

RESOLUTION No. 2022- 4

A RESOLUTION OF TOWNSHIP OF WYSOX, BRADFORD COUNTY, PENNSYLVANIA, FOR THE ACCEPTANCE OF PRINGLE LANE AS A TOWNSHIP ROAD CONSISTENT WITH 53 P.S. SECTION 67316 OF THE SECOND CLASS TOWNSHIP CODE AND THE DEED OF DEDICATION FROM WILSON PROPERTY HOLDINGS, LLC TO THE TOWNSHIP OF WYSOX DATED APRIL 27, 2022

*WHEREAS*, the Deed of Dedication from Wilson Property Holdings, LLC to the Township of Wysox dated April 27, 2022 and recorded July 12, 2022 conveyed a certain piece of property consisting of a roadway being referred to as Pringle Lane and as further described on the Deed of Dedication and the survey map prepared by Butler Land Surveying, LLC for Shores Sisters Farm Market on December 8, 2021 and amended December 9, 2021 at File No. 6268 and Map No. 4858;

*WHEREAS*, said Deed of Dedication was provided consistent with the proposed zoning amendment for certain property owned by Wilson Property Holdings, LLC in the Township of Wysox as set forth by Ordinance No. 2022-01; and

*WHEREAS*, the Township Supervisors have approved and recorded the Deed of Dedication and accept said road consistent with 53 P.S. Section 67316 of the Second Class Township Code;

*NOW THEREFORE*, be it resolved and it is hereby resolved as follows:

1. The Township Supervisors hereby accept and approve the Deed of Dedication being the certain dedicated road, Pringle Lane, as described by the Deed of Dedication and the survey map prepared by Butler Land Surveying, LLC for Shores Sisters Farm Market on December 8, 2021 and amended December 9, 2021 at File No. 6268 and Map No. 4858. Said Deed of Dedication and attached survey map are attached hereto, incorporated herewith, made part of this Resolution and marked as Exhibit "A".
2. Said road as contained in the Deed of Dedication and Survey Map is accepted by the Township Supervisors as a township road and shall be part of the public road system of the Township of Wysox.
3. A certified and attested copy of this Resolution shall be filed with the Clerk of the Court of Common Pleas and recorded in said Court as becoming part of the public road system of the Township of Wysox.
4. If any sentence, clause or section or any part of this resolution is found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parties of this resolution.
5. Any Resolution or parts of Resolutions which are contrary to or in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

**GDDJ**


GRIFFIN  
DAWSEY  
DEPAOLA  
JONES, PC

LAW OFFICES  
TOWANDA, PA  
SAYRE, PA


6. This Resolution shall take effect on the date of enactment set forth below.

RESOLVED this 13<sup>th</sup> day of JULY, 2022.

Township of Wysox

BY:   
William Them, Chairman

ATTEST BY:

  
Michelle Johns, Secretary

**CERTIFICATION OF ADOPTION**

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted at a meeting of the Township of Wysox held on the 13<sup>th</sup> day of July, 2022.

  
Michelle Johns, Secretary

**GDDJ**

GRIFFIN  
DAWSEY  
DEPAOLA  
JONES, PC

LAW OFFICES  
TOWANDA, PA  
SAYRE, PA

Portion of Parcel No. 62-087.07-037, to become \_\_\_\_\_

DEED OF DEDICATION

THIS DEED OF DEDICATION is made this 27<sup>th</sup> day of April, 2022, , by and between WILSON PROPERTY HOLDINGS, LLC, a Pennsylvania Limited Liability Company with its registered office at 664 Homan Hill Road, Towanda, PA 18848 (the "Grantor") and WYSOX TOWNSHIP, a municipal corporation organized and existing pursuant to the laws of the Commonwealth of Pennsylvania and having municipal offices located at 103 Lake Road, Wysox, PA 18854 (the "Grantee").

WITNESSETH, that the said Grantor, for and in consideration of \$1.00 and the advantage to it accruing to and affecting the public welfare which Grantor seeks to advance, hereby grants and conveys unto the said Grantee, its successors and assigns, all that certain lot or piece of land situate in the Wysox Township, County of Bradford, Commonwealth of Pennsylvania, and being bounded and described as follows:

BEGINNING at a point in the centerline of State Route 1033 (Lanning Creek Road) in the division line between lands of Wilson Property Holdings LLC as described in Inst. 202111770 on the south and lands of Miller as described in Inst. 200408611 on the north;

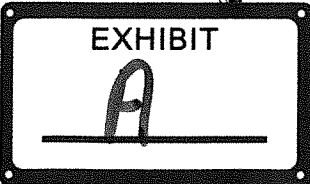
THENCE along said division line, North 72°23'44" East, through a 5/8-inch rebar and cap set at the roadside, a distance of 185.15 feet to a 5/8-inch rebar and cap set in the division line between said lands of Wilson on the south and lands of Muchichko as described in Deed Book 656 at Page 979 on the north;

THENCE along said division line, North 74°55'18" East a distance of 151.12 feet to a 1/2-inch rod found in the division line between said lands of Wilson on the south and other lands of Muchichko as described in Deed Book 698 at Page 556 on the north;

THENCE along said division line, North 75°04'00" East a distance of 184.80 feet to a point;

THENCE through said lands of Wilson, the following six courses and distances:

- 1) North 75°04'00" East a distance of 122.13 feet to a point;
- 2) Along a curve to the left with an arc length of 36.07 feet and a radius of 50.00 feet to a point, said course being subtended



by a chord bearing North 54°24'17" East, and measuring 35.29 feet;

