

GORDON BOROUGH, SCHUYLKILL COUNTY
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 01132015

AN ORDINANCE OF GORDON BOROUGH, SCHUYLKILL COUNTY, COMMONWEALTH OF PENNSYLVANIA, ACCEPTING DEDICATION OF McKNIGHT STREET.

WHEREAS, the Rattling Run Limited Partnership has offered a deed of dedication, dated September 25, 2014, to Gordon Borough for McKnight Street in the Rattling Run Limited Partnership development; and

WHEREAS, Section 1731 of the Borough Code contains the relevant provisions and procedures for the acceptance of such offers; and

WHEREAS, Gordon Borough has complied with such provisions and procedures and wishes to accept the offer of dedication;

NOW, THEREFORE, be it ORDAINED as follows:

Section 1. Acceptance.

Gordon Borough hereby accepts the Rattling Run Limited Partnership's offer of dedication of McKnight Street, as described on the offered deed of dedication, dated September 25, 2014, a copy of which is attached to this Ordinance as Exhibit A.

Section 2. Notice

Attached to this Ordinance as Exhibit B, in compliance with Section 1731 of the Borough Code, are the names of the owners of property abutting McKnight Street, all of whom have previously received the notice required by Section 1731.

Section 3. Execution and Filing.

Gordon Borough hereby authorizes its Council President or Vice President to sign any documents necessary, and its Secretary or Solicitor to perform any actions necessary (such as filing the dedication in the Recorder of Deeds office), to effectuate the acceptance of the attached deed of dedication for McKnight Street.

Section 4. Effective Date.

This Ordinance shall be effective immediately upon enactment, or on the first day allowed by law thereafter, whichever is sooner.

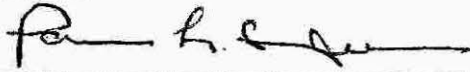
ENACTED and ORDAINED this 13 day of January, 2015.

BOROUGH OF GORDON
Schuylkill County, Pennsylvania

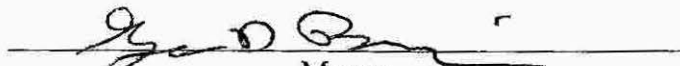
BY: 

Gordon Borough Council

ATTEST:



Approved this 13 day of January, 2015


Mayor

Law Office Of
CHRISTOPHER M. RIEDLINGER

809 West Market Street ♦ Pottsville, PA 17901
Phone 570-622-4402 ♦ Fax 570-622-2339

February 6, 2015

Borough of Gordon
c/o Borough Secretary/Treasurer Paul L. Snyder
East Plane and Otto Street
P.O. Box 33
Gordon, PA 17936

Re: McKnight Street

Dear Paul:

Enclosed for storage in the Borough's records is the **original** Deed of Dedication for McKnight Street in the Rattling Run Subdivision which I filed with the Schuylkill County Recorder of Deeds on January 29, 2015.

If there are any questions or problems, please contact me.

Very truly yours,


CHRISTOPHER M. RIEDLINGER

CMR/rg

Enclosure

Deed of Dedication

This indenture made this 25th day of September, in the year of our Lord Two Thousand Fourteen (2014)

BETWEEN

RATTLING RUN LIMITED PARTNERSHIP, a Pennsylvania limited partnership with offices located at 400 Broad Street, Ashland, Schuylkill County, Pennsylvania, Grantor and party of the first part;

AND

GORDON BOROUGH, a Pennsylvania Borough and political subdivision of the Commonwealth of Pennsylvania, having its principal office at Plane and Otto Streets, Gordon, Schuylkill County, Pennsylvania, Grantee and party of the second part;

Witnesseth, that the said Grantor, for and in consideration of ONE (\$1.00) DOLLAR and other advantage to it accruing as well as for diverse other considerations affecting the public welfare, which Grantor seeks to advance, does by these presents, hereby grant, bargain, sell, alien, enfeoff, release, convey, dedicate, and confirm unto the said Grantee, its successors and assigns, all that certain lot or parcel of ground described as:

