;  
N 74° 05' 53" E a distance of 179.96 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 2525.00 feet and an arc distance of 791.44 feet to a point of compound curvature;  
by a curve deflecting to the right with a radius of 400.00 feet and an arc distance of 719.75 feet to a point of compound curvature;  
by a curve deflecting to the right with a radius of 200.00 feet and an arc distance of 298.90 feet to a point of tangency;  
N 79° 13' 08" W a distance of 255.28 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 475.00 feet and an arc distance of 124.46 feet to a point of tangency;  
S 85° 46' 07" W a distance of 368.59 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 46.54 feet to a point on the easterly right-of-way line of Casey Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2;

thence along said easterly right-of-way line of Casey Drive, 50 feet wide, N 20° 53' 04" W a distance of 104.38 feet to a point on the inner right-of-way line of Tee Line Drive, 50 feet wide, thence by the inner right-of-way line of Tee Line Drive, 50 feet wide, the following thirteen (13) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 32.00 feet to a point of tangency;  
N 85° 46' 07" E a distance of 398.50 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 525.00 feet and an arc distance of 137.56 feet to a point of tangency;  
S 79° 13' 08" E a distance of 255.28 feet to a point of curvature;





**GATEWAY**

On Call On Time On Target

## Legal Description

October 26, 2020

by a curve deflecting to the left with a radius of 150.00 feet and an arc distance of 224.17 feet to a point of compound curvature;  
by a curve deflecting to the left with a radius of 350.00 feet and an arc distance of 629.78 feet to a point of compound curvature;  
by a curve deflecting to the left with a radius of 2475.00 feet and an arc distance of 775.77 feet to a point of tangency;  
S 74° 05' 53" W a distance of 7.01 feet to a point;  
S 74° 05' 53" W a distance of 100.00 feet to a point;  
S 74° 05' 53" W a distance of 72.95 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 325.00 feet and an arc distance of 60.89 feet to a point of tangency;  
S 84° 43' 31" W a distance of 105.97 feet to a point;  
S 84° 50' 00" W a distance of 193.41 feet to a point on the eastern right-of-way of Brodhead Road;

thence along the eastern right-of-way line of said Brodhead Road N 02° 18' 02" W a distance of 50.26 feet to the Point of Beginning.

Containing an area of 152,861 square feet or 3.509 acres.

**Clairmont Court**  
**Street Dedication Description**  
Situates in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Clairmont Court, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2 and Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68 and being more particularly bound and described as follows:

Beginning on the northerly right-of-way line of Clairmont Court, 50 feet wide, said point being on the eastern right-of-way of Casey Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2; thence from said point of beginning by the right-of-way line of Clairmont Court, 50 feet wide, the following seven (7) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 37.14 feet to a point of reverse-curvature;  
by a curve deflecting to the right with a radius of 2255.00 feet and an arc distance of 690.13 feet to a point of tangency;  
S 88° 27' 44" E a distance of 70.36 feet to a point of curvature;  
by a curve deflecting to right with a radius of 50.00 feet and an arc distance of 218.63 feet to a point of reverse-curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 30.78 feet to a point of compound-curvature;  
by a curve deflecting to the left with a radius of 2205.00 feet and an arc distance of 665.82 feet to a point of compound-curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 41.50 feet to a point on the said eastern right-of-way of Casey Drive, 50 feet wide;

thence by said eastern right-of-way of Casey Drive, 50 feet wide; N 20° 53' 04" W a distance of 100.38 feet to the Point of Beginning.

Containing an area of 44,912 square feet or 1.031 acres.

**Casey Drive**  
**Street Dedication Description**  
Situates in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Casey Drive, variable width, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2, Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68, and Clairmont Manor Phase 3 as recorded in Plan Book Volume 38, Page 229 and being more particularly bound and described as follows:

Beginning on the easterly right-of-way line of Casey Drive, variable width, said point being on the southerly right-of-way of Tee Line Drive as recorded in said Clairmont Manor Phase 1 – Revised, Clairmont Manor Phase 2, and Clairmont Manor Phase 3; thence from said point of beginning by the easterly right-of-way line of said Casey Drive, variable width, the following fifteen (15) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 39.27 feet to a point of tangency;  
S 15° 54' 07" E a distance of 108.16 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 600.00 feet and an arc distance of 52.18 feet to a point of tangency;  
S 20° 53' 04" E a distance of 11.95 feet to a point on the northern right-of-way line of Clairmont Court, 50 feet wide, of Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68;  
S 20° 53' 04" E a distance of 100.38 feet to a point on the southern right-of-way line of said Clairmont Court, 50 feet wide;  
S 20° 53' 04" E a distance of 131.43 feet to a point on the northern right-of-way line of said Tee Line Drive, 50 feet wide;  
S 20° 53' 04" E a distance of 104.38 feet to a point on the southern right-of-way line of said Tee Line Drive, 50 feet wide;  
S 20° 53' 04" E a distance of 99.53 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 425.00 feet and an arc distance of 128.95 feet to a point of tangency;  
S 03° 30' 00" E a distance of 296.60 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 125.00 feet and an arc distance of 109.80 feet to a point of tangency;  
S 46° 49' 38" W a distance of 120.04 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 85.00 feet and an arc distance of 117.70 feet to a point of tangency;  
S 32° 30' 49" E a distance of 161.19 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 26.72 feet to a point on the northern right-of-way line of Juanita Street, 40 feet wide;

thence along said northern right-of-way line of said Juanita Street, 40 feet wide, S 86° 15' 00" W a distance of 114.08 feet to a point on the westerly right-of-way line of said Casey Drive, variable width, thence by the westerly right-of-way line of said Casey Drive, variable width, the following fifteen (15) courses and distances:



by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 51.82 feet to a point of tangency;  
N 32° 30' 49" W a distance of 106.29 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 135.00 feet and an arc distance of 186.94 feet to a point of tangency;  
N 46° 49' 38" E a distance of 120.04 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 75.00 feet and an arc distance of 65.88 feet to a point;  
N 03° 30' 00" W a distance of 8.77 feet to a point;  
S 86° 30' 00" W a distance of 30.96 feet to a point;  
N 03° 45' 00" W a distance of 270.00 feet to a point;  
N 86° 30' 00" E a distance of 32.14 feet to a point;  
N 03° 30' 00" W a distance of 17.83 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 375.00 feet and an arc distance of 113.78 feet to a point of tangency;  
N 20° 53' 04" W a distance of 447.68 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 650.00 feet and an arc distance of 56.52 feet to a point of tangency;  
N 15° 54' 07" W a distance of 108.16 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 39.27 feet to a point on said southerly right-of-way of Tee Line Drive;

thence along the southerly right-of-way line of said Tee Line Drive N 74° 05' 53" E a distance of 100.00 feet to the Point of Beginning.