- 3) Along a reverse curve to the right with an arc length of 229.23 feet and a radius of 50.00 feet to a point, said course being subtended by a chord bearing South 14°56'01" East, and measuring 75.09 feet;
- 4) Along a reverse curve to the left with an arc length of 36.07 feet and a radius of 50.00 feet to a point, said course being subtended by a chord bearing North 84°16'15" West, and measuring 35.29 feet;
- 5) South 75°17'29" West a distance of 152.40 feet to a point;
- 6) South 74°47'34" West a distance of 298.80 feet to a 5/8-inch rebar and cap set in the division line between said lands of Wilson on the north and lands of Zhang as described in Inst. 200700854 on the south;

THENCE along said division line, South 72°58'20" West, through a 5/8-inch rebar and cap set at the roadside, a distance of 202.54 feet to a point in said centerline of State Route 1033 (Lanning Creek Road); and

THENCE along said centerline, North 02°49'25" West a distance of 50.53 feet to the POINT OR PLACE OF BEGINNING.

CONTAINING 0.95 acre (41,341 square feet) of land, more or less.

BEING a portion of the same premises conveyed to Grantor by Citizens and Northern Bank in that certain Deed dated October 15, 2021, and recorded in the Bradford County Recorder's Office on October 20, 2021 in Bradford as Instrument Number 202111770.

THE ABOVE DESCRIBED PROPERTY is also (i) generally depicted as "*Second Street*" on that certain Survey Map bearing Number 5828-1 prepared by George K. Jones and Associates, dated September 21, 1978 and recorded on October 17, 1978 with the Bradford County Recorder of Deeds as Map No. 1130 and identified as Instrument Number 429665 (the "1978 Survey"); and (ii) more specifically depicted as "*Pringle Lane*" on that certain Survey Map bearing number 4858 prepared by Butler Land Surveying, LLC attached hereto as Exhibit A.

SUBJECT TO all matters set forth in the public records of Bradford County Pennsylvania, including the Rights-of-Way and Easements that may be over and across the above described property and or encroachments which are apparent on the ground. The Grantor further agrees to the imposition of the following restrictions:

- (1) Grantor further agrees that access for vehicular traffic to and from that certain area identified as Lots 2, 4, 6, 8, 10, and 11 depicted on the 1978 Survey (the "Commercial Residual Lands") shall be prohibited to and from the above described property unless agreed upon by the Grantee in writing; and
- (2) Prior to the commencement and development of any improvements on the Commercial Residual Lands, Grantor agrees to maintain screen plantings on the northern boundaries of the Commercial Residual Lands in accordance with Section 602.B. of the Wysox Township Zoning Ordinance of 2019; and
- (3) It is the intent of the restrictive covenants set forth above that they shall only affect and be applicable to the Commercial Residual Lands and shall not affect any other lots identified on the 1978 Survey; and
- (4) Grantor further acknowledges that the restrictive covenants set forth above that they shall be binding on the Grantor's successors and assigns, and shall run with the land insofar as they are applicable to the Commercial Residual Lands.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possessions, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

AND, the said Grantor Will Warrant Specially the property hereby conveyed.


AND this deed is a deed of dedication to a municipal corporation and is therefore exempt from realty transfer taxes pursuant to 61 Pa. Code § 91.193(b)(1)(ii).

BY ACCEPTING THIS DEED, THE GRANTEE ACKNOWLEDGES THAT GRANTEE IS ACCEPTING THE DEDICATION OF THE PROPERTY "*AS-IS/WHERE-IS*" AND IN ITS PRESENT CONDITION AND THAT GRANTEE IS NOT RELYING UPON ANY REPRESENTATION OF ANY KIND OR NATURE MADE BY THE GRANTOR OR BY THE GRANTOR'S AGENTS WITH RESPECT TO THE PROPERTY. BY ACCEPTANCE OF THIS DEED, THE GRANTEE ACKNOWLEDGES THAT THE GRANTEE'S OPPORTUNITY FOR INSPECTION AND INVESTIGATION OF THE PROPERTY HAS BEEN ADEQUATE TO ENABLE THE GRANTEE TO MAKE THE GRANTEE'S OWN DETERMINATION WITH RESPECT TO THE CONDITION OF THE PROPERTY.

*[Remainder of Page Intentionally Blank; Execution Page to Follow]*

IN WITNESS WHEREOF, the Grantor has hereunto executed this deed the day and year first above written.

WILSON PROPERTY HOLDINGS, LLC

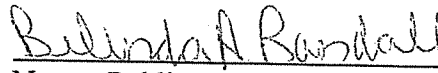
  
By: Michael Wilson, Authorized Member (Seal)

COMMONWEALTH OF PENNSYLVANIA :  
:SS  
COUNTY OF BRADFORD :

On this, the 27<sup>th</sup> day of April 2022, before me, a Notary Public, the undersigned Officer, personally appeared Michael Wilson in his capacity as an authorized member of Wilson Property Holdings, LLC, known to me (or satisfactorily proven) to be the person whose names is subscribed to the within instrument, and acknowledged that he has executed the same on behalf of Wilson Property Holdings, LLC for the purposes therein contained.

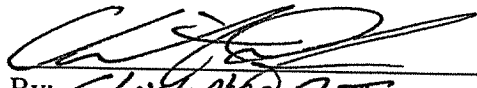
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
Belinda A. Randall, Notary Public  
Bradford County  
My commission expires September 29, 2025  
Commission number 1134090  
Member, Pennsylvania Association of Notaries

  
Notary Public

I hereby certify that the precise business address of the Grantee herein is:

103 Lake Road, Wysox, PA 18854

  
By: Christopher O. Jones  
Title: Township Solicitor