Boundary Description
McKnight Street Extension

Beginning at a point at the southeasterly terminus of McKnight Street as shown on the general map or plan of the Borough of Gordon, said point being a northeasterly corner of Lot No. 44 as shown on the Rattling Run Limited Partnership, LLP subdivision plan, said point also being 15.09 feet distant on a bearing running North 55 degrees 06 minutes 34 seconds East from an iron pin found at a southwesterly corner of the aforementioned McKnight Street, said point also being a northwesterly corner of the herein described McKnight Street Extension (50 foot wide); thence from the place of beginning and running along the southeasterly terminus of McKnight Street, North 55 degrees 06 minutes 34 seconds East 50.00 feet to a point at a northwesterly corner of Lot No. 43 of the Rattling Run Limited Partnership subdivision plan; thence along the southwesterly lines of the aforementioned Lot No. 43 the following two bearings and distances: (1) South 34 degrees 33 minutes 26 seconds East 398.73 feet to a point of a curvature, and (2) thence along a curve to the right in a southwesterly direction having a central angle of 88 degrees 39 minutes 15 seconds, a radius of 75.00 feet, with a tangent of 73.26 feet, for an arc length of 116.05 feet to a point of reverse curvature; thence continuing along line of Lot No. 43 and Lot No. 40 of said subdivision plan on a curve to the left in a southeasterly direction having a central angle of 91 degrees 51

minutes 19 seconds, a radius of 25.00 feet, with a tangent of 25.82 feet, for an arc length of 40.08 feet to a point of compound curvature; thence along Lot Nos. 40 and 39 of said subdivision plan on a curve to the left in a southeasterly direction having a central angle of 4 degrees 23 minutes 45 seconds, a radius of 475.00 feet, with a tangent of 18.23 feet, for an arc length of 36.44 feet to a point of tangency; thence along the southwesterly lines of Lot Nos. 39 through 35 inclusive, South 42 degrees 09 minutes 15 seconds East 99.65 feet to a point of curvature; thence along the northwesterly lines of Lots No. 35 through 29 inclusive, Lot No. 43, and Lot No. 28 of said subdivision plan on a curve to the right in a southeasterly, westerly, and northwesterly direction having a central angle of 250 degrees 31 minutes 44 seconds, a radius of 50.00 feet, with a tangent of 70.70, for an arc length of 218.63 feet to a point of reverse curvature; thence along Lot No. 28 and along a curve to the left in a northwesterly direction having a central angle of 70 degrees 31 minutes 44 seconds, a radius of 25.00 feet, with a tangent of 17.68 feet, for an arc length of 30.77 feet to a point of tangency; thence along the northeasterly line of Lot No. 28, North 42 degrees 09 minutes 15 seconds West 28.94 feet to a point of curvature; thence along the northeasterly line of Lot Nos. 28 and 27 of said subdivision plan on a curve to the right in a northwesterly direction, having a central angle of 4 degrees 58 minutes, 32 seconds, a radius of 525.00 feet, with a tangent of 22.81 feet for an arc length of 45.59 feet to a point of reverse curvature; thence along the northerly lines of Lot No. 27, the following two bearings and distances: (1) along a curve to the left in a southwesterly direction, having a central angle of 87 degrees 22 minutes, 42 seconds, a radius of 25.00 feet, with a tangent of 23.88 feet, for an arc length of 38.13 feet to a point of tangency, and (2) thence, South 55 degrees 26 minutes 34 seconds West 44.31 feet to a point of curvature at the northeasterly corner of Lot No. 26 of said subdivision plan; thence along the northerly lines of Lot Nos. 26 through 23 inclusive of said subdivision plan on a curve to the right in a westerly and northwesterly direction having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 75.00 feet, with a tangent of 75.00 feet, for an arc length of 117.81 feet to a point of tangency; thence along the northeasterly line of Lot Nos. 23 through 13 inclusive of said subdivision plan, North 34 degrees 33 minutes 26 seconds West 597.57 feet to a point on the southwesterly right-of-way line of Charles Street; thence along the southwesterly right-of-way line of Charles Street, North 55 degrees 09 minutes 32 seconds East 60.04 feet to a point at the northwesterly corner of lands of Eugene R. & Beatrice M. Hancock; thence along the southwesterly lines of lands of Eugene R. & Beatrice M. Hancock, lands of Todd R. Smith, and lands of William H. and Ida Zimmerman, South 34 degrees 33 minutes 26 seconds East 150.77 feet to an iron pin found on the northwesterly line of Lot No. 12 of the Rattling Run Limited Partnership, LLP subdivision plan; thence along the northwesterly line of Lot No. 12 of said subdivision plan, South 55 degrees, 13 minutes, 21 seconds West 10.04 feet to the northwesterly corner of Lot No. 12 of said subdivision plan; thence along the southwesterly line of Lot Nos. 12 through 5 inclusive of said subdivision plan, South 34 degrees 33 minutes 26 seconds East 447.06 feet to a point of curvature; thence along the southwesterly line of Lot No. 5 on a curve to the left in a southeasterly direction, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, with a tangent of 25.00 feet, for an arc length of 39.27 feet to a point of tangency, thence along a southeasterly line of Lot Nos. 5 and 4 of said