Containing an area of 88,019 square feet or 2.021 acres.



RONALD H. ALBERTI  
810 Third Street  
Beaver, PA 15009

*Receipt*

---

Receipt Date: 01/26/2021 01:26:45 PM  
RECEIPT # 20211022260

Recording Clerk: MAP  
Cash Drawer: CASH1  
Rec'd Frm: MCMILLEN URICK TOCCI &  
JONES/CM

Instr#: 3627842  
DOC: DEED  
OR Party: MARONDA HOMES LLC  
EE Party: TOWNSHIP OF HOPEWELL

Recording Fees	
Cover Page	\$2.00
Recording Fee	\$13.00
Writ Tax	\$0.50
Affordable Housing	\$13.00
Record Improvement Fund	\$5.00
Additional Pages	\$16.00
Justice Fund	\$40.25
Reference Fee	\$2.00
Demolition Fund	\$15.00

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

DOCUMENT TOTAL: ----> \$106.75

Receipt Summary

Document Count: 1  
TOTAL RECEIPT: ----> \$106.75  
TOTAL RECEIVED: ----> \$106.75

CASH BACK: ----> \$0.00

PAYMENTS

Check # 4674 -> \$104.75  
MCMILLEN URICK TOCCI & JONES/CM  
Cash -> \$2.00



**RONALD H. ALBERTI**  
**BEAVER COUNTY RECORDER OF DEEDS**  
810 Third Street, Beaver, PA 15009  
Phone (724) 770-4560

**RECORDING COVER/CERTIFICATION PAGE**



**INSTRUMENT #: 3627842**

**Receipt#: 20211022260**  
**Clerk: MAP**  
**Rec Date: 01/26/2021 01:26:45 PM**  
**Doc Grp: RP**  
**Descrip: DEED**  
**Num Pgs: 13**  
**Rec'd Frm: MCMILLEN URICK TOCCI & JONES/CM**

**Party1: MARONDA HOMES LLC**  
**Party2: TOWNSHIP OF HOPEWELL**

**Consideration: 0.00**  
**Taxable Amount: 0.00**

**Recording:**

Cover Page	2.00
Recording Fee	13.00
Writ Tax	0.50
Affordable Housing	13.00
Record Improvement Fund	5.00
Additional Pages	16.00
Justice Fund	40.25
Reference Fee	2.00
Demolition Fund	15.00

**Sub Total: 106.75**

Normal	
STATE TAX	0.00
HOPEWELL TWP	0.00
HOPEWELL SCHOOL DISTRICT	0.00

**Sub Total: 0.00**

**Total: 106.75**

**\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\***

**Record and Return To:**

**MCMILLEN URICK TOCCI & JONES/MAILBOX**

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



*Ronald H. Alberti*

**Ronald H. Alberti**  
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**



# Deed of Dedication

Made this 8<sup>th</sup> day of December 20 20

Between

Maronda Homes, LLC, a Pennsylvania corporation, Grantor

And

The Township of Hopewell, a Municipality situate in the County of Beaver,  
Commonwealth of Pennsylvania, Grantee,

WITNESSETH

THAT the Grantor, in consideration of the advantages accruing to it, does hereby dedicate unto the Grantee, its successors and assigns forever, the roadways depicted on Exhibit "A" as Tee Line Drive, Clairmont Court and Casey Drive; as the roadways are also depicted in the Clairmont Manor Phase 1 – Revised plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 2; and as the roadways are also depicted in the Clairmont Manor Phase 2 plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 68; and as the roadways are also depicted in the Clairmont Manor Phase 3 plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 229, and bounded and described as more fully set forth on said Exhibit "A";

TOGETHER WITH the pavement, curbs, storm water management and appurtenant facilities all as constructed within such roadways (the "Improvements"); and all attendant rights of way for utilities and drainage, as shown on said Exhibit "A";

TO HAVE AND TO HOLD the said roadways, Improvements and other appurtenances unto and for the use of the said Grantee and its successors and assigns forever for use as a public street and highway;

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, all right, title and interest to all oil, gas, methane gas, and similar minerals (other than coal or stone) below the surface, all of which to the extent present are reserved to Grantor and not transferred or conveyed to Grantee. Grantor does not reserve any surface rights and all surface rights, express or implied, are hereby expressly transferred and conveyed to Grantee.

And the Grantor, for itself, its successors and assigns, does by these presents further covenant and agree that it will WARRANT SPECIALLY the property being conveyed.

MP

In Witness Whereof, the Grantor has set its hand and seal the day first written above.

Witness/Attest:

Kelly A. Campbell

Maronda Homes, LLC  
Ronald W. Wolf  
Ronald W. Wolf, President

State of Pennsylvania )  
County of Allegheny ) ss:

On this the 8<sup>th</sup> day of December, 2020, before me, a Notary Public, the undersigned officer, personally appeared Ronald W. Wolf, who acknowledged himself to be the President of Maronda Homes, LLC, a Pennsylvania 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/herself as President.

