

RESOLUTION NO. 13 OF 2023
TOWNSHIP OF MOUNT JOY, ADAMS COUNTY, PENNSYLVANIA

A RESOLUTION
ACCEPTING THE DEDICATION OF LORI LANE,
ITS LANDS AND IMPROVEMENTS AS DEPICTED ON APPROVED AND
RECORDED SUBDIVISION PLANS FOR FAIRVIEW FARMS AND DESCRIBED IN A
DEED OF DEDICATION, AS PUBLIC ROAD RIGHT-OF-WAY

WHEREAS, Section 2316(b) of the Second Class Township Code enables the Board of Supervisors to accept land and improvements shown on approved and recorded plans as public right-of-way and dedicated for public road use; and

WHEREAS, by official actions, the Board of Supervisors approved the initial and revised Fairview Farms Final Subdivision Plans (collectively, Plan); and

WHEREAS, the final revised Plan was recorded in the Recorder of Deeds of Adams County at Record Book 5579, Page 314; and

WHEREAS, the Plan depicts Lori Lane, an internal lot access road connecting to the Township public road system, and indicates an intent to dedicate related lands and improvements for Lori Lane to the public for road use; and

WHEREAS, following construction of Lori Lane, inspection of constructed improvements and determination of compliance with the Plan and applicable design and construction standards, a plan entitled “Field Changes / As-Built Plan for Basin & Road”, prepared by Sharrah Design Group, Inc., and dated October 12, 2022, was approved by the Township on November 17, 2022, and recorded in the Adams County Recorder of Deeds at Record Book 7051, Page 1043 (As-Built Plan); and

WHEREAS, by means of a Deed of Dedication, Donald D. Hostetter and Shai Lugi, title owners of the lands depicted in the recorded As-Built Plan as Lori Lane, have made an offer of dedication of the described lands, as improved, to the public for public road right-of-way; the Deed of Dedication is attached to and made part of this Resolution (Offer of Dedication); the recorded As-Built Plan for Lori Lane is incorporated by reference and made part of this Resolution; and

WHEREAS, the Board of Supervisors believes that the acceptance of the Offer of Dedication of the lands and improvements for Lori Lane as public road right-of-way is in the public interest; and

WHEREAS, the Board of Supervisors understands that, upon filing this Resolution with the Court of Common Pleas of Adams County, Lori Lane shall become part of the public road system of the Township.

NOW THEREFORE BE IT RESOLVED that the Mount Joy Township Board of Supervisors hereby:

- i. accepts the Offer of Dedication;
- ii. authorizes the Chairman of the Board of Supervisors to sign this Resolution on behalf of and at the direction of the full Board; and
- iii. directs the Township Secretary to file a certified copy of this Resolution with the Clerk of Courts of Adams County.

ADOPTED this 17th day of August, 2023.

MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS

Attest:


Shannon M. Hare Secretary


Bernie J. Mazer, Chairman

SEAL

I, Shannon M. Hare, Secretary for Mount Joy Township, do hereby attest that the foregoing Resolution No. 13 of 2023 was voted upon and approved by unanimous vote of the Board of Supervisors on the 17th day of August, 2023.

Prepared by:
Joseph E. Erb, Jr., Esquire
Barley Snyder
14 Center Square
Hanover, PA 17331
(717) 632-0163

Property Address:
Mount Joy Township, Adams County
UPI:

DEED OF DEDICATION

THIS INDENTURE, made this 6th day of June, in the year of our Lord two thousand twenty-three (2023).

BETWEEN

DONALD D. HOSTETTER AND SHAI LUGI, adult individuals, of 4855 Hanover Road, Hanover, PA 17331,

GRANTORS

-and-

MOUNT JOY TOWNSHIP, a Second Class Township, organized and existing pursuant to the Second Class Township Code of Pennsylvania and maintaining its principal office at 902 Hoffman Home Road, Gettysburg, Adams County, Pennsylvania 17325

GRANTEE

WITNESSETH, that the said Grantor for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, unto it well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said Grantor does hereby dedicate for public use, grant and convey to the said Grantee, its successors and assigns,

LORI LANE:

ALL that improved road named Lori Lane, in Mount Joy Township, Adams County, Pennsylvania, founded and shown according to a Plan, prepared by Sharrah Design Group, Inc. entitled "Field Changes / As-Built Plan for Basin & Road" File No.: 1001, dated October 12, 2022, recorded in the Adams County Recorder of Deeds in Record Book 7051, Page 0143, as were fully described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT NEVERTHELESS, to have rights and privileges therein acquired by the purchases of lots abutting same.