subdivision plan North 55 degrees 26 minutes 34 seconds East 142.08 feet to a point of curvature; thence along a southeasterly line of Lot No. 4 of said subdivision plan on a curve to the left in a northeasterly direction, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, with a tangent of 25.00 feet, for an arc length of 39.27 feet to a point of tangency; thence along the northeasterly lines of Lot Nos. 4 through 1 inclusive, and along the northeasterly line of Lot No. 44 of said subdivision plan, North 34 degrees 33 minutes 26 seconds West 398.44 feet to the place of BEGINNING.

Containing 80,815.24 square feet (1.855 acres).

Being identified as McKnight Street as shown on the Phase II Final Subdivision Plan prepared for Rattling Run Limited Partnership, dated July 12, 2002, and last revised May 28, 2004, as filed on October 15, 2004, in the Recorder of Deeds Office of Schuylkill County, in Map Book 49, page 36.

Being Part of the Same Premises which Lloyd R. Hampton, by his Deed dated September 17, 2003, and recorded in the Recorder of Deeds Office of Schuylkill County in Deed Book 2063, Page 2691, granted and conveyed unto Rattling Run Limited Partnership, Grantor herein.

Subject to all covenants and restrictions as set forth on the Map or Plan of Rattling Run Limited Partnership, as recorded in the Office for the Recording of Deeds for Schuylkill County, Pennsylvania, in Map Book 47, Page 58, Phase 1, and the Final Subdivision Plan Phase II prepared for Rattling Run Limited Partnership, LLP, dated July 12, 2002, and last revised May 28, 2004.

Excepting and Reserving from the above-described parcel any and all exceptions made in prior deeds and of which a title search may disclose.

And Also Granting to the Gordon Borough, its successors or assigns, all right, title, and interest in and to the sewer mains, sewer lines, manholes, fixtures, and any and all appurtenances which lie beneath the roadway being conveyed as constructed by the Grantor, as described herein, and as depicted on the Map or Plan of Rattling Run Limited Partnership, as recorded in the Office for the Recording of Deeds for Schuylkill County, Pennsylvania, in Map Book 47, page 58, Phase 1, and also as appears on the Map or Plan of Rattling Run Limited Partnership, Phase 2, dated July 12, 2002, last revised May 28, 2004, as recorded on October 15, 2004, in Map Book 49, Page 36

CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT BUREAU

THIS IS AN EXEMPT TRANSACTION FROM TRANSFER TAX AS A DEED OF DEDICATION TO A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA 72 P.S. §8102-C3(1).

Together with all and singular the improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in, and to the said premises, with the appurtenances;

To Have and To Hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit, and behoof of the said party of the second part, their heirs and assigns forever,

And the said party of the first part, for themselves and their heirs, executors, and administrators, does by these presents, covenant, grant, and agree, to and with the said party of the second part, their heirs and assigns forever, that they, the party of the first part, they and their heirs, all and singular the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, their heirs and assigns, against them, the said party of the first part, they and their heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same of any part thereof, by, from, or under them, or any of them, SHALL and WILL WARRANT and forever DEFEND.

In Witness Whereof, the said party of the first part, by and through their General Partner duly authorized to these presents, has hereunto set their hand and seal dated the day and year first above written.

SIGNED, SEALED, AND DELIVERED

IN THE PRESENCE OF US

WITNESS



Rattling Run Limited Partnership

By: Lloyd R. Hampton - General Partner

STATE OF: Pennsylvania
COUNTY OF: Schuylkill

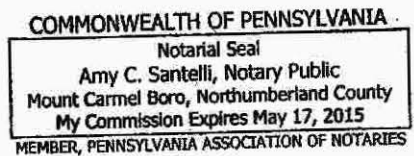
On the ^{5th} day of ~~September~~ 2014, before me, a Notary Public, in and for the said Schuylkill County, Pennsylvania, the undersigned officer, personally appeared Lloyd R. Hampton, in a capacity as General Partner for Rattling Run Limited Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within named instrument, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such.