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

Kelly A. Campbell  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Kelly A. Campbell, Notary Public  
Allegheny County  
My commission expires January 20, 2022  
Commission number 1221216  
Member, Pennsylvania Association of Notaries

My commission expires:

### **CERTIFICATE OF RESIDENCE**

**Tax Bill Address** of the within named grantee/s is:

Township of Hopewell  
Name/Mortgage Company  
Township Manager  
In Care of (if required)  
1700 Clark Blvd.  
Address  
Aliquippa, PA 15001  
City, State and Zip Code

I hereby certify that the **Owners Mailing Address** of the within name grantee/s is:

Township Manager  
In Care of  
1700 Clark Blvd.  
Address  
Aliquippa, PA 15001  
City, State and Zip Code  
Michael J. Wolf

# EXHIBIT A



RIGHT-OF-WAY LINE TABLE		
LINE #	DIRECTION	LENGTH
RW-1	N 84° 50' 00" E	296.86
RW-3	N 74° 05' 53" E	179.96
RW-7	N 79° 13' 08" W	255.28
RW-9	S 85° 46' 07" W	368.59
RW-11	N 20° 53' 04" W	104.38
RW-13	N 85° 46' 07" E	398.50
RW-15	S 79° 13' 08" E	255.28
RW-19	S 74° 05' 53" W	7.01
RW-20	S 74° 05' 53" W	100.00
RW-21	S 74° 05' 53" W	72.95
RW-23	S 84° 43' 31" W	105.97
RW-24	S 84° 50' 00" W	193.41
RW-25	N 02° 18' 02" W	50.26

RIGHT-OF-WAY CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
RW-2	275.00	51.53	N 79° 27' 56" E	51.45
RW-4	2525.00	791.44	N 83° 04' 39" E	788.21
RW-5	400.00	719.75	S 36° 23' 43" E	626.50
RW-6	200.00	298.90	S 57° 58' 01" W	271.85
RW-8	475.00	124.46	N 86° 43' 30" W	124.10
RW-10	25.00	46.54	S 32° 26' 31" W	40.10
RW-12	25.00	32.00	S 57° 33' 29" E	29.86
RW-14	525.00	137.56	S 86° 43' 30" E	137.17
RW-16	150.00	224.17	N 57° 58' 01" E	203.89
RW-17	350.00	629.78	N 36° 23' 43" W	548.19
RW-18	2475.00	775.77	S 83° 04' 39" W	772.60
RW-22	325.00	60.89	S 79° 27' 56" W	60.81



**GATEWAY®**

The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
100 McMorris Road, Pittsburgh, PA 15205  
gatewayengineers.com 855-634-9284

**ROAD DEDICATION PLAN**  
**TEE LINE DRIVE**  
SITUATE IN  
HOPEWELL TOWNSHIP  
BEAVER COUNTY, PA  
MADE FOR  
**MARONDA HOMES, INC.**

C-16576-0012

PM: PTC DB: LPW CB: PTC

DATE: 2020-10-26

SCALE: 1" = 200'

DWG. NO.: 1 OF 1





**Tee Line Drive  
Street Dedication Description  
Situate in  
Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Tee Line Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2, Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68, and Clairmont Manor Phase 3 as recorded in Plan Book Volume 38, Page 229 and being more particularly bound and described as follows:

Beginning on the outer right-of-way line of Tee Line Drive, 50 feet wide, said point being on the eastern right-of-way of Brodhead Road; thence from said point of beginning by said outer right-of-way line Tee Line Drive, 50 feet wide, the following ten (10) courses and distances:

N 84° 50' 00" E a distance of 296.86 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 275.00 feet and an arc distance of 51.53 feet  
to a point of tangency;  
N 74° 05' 53" E a distance of 179.96 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 2525.00 feet and an arc distance of 791.44 feet  
to a point of compound curvature;  
by a curve deflecting to the right with a radius of 400.00 feet and an arc distance of 719.75 feet  
to a point of compound curvature;  
by a curve deflecting to the right with a radius of 200.00 feet and an arc distance of 298.90 feet  
to a point of tangency;  
N 79° 13' 08" W a distance of 255.28 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 475.00 feet and an arc distance of 124.46 feet  
to a point of tangency;  
S 85° 46' 07" W a distance of 368.59 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 46.54 feet  
to a point on the easterly right-of-way line of Casey Drive, 50 feet wide, in Clairmont Manor  
Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2;

thence along said easterly right-of-way line of Casey Drive, 50 feet wide, N 20° 53' 04" W a distance of 104.38 feet to a point on the inner right-of-way line of Tee Line Drive, 50 feet wide, thence by the inner right-of-way line of Tee Line Drive, 50 feet wide, the following thirteen (13) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 32.00 feet  
to a point of tangency;  
N 85° 46' 07" E a distance of 398.50 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 525.00 feet and an arc distance of 137.56 feet  
to a point of tangency;  
S 79° 13' 08" E a distance of 255.28 feet to a point of curvature;