TO HAVE AND TO HOLD the said lane and/or street to and for the only proper use and behoof of the Grantee, its successors and assigns forever, as and for public streets or highways and for the installation of public improvements and public utilities, including but not limited to storm water drainage, curbs, sidewalks, water, sewer, electric, telephone, cable television and gas; and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said streets had been opened by a decree of the Court of Common Pleas of Adams County, Pennsylvania, after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

AND THE SAID Grantors, for themselves, their heirs and/or assigns, by these presents covenants, promises, and agrees to and with the said Grantee, its successors and assigns, that neither the Grantors, their heirs and/or assigns, shall or will at any time hereafter ask, demand or receive of or from the said Grantors, their heirs and/or assigns, any sum or sums of money as and for damages for or by reason of the use and taking of said streets for public purposes.

AND THE SAID Grantors hereby covenant and agree that they will warrant specially unto the Grantee the tracts of land consisting of the beds of the streets as shown on subdivision plans of Fairview Farms as so said plans being recorded in the Adams County Recorder of Deeds at Record Book 5089, Page 261, as amended and recorded in the Adams County Recorder of Deeds at Record Book 5579, Page 314, said amendment reduced the number of lots of said subdivision, offered Lori Lane for dedication and eliminated a street named Barton Lane.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the said Grantors have caused this Deed of Dedication to be duly executed the day and year first above written.

WITNESS:

[Signature]

Donald D. Hostetter
Donald D. Hostetter

Rebecca Howard

[Signature]
Shai Ivgi

STATE OF Florida

COUNTY OF Manatee

:
: ss:
:

On this, the 6 day of June, 2023, before me, the undersigned officer, personally appeared **DONALD D. HOSTETTER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

[Signature] (SEAL)
Notary Public

My Commission Expires: July 8, 2024



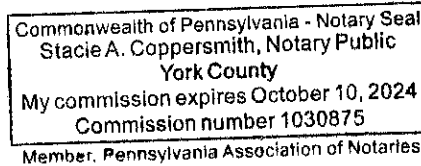
STATE OF Pennsylvania :
COUNTY OF York : ss:

On this, the 20th day of June, 2023, before me, the undersigned officer, personally appeared **SHAI IVGI**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