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

Amy C. Santelli
Notary Public

The address of the within-named Grantee is:

Plane and Otto Streets, Gordon, PA 17936



I hereby CERTIFY
that this document is
recorded in the office
of the Recorder of
Deeds in and for the
County of Schuylkill
and Commonwealth of
Pennsylvania



Ann Dudish
Ann Dudish
Recorder of Deeds

201500001147
Filed for Record in
SCHUYLKILL COUNTY, PA
ANN DUDISH, RECORDER OF DEEDS
01-27-2015 At 10:19 am.
DEED 91.00
OR Bk 2523 Page 857 - 866

201500001147
ATTY--CHRIS RIEDLINGER
SIGN OUTS
NCKNIGHT ST. EXT

EXHIBIT "B"

Claude Parnell
105 McKnight St.
P.O. Box 453
Gordon, PA 17936

Agnes Romaniscon
101 McKnight St.
P.O. Box 76
Gordon, PA 17936

Ramon Soto
103 McKnight St.
P.O. Box 97
Gordon, PA 17936

Paul & Lisa Cheddar
120 McKnight St.
P.O. Box 355
Gordon, PA 17936

Brenda Doran
114 McKnight St.
P.O. Box 393
Gordon, PA 17936

Careen Caulfield
107 McKnight St.
P.O. Box 281
Gordon, PA 17936

Brian Hansbury
126 McKnight St.
P.O. Box 145
Gordon, PA 17936

Shannon Ziegler
116 McKnight St.
P.O. Box 292
Gordon, PA 17936

John & Kimberly Gammon
118 McKnight St.
P.O. Box 113
Gordon, PA 17936

Nellie McCabe Greene
122 McKnight St.
P.O. Box 440
Gordon, PA 17936

Magdalena & Jose Rodriguez
124 McKnight St.
P.O. Box 58
Gordon, PA 17936

Cindy Smitrovich
102 McKnight St.
P.O. Box 397
Gordon, PA 17936

Christopher Marquardt
Elizabeth Shelly
112 McKnight St.
P.O. Box 170
Gordon, PA 17936

Christopher Graf
110 McKnight St.
P.O. Box 387
Gordon, PA 17936

Christipher Dimmick
104 McKnight St.
P.O. Box 423
Gordon, PA 17936

Thomas & Betty Kroh
106 McKnight St.
P.O. Box 201
Gordon, PA 17936

Kathleen Bulka
128 McKnight St.
P.O. Box 214
Gordon, PA 17936

Elizabeth Klemo
108 McKnight St.
P.O. Box 424
Gordon, PA 17936

Donald Clamser
109 McKnight St.
P.O. Box 446
Gordon, PA 17936

Justin & Becky Eagleson
111 McKnight St.
P.O. Box 427
Gordon, PA 17936

John Hampton
121 McKnight St.
P.O. Box 43
Gordon, PA 17936

Jason Meyer
123 McKnight St.
P.O. Box 218
Gordon, PA 17936



COMMONWEALTH OF 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

BK 2523 PG 0866
RECORDER'S USE ONLY

State Tax Paid 0
Book Number 2523
Page Number 857
Date Recorded JAN 29 2015

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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Christopher M. Riedlinger, Esq. Telephone Number: (570) 622-4402
Street Address: 809 West Market Street City: Pottsville State: PA Zip Code: 17901

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Rattling Run Limited Partnership
Street Address: 400 Broad Street
City: Ashland State: PA Zip Code: 17921
Grantee(s)/Lessee(s): Gordon Borough
Street Address: P.O. Box 33, East Plane & Otto Streets
City: Gordon State: PA Zip Code: 17936

C. PROPERTY LOCATION

Street Address: 0 McKnight Street City, Township, Borough: Gordon Borough
County: Schuylkill School District: North Schuylkill Tax Parcel Number: part of #46-4-136

D. VALUATION DATA

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value Not separately assessed	5. Common Level Ratio Factor x N/A	6. Fair Market Value = N/A

E. EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%
1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)

Transfer tax exempt as Deed of Dedication to a Political Subdivision of the Comm. of PA 72 P.S. Section 8102-C3(1).

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: [Signature] Date: 1-28-15

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