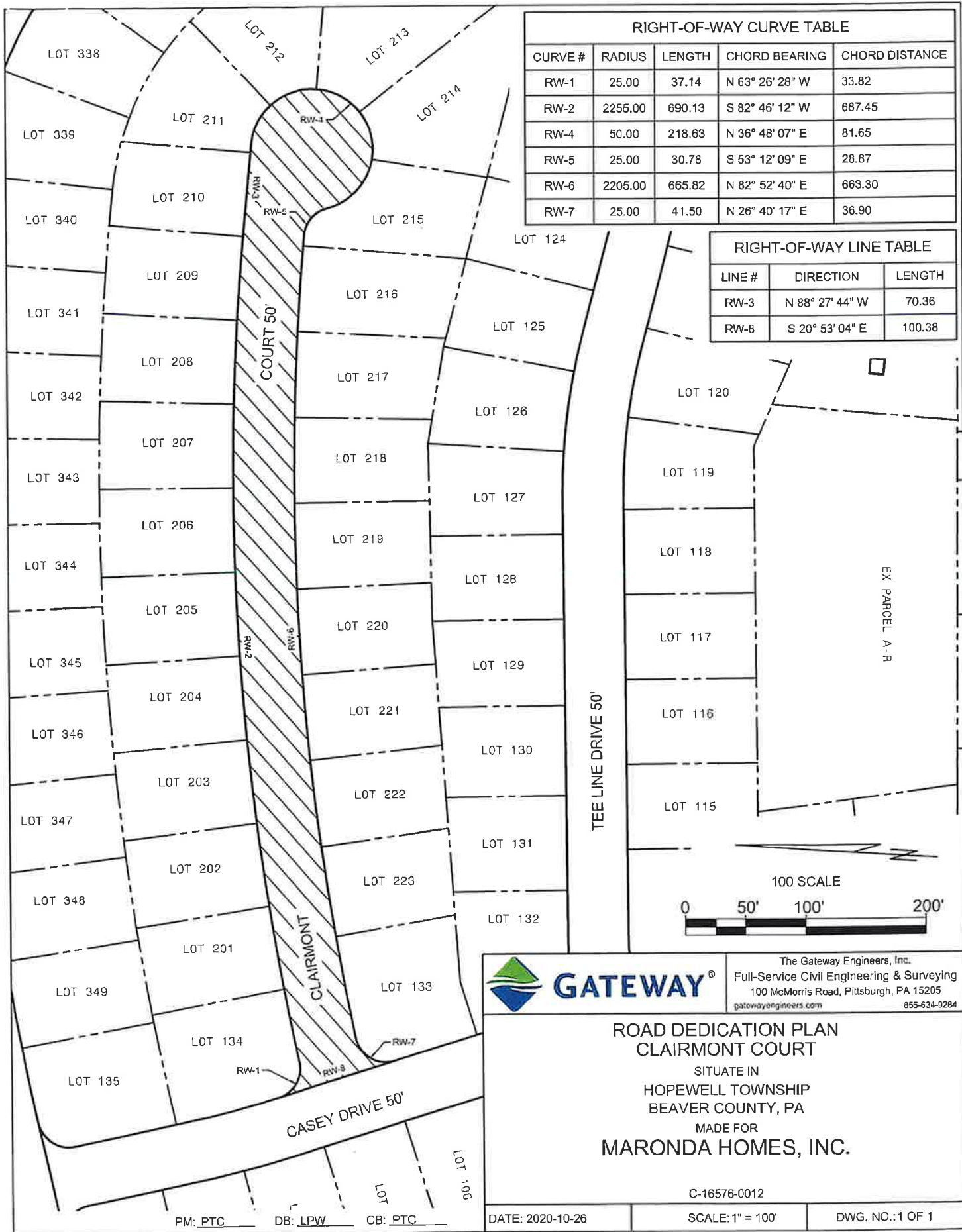


by a curve deflecting to the left with a radius of 150.00 feet and an arc distance of 224.17 feet to a point of compound curvature;  
by a curve deflecting to the left with a radius of 350.00 feet and an arc distance of 629.78 feet to a point of compound curvature;  
by a curve deflecting to the left with a radius of 2475.00 feet and an arc distance of 775.77 feet to a point of tangency;  
S 74° 05' 53" W a distance of 7.01 feet to a point;  
S 74° 05' 53" W a distance of 100.00 feet to a point;  
S 74° 05' 53" W a distance of 72.95 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 325.00 feet and an arc distance of 60.89 feet to a point of tangency;  
S 84° 43' 31" W a distance of 105.97 feet to a point;  
S 84° 50' 00" W a distance of 193.41 feet to a point on the eastern right-of-way of Brodhead Road;

thence along the eastern right-of-way line of said Brodhead Road N 02° 18' 02" W a distance of 50.26 feet to the Point of Beginning.

Containing an area of 152,861 square feet or 3.509 acres.







**Clairmont Court**  
**Street Dedication Description**  
Situates in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Clairmont Court, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2 and Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68 and being more particularly bound and described as follows:

Beginning on the northerly right-of-way line of Clairmont Court, 50 feet wide, said point being on the eastern right-of-way of Casey Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2; thence from said point of beginning by the right-of-way line of Clairmont Court, 50 feet wide, the following seven (7) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 37.14 feet to a point of reverse-curvature;  
by a curve deflecting to the right with a radius of 2255.00 feet and an arc distance of 690.13 feet to a point of tangency;  
S 88° 27' 44" E a distance of 70.36 feet to a point of curvature;  
by a curve deflecting to right with a radius of 50.00 feet and an arc distance of 218.63 feet to a point of reverse-curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 30.78 feet to a point of compound-curvature;  
by a curve deflecting to the left with a radius of 2205.00 feet and an arc distance of 665.82 feet to a point of compound-curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 41.50 feet to a point on the said eastern right-of-way of Casey Drive, 50 feet wide;

thence by said eastern right-of-way of Casey Drive, 50 feet wide; N 20° 53' 04" W a distance of 100.38 feet to the Point of Beginning.

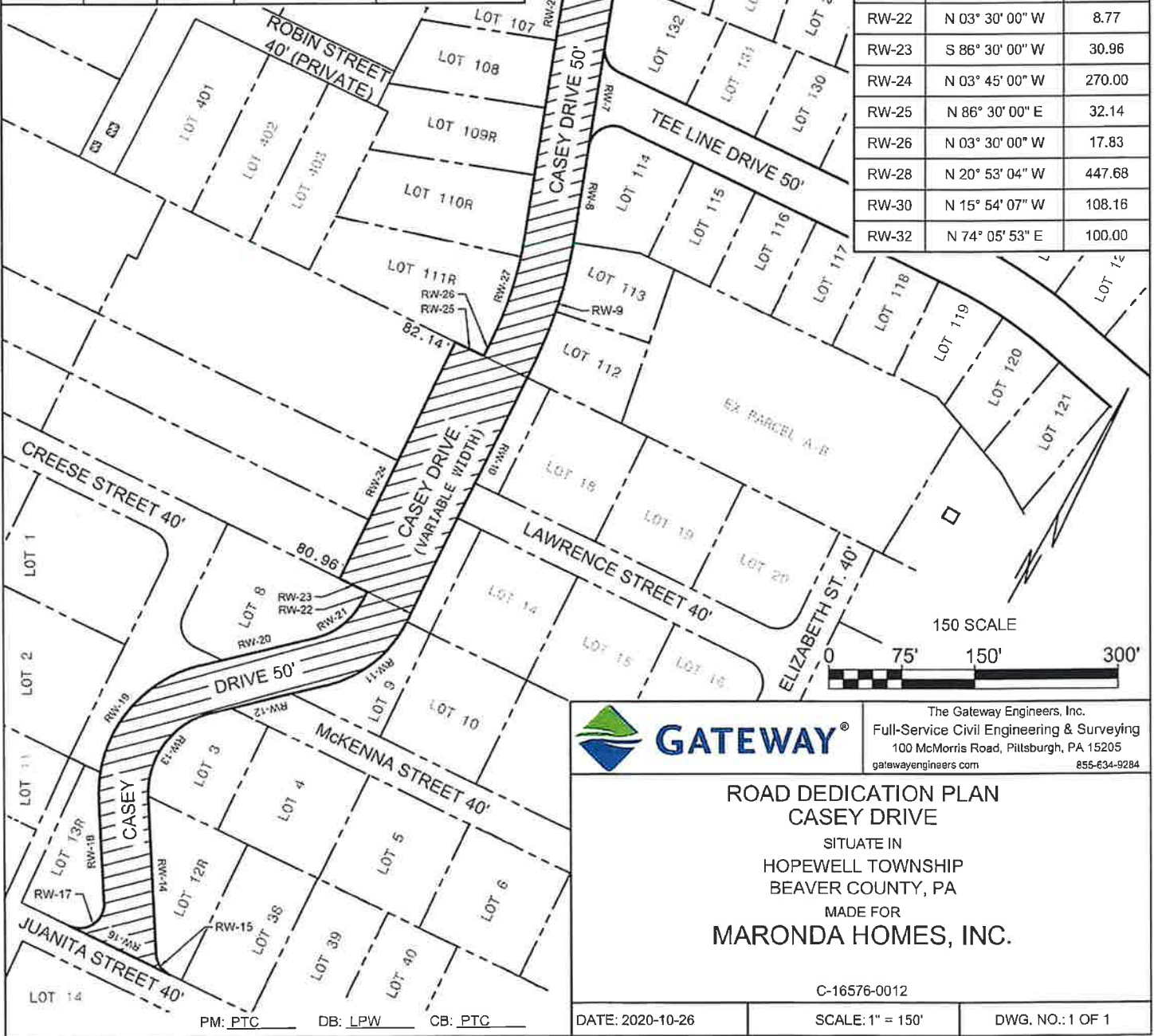
Containing an area of 44,912 square feet or 1.031 acres.

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
RW-1	25.00	39.27	S 29° 05' 53" W	35.36
RW-3	600.00	52.18	S 18° 23' 36" E	52.16
RW-9	425.00	128.95	S 12° 11' 32" E	128.46
RW-11	125.00	109.80	S 21° 39' 49" W	106.30
RW-13	85.00	117.70	S 07° 09' 24" W	108.52
RW-15	25.00	26.72	S 63° 07' 55" E	25.47
RW-17	25.00	51.82	N 26° 52' 05" E	43.03
RW-19	135.00	186.94	N 07° 09' 24" E	172.36
RW-21	75.00	65.88	N 21° 39' 49" E	63.78
RW-27	375.00	113.78	N 12° 11' 32" W	113.35
RW-29	650.00	56.52	N 18° 23' 36" W	56.51
RW-31	25.00	39.27	N 60° 54' 07" W	35.36

RIGHT-OF-WAY LINE TABLE

LINE #	DIRECTION	LENGTH
RW-2	S 15° 54' 07" E	108.16
RW-4	S 20° 53' 04" E	11.95
RW-5	S 20° 53' 04" E	100.38
RW-6	S 20° 53' 04" E	131.43
RW-7	S 20° 53' 04" E	104.38
RW-8	S 20° 53' 04" E	99.53
RW-10	S 03° 30' 00" E	296.60
RW-12	S 46° 49' 38" W	120.04
RW-14	S 32° 30' 49" E	161.19
RW-16	S 86° 15' 00" W	114.08
RW-18	N 32° 30' 49" W	106.29
RW-20	N 46° 49' 38" E	120.04
RW-22	N 03° 30' 00" W	8.77
RW-23	S 86° 30' 00" W	30.96
RW-24	N 03° 45' 00" W	270.00
RW-25	N 86° 30' 00" E	32.14
RW-26	N 03° 30' 00" W	17.83
RW-28	N 20° 53' 04" W	447.68
RW-30	N 15° 54' 07" W	108.16
RW-32	N 74° 05' 53" E	100.00





**Casey Drive**  
**Street Dedication Description**  
Situate in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Casey Drive, variable width, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2, Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68, and Clairmont Manor Phase 3 as recorded in Plan Book Volume 38, Page 229 and being more particularly bound and described as follows:

Beginning on the easterly right-of-way line of Casey Drive, variable width, said point being on the southerly right-of-way of Tee Line Drive as recorded in said Clairmont Manor Phase 1 – Revised, Clairmont Manor Phase 2, and Clairmont Manor Phase 3; thence from said point of beginning by the easterly right-of-way line of said Casey Drive, variable width, the following fifteen (15) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 39.27 feet to a point of tangency;  
S 15° 54' 07" E a distance of 108.16 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 600.00 feet and an arc distance of 52.18 feet to a point of tangency;  
S 20° 53' 04" E a distance of 11.95 feet to a point on the northern right-of-way line of Clairmont Court, 50 feet wide, of Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68;  
S 20° 53' 04" E a distance of 100.38 feet to a point on the southern right-of-way line of said Clairmont Court, 50 feet wide;  
S 20° 53' 04" E a distance of 131.43 feet to a point on the northern right-of-way line of said Tee Line Drive, 50 feet wide;  
S 20° 53' 04" E a distance of 104.38 feet to a point on the southern right-of-way line of said Tee Line Drive, 50 feet wide;  
S 20° 53' 04" E a distance of 99.53 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 425.00 feet and an arc distance of 128.95 feet to a point of tangency;  
S 03° 30' 00" E a distance of 296.60 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 125.00 feet and an arc distance of 109.80 feet to a point of tangency;  
S 46° 49' 38" W a distance of 120.04 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 85.00 feet and an arc distance of 117.70 feet to a point of tangency;  
S 32° 30' 49" E a distance of 161.19 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 26.72 feet to a point on the northern right-of-way line of Juanita Street, 40 feet wide;

thence along said northern right-of-way line of said Juanita Street, 40 feet wide, S 86° 15' 00" W a distance of 114.08 feet to a point on the westerly right-of-way line of said Casey Drive, variable width, thence by the westerly right-of-way line of said Casey Drive, variable width, the following fifteen (15) courses and distances:



by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 51.82 feet to a point of tangency;  
N 32° 30' 49" W a distance of 106.29 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 135.00 feet and an arc distance of 186.94 feet to a point of tangency;  
N 46° 49' 38" E a distance of 120.04 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 75.00 feet and an arc distance of 65.88 feet to a point;  
N 03° 30' 00" W a distance of 8.77 feet to a point;  
S 86° 30' 00" W a distance of 30.96 feet to a point;  
N 03° 45' 00" W a distance of 270.00 feet to a point;  
N 86° 30' 00" E a distance of 32.14 feet to a point;  
N 03° 30' 00" W a distance of 17.83 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 375.00 feet and an arc distance of 113.78 feet to a point of tangency;  
N 20° 53' 04" W a distance of 447.68 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 650.00 feet and an arc distance of 56.52 feet to a point of tangency;  
N 15° 54' 07" W a distance of 108.16 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 39.27 feet to a point on said southerly right-of-way of Tee Line Drive;

thence along the southerly right-of-way line of said Tee Line Drive N 74° 05' 53" E a distance of 100.00 feet to the Point of Beginning.

Containing an area of 88,019 square feet or 2.021 acres.

1830019105

RECORDER'S USE ONLY

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid: 0  
Book: Page:  
Instrument Number: 3627842  
Date Recorded: 01/26/2021

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 12/08/20			
Grantor(s)/Lessor(s) Maronda Homes, LLC	Telephone Number (724) 695-4500	Grantee(s)/Lessee(s) Hopewell Township	Telephone Number (724) 378-1460
Mailing Address 11 Timberglen Drive		Mailing Address 1700 Clark Blvd.	
City Imperial	State PA	ZIP Code 15126	City Aliquippa
	State PA	ZIP Code 15001	

**SECTION II REAL ESTATE LOCATION**

Street Address Tee Line Drive, Clairmont Court and Casey Drive		City, Township, Borough Aliquippa, Hopewell Township
County Beaver	School District Hopewell	Tax Parcel Number

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☐ NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value No Assessment	5. Common Level Ratio Factor X	6. Computed Value =

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
---------------------------------------	--	--

**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Michael B. Jones, Esq.	Telephone Number (724) 375-6683
Mailing Address 2131 Brodhead Rd.	City Aliquippa
	State PA
	ZIP Code 15001

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 <i>Michael B. Jones</i>	Date 01/26/2021
--	--------------------

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



1830019105

1830019105



# Deed of Dedication

Made this 8<sup>th</sup> day of December 20 20

Between

Maronda Homes, LLC, a Pennsylvania corporation, Grantor

And

The Township of Hopewell, a Municipality situate in the County of Beaver,  
Commonwealth of Pennsylvania, Grantee,

WITNESSETH

THAT the Grantor, in consideration of the advantages accruing to it, does hereby dedicate unto the Grantee, its successors and assigns forever, the roadways depicted on Exhibit "A" as Tee Line Drive, Clairmont Court and Casey Drive; as the roadways are also depicted in the Clairmont Manor Phase 1 – Revised plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 2; and as the roadways are also depicted in the Clairmont Manor Phase 2 plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 68; and as the roadways are also depicted in the Clairmont Manor Phase 3 plan, as recorded in the Department of Real Estate of Beaver County, Commonwealth of Pennsylvania, in Plan Book Volume 38, Page 229, and bounded and described as more fully set forth on said Exhibit "A";

TOGETHER WITH the pavement, curbs, storm water management and appurtenant facilities all as constructed within such roadways (the "Improvements"); and all attendant rights of way for utilities and drainage, as shown on said Exhibit "A";

TO HAVE AND TO HOLD the said roadways, Improvements and other appurtenances unto and for the use of the said Grantee and its successors and assigns forever for use as a public street and highway;

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, all right, title and interest to all oil, gas, methane gas, and similar minerals (other than coal or stone) below the surface, all of which to the extent present are reserved to Grantor and not transferred or conveyed to Grantee. Grantor does not reserve any surface rights and all surface rights, express or implied, are hereby expressly transferred and conveyed to Grantee.

And the Grantor, for itself, its successors and assigns, does by these presents further covenant and agree that it will WARRANT SPECIALLY the property being conveyed.

MA

In Witness Whereof, the Grantor has set its hand and seal the day first written above.

Witness/Attest:

Kelly A. Campbell

Maronda Homes, LLC  
Ronald W. Wolf  
Ronald W. Wolf, President

State of Pennsylvania )  
County of Allegheny ) ss:

On this the 8<sup>th</sup> day of December, 2020, before me, a Notary Public, the undersigned officer, personally appeared Ronald W. Wolf, who acknowledged himself to be the President of Maronda Homes, ~~Inc.~~ LLC, a Pennsylvania 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/herself as President.

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

Kelly A. Campbell  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Kelly A. Campbell, Notary Public  
Allegheny County  
My commission expires January 20, 2022  
Commission number 1221216  
Member, Pennsylvania Association of Notaries

My commission expires:

### **CERTIFICATE OF RESIDENCE**

**Tax Bill Address** of the within named grantee/s is:

Township of Hopewell  
Name/Mortgage Company  
Township Manager  
In Care of (if required)  
1700 Clark Blvd.  
Address  
Aliquippa, PA 15001  
City, State and Zip Code

I hereby certify that the **Owners Mailing Address** of the within name grantee/s is:

Township Manager  
In Care of  
1700 Clark Blvd.  
Address  
Aliquippa, PA 15001  
City, State and Zip Code  
Michael Wolf

# EXHIBIT A



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**GATEWAY®**

The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
100 McMorris Road, Pittsburgh, PA 15205  
gatewayengineers.com 855-634-9284

**ROAD DEDICATION PLAN**  
**TEE LINE DRIVE**  
SITUATE IN  
HOPEWELL TOWNSHIP  
BEAVER COUNTY, PA  
MADE FOR  
**MARONDA HOMES, INC.**

C-16576-0012

DATE: 2020-10-26

SCALE: 1" = 200'

DWG. NO.: 1 OF 1

PM: PTC DB: LPW CB: PTC

**Tee Line Drive**  
**Street Dedication Description**  
Situate in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Tee Line Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2, Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68, and Clairmont Manor Phase 3 as recorded in Plan Book Volume 38, Page 229 and being more particularly bound and described as follows:

Beginning on the outer right-of-way line of Tee Line Drive, 50 feet wide, said point being on the eastern right-of-way of Brodhead Road; thence from said point of beginning by said outer right-of-way line Tee Line Drive, 50 feet wide, the following ten (10) courses and distances:

N 84° 50' 00" E a distance of 296.86 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 275.00 feet and an arc distance of 51.53 feet to a point of tangency;  
N 74° 05' 53" E a distance of 179.96 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 2525.00 feet and an arc distance of 791.44 feet to a point of compound curvature;  
by a curve deflecting to the right with a radius of 400.00 feet and an arc distance of 719.75 feet to a point of compound curvature;  
by a curve deflecting to the right with a radius of 200.00 feet and an arc distance of 298.90 feet to a point of tangency;  
N 79° 13' 08" W a distance of 255.28 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 475.00 feet and an arc distance of 124.46 feet to a point of tangency;  
S 85° 46' 07" W a distance of 368.59 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 46.54 feet to a point on the easterly right-of-way line of Casey Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2;

thence along said easterly right-of-way line of Casey Drive, 50 feet wide, N 20° 53' 04" W a distance of 104.38 feet to a point on the inner right-of-way line of Tee Line Drive, 50 feet wide, thence by the inner right-of-way line of Tee Line Drive, 50 feet wide, the following thirteen (13) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 32.00 feet to a point of tangency;  
N 85° 46' 07" E a distance of 398.50 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 525.00 feet and an arc distance of 137.56 feet to a point of tangency;  
S 79° 13' 08" E a distance of 255.28 feet to a point of curvature;



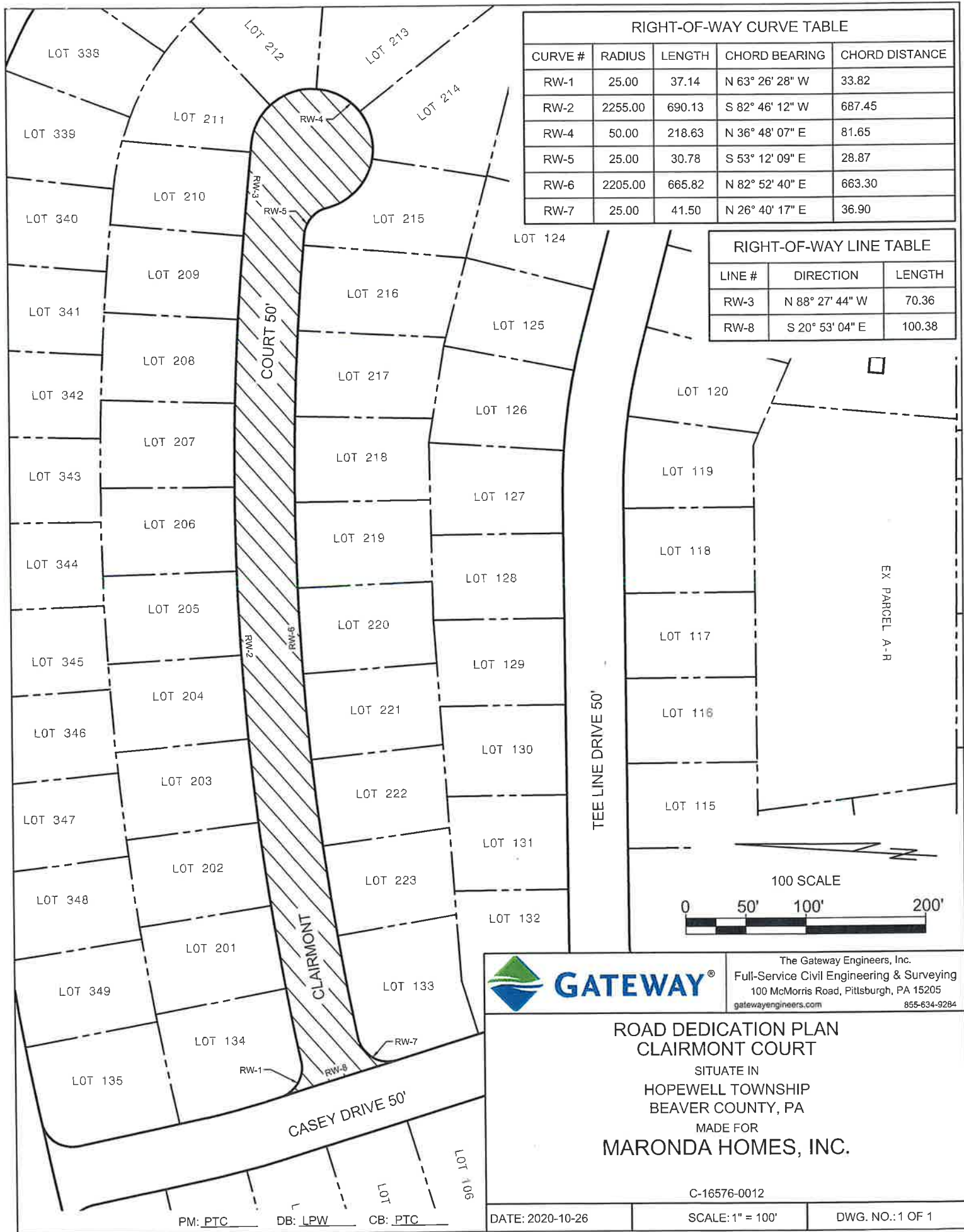


by a curve deflecting to the left with a radius of 150.00 feet and an arc distance of 224.17 feet  
to a point of compound curvature;  
by a curve deflecting to the left with a radius of 350.00 feet and an arc distance of 629.78 feet  
to a point of compound curvature;  
by a curve deflecting to the left with a radius of 2475.00 feet and an arc distance of 775.77 feet  
to a point of tangency;  
S 74° 05' 53" W a distance of 7.01 feet to a point;  
S 74° 05' 53" W a distance of 100.00 feet to a point;  
S 74° 05' 53" W a distance of 72.95 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 325.00 feet and an arc distance of 60.89 feet  
to a point of tangency;  
S 84° 43' 31" W a distance of 105.97 feet to a point;  
S 84° 50' 00" W a distance of 193.41 feet to a point on the eastern right-of-way of Brodhead Road;

thence along the eastern right-of-way line of said Brodhead Road N 02° 18' 02" W a distance of 50.26 feet to  
the Point of Beginning.

Containing an area of 152,861 square feet or 3.509 acres.





**Clairmont Court**  
**Street Dedication Description**  
Situates in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Clairmont Court, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2 and Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68 and being more particularly bound and described as follows:

Beginning on the northerly right-of-way line of Clairmont Court, 50 feet wide, said point being on the eastern right-of-way of Casey Drive, 50 feet wide, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2; thence from said point of beginning by the right-of-way line of Clairmont Court, 50 feet wide, the following seven (7) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 37.14 feet to a point of reverse-curvature;  
by a curve deflecting to the right with a radius of 2255.00 feet and an arc distance of 690.13 feet to a point of tangency;  
S 88° 27' 44" E a distance of 70.36 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 50.00 feet and an arc distance of 218.63 feet to a point of reverse-curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 30.78 feet to a point of compound-curvature;  
by a curve deflecting to the left with a radius of 2205.00 feet and an arc distance of 665.82 feet to a point of compound-curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 41.50 feet to a point on the said eastern right-of-way of Casey Drive, 50 feet wide;

thence by said eastern right-of-way of Casey Drive, 50 feet wide; N 20° 53' 04" W a distance of 100.38 feet to the Point of Beginning.

Containing an area of 44,912 square feet or 1.031 acres.

### RIGHT-OF-WAY CURVE TABLE

RIGHT-OF-WAY LINE TABLE

# GATEWAY®

The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
100 McMorris Road, Pittsburgh, PA 15205  
gatewayengineers.com 855-634-9284

ROAD DEDICATION PLAN  
CASEY DRIVE  
SITUATE IN  
HOPEWELL TOWNSHIP  
BEAVER COUNTY, PA  
MADE FOR  
MARONDA HOMES, INC.

C-16576-0012

DATE: 2020-10-26

SCALE: 1" = 150'

DWG. NO.:1 OF 1



**Casey Drive**  
**Street Dedication Description**  
Situate in  
**Hopewell Township, Beaver County, Pennsylvania**

All that certain strip of land, situate in Hopewell Township, Beaver County, Pennsylvania, being Casey Drive, variable width, in Clairmont Manor Phase 1 – Revised as recorded in Plan Book Volume 38, Page 2, Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68, and Clairmont Manor Phase 3 as recorded in Plan Book Volume 38, Page 229 and being more particularly bound and described as follows:

Beginning on the easterly right-of-way line of Casey Drive, variable width, said point being on the southerly right-of-way of Tee Line Drive as recorded in said Clairmont Manor Phase 1 – Revised, Clairmont Manor Phase 2, and Clairmont Manor Phase 3; thence from said point of beginning by the easterly right-of-way line of said Casey Drive, variable width, the following fifteen (15) courses and distances:

by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 39.27 feet to a point of tangency;  
S 15° 54' 07" E a distance of 108.16 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 600.00 feet and an arc distance of 52.18 feet to a point of tangency;  
S 20° 53' 04" E a distance of 11.95 feet to a point on the northern right-of-way line of Clairmont Court, 50 feet wide, of Clairmont Manor Phase 2 as recorded in Plan Book Volume 38, Page 68;  
S 20° 53' 04" E a distance of 100.38 feet to a point on the southern right-of-way line of said Clairmont Court, 50 feet wide;  
S 20° 53' 04" E a distance of 131.43 feet to a point on the northern right-of-way line of said Tee Line Drive, 50 feet wide;  
S 20° 53' 04" E a distance of 104.38 feet to a point on the southern right-of-way line of said Tee Line Drive, 50 feet wide;  
S 20° 53' 04" E a distance of 99.53 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 425.00 feet and an arc distance of 128.95 feet to a point of tangency;  
S 03° 30' 00" E a distance of 296.60 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 125.00 feet and an arc distance of 109.80 feet to a point of tangency;  
S 46° 49' 38" W a distance of 120.04 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 85.00 feet and an arc distance of 117.70 feet to a point of tangency;  
S 32° 30' 49" E a distance of 161.19 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 26.72 feet to a point on the northern right-of-way line of Juanita Street, 40 feet wide;

thence along said northern right-of-way line of said Juanita Street, 40 feet wide, S 86° 15' 00" W a distance of 114.08 feet to a point on the westerly right-of-way line of said Casey Drive, variable width, thence by the westerly right-of-way line of said Casey Drive, variable width, the following fifteen (15) courses and distances:



by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 51.82 feet to a point of tangency;  
N 32° 30' 49" W a distance of 106.29 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 135.00 feet and an arc distance of 186.94 feet to a point of tangency;  
N 46° 49' 38" E a distance of 120.04 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 75.00 feet and an arc distance of 65.88 feet to a point;  
N 03° 30' 00" W a distance of 8.77 feet to a point;  
S 86° 30' 00" W a distance of 30.96 feet to a point;  
N 03° 45' 00" W a distance of 270.00 feet to a point;  
N 86° 30' 00" E a distance of 32.14 feet to a point;  
N 03° 30' 00" W a distance of 17.83 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 375.00 feet and an arc distance of 113.78 feet to a point of tangency;  
N 20° 53' 04" W a distance of 447.68 feet to a point of curvature;  
by a curve deflecting to the right with a radius of 650.00 feet and an arc distance of 56.52 feet to a point of tangency;  
N 15° 54' 07" W a distance of 108.16 feet to a point of curvature;  
by a curve deflecting to the left with a radius of 25.00 feet and an arc distance of 39.27 feet to a point on said southerly right-of-way of Tee Line Drive;

thence along the southerly right-of-way line of said Tee Line Drive N 74° 05' 53" E a distance of 100.00 feet to the Point of Beginning.

Containing an area of 88,019 square feet or 2.021 acres.

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

COMPLETE EACH SECTION

State Tax Paid: 0

Book:

Page:

Instrument Number:

3627842

Date Recorded:

01/26/2021

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 12/08/20			
Grantor(s)/Lessor(s) Maronda Homes, LLC	Telephone Number (724) 695-4500	Grantee(s)/Lessee(s) Hopewell Township	Telephone Number (724) 378-1460
Mailing Address 11 Timberglen Drive		Mailing Address 1700 Clark Blvd.	
City Imperial	State PA	ZIP Code 15126	City Aliquippa
	State PA	ZIP Code 15001	

**SECTION II REAL ESTATE LOCATION**

Street Address Tee Line Drive, Clairmont Court and Casey Drive		City, Township, Borough Aliquippa, Hopewell Township
County Beaver	School District Hopewell	Tax Parcel Number

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☐ NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value No Assessment	5. Common Level Ratio Factor X	6. Computed Value =

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V**

**CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Michael B. Jones, Esq.		Telephone Number (724) 375-6683	
Mailing Address 2131 Brodhead Rd.		City Aliquippa	State PA
		ZIP Code 15001	

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

01/26/2021

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



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