Stacie A. Coppersmith (SEAL)
Notary Public

My commission Expires: 10/10/2024

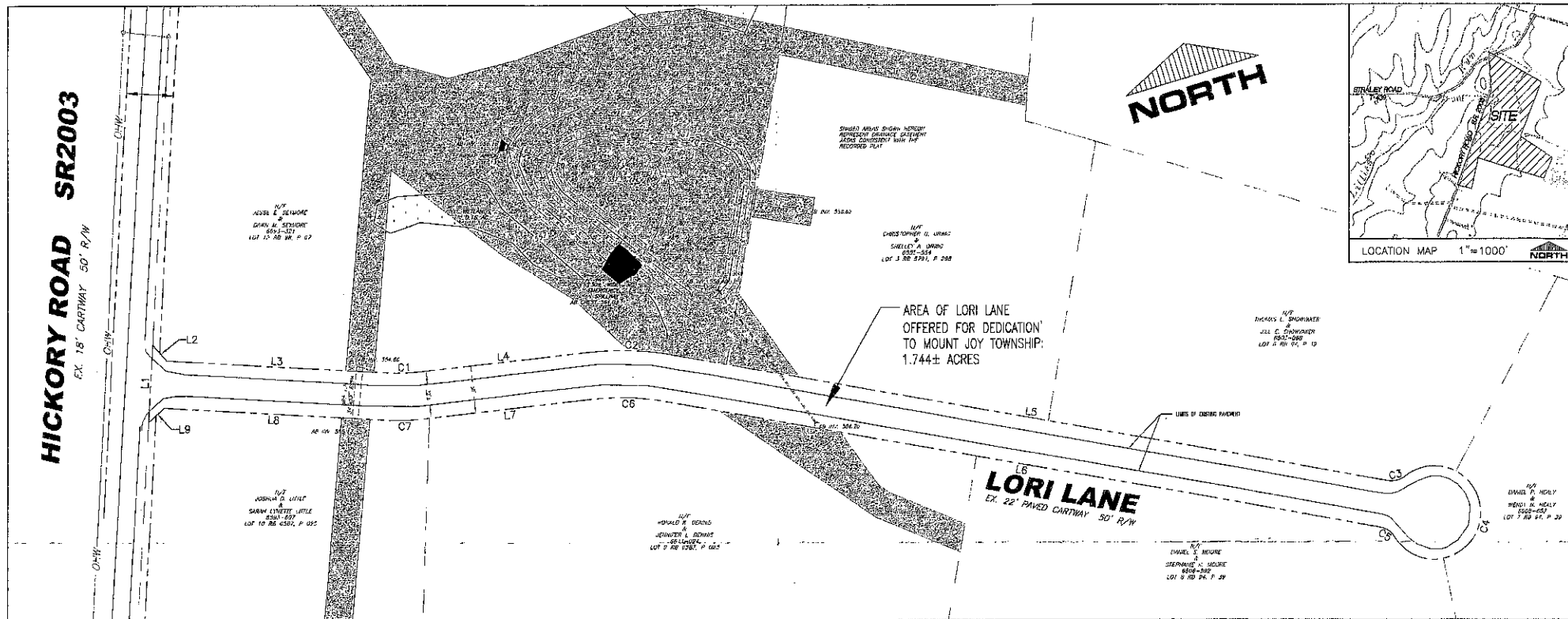


CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete Post Office address of the within named Grantee is: 902 Hoffman Home Road, Gettysburg, PA 17325

June 6, 2023

Attorney for Grantee



Curve Table

No.	Radius	Arc	Chord Bearing	Chord Length
C1	225.00	37.37	N74°44'12"W	37.33
C2	325.00	92.49	N71°30'30"W	92.18
C3	25.00	21.03	S87°17'02"E	20.41
C4	50.00	24.19	N26°48'40"E	23.67
C5	25.00	21.03	H38°05'39"W	20.41
C6	275.00	78.26	S71°20'30"E	78.00
C7	275.00	45.97	S74°44'2"E	45.82

Line Table

No.	Direction	Length
L1	S19°05'30"W	82.00
L2	N25°15'54"W	22.71
L3	N69°58'44"W	236.81
L4	N76°29'40"W	180.11
L5	N83°11'20"W	788.66
L6	S83°11'20"E	788.66
L7	S79°29'40"E	180.11
L8	S69°58'44"E	236.81
L9	N84°08'23"E	22.65

AS-BUILT STAGE STORAGE TABLE

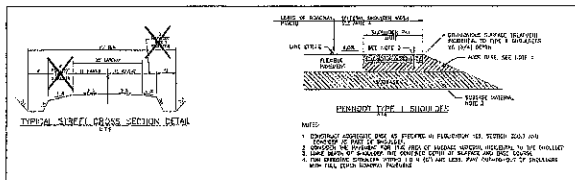
ELEV.	AREA (sq. ft.)	DEPT. (ft.)	AVG. END INC. VOL. (cu. ft.)	AVG. END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
829.000	2,272.292	N/A	N/A	0.00	N/A	0.00
829.000	20,389.875	1.800	1,3641.05	1,3641.05	13,427.79	13,427.79
826.000	23,776.432	1.800	23,042.63	35,663.71	22019.92	35,447.76
841.000	27,553.486	1.800	23,928.46	61,823.17	28816.84	61,064.05
862.000	31,258.697	1.200	29,606.02	91,129.22	29,603.37	90,847.92

ORIGINAL DESIGN STAGE STORAGE TABLE**

ELEV.	AREA (sq. ft.)	DEPT. (ft.)	AVG. END INC. VOL. (cu. ft.)	AVG. END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
851.000	13,781.981	N/A	N/A	0.00	N/A	0.00
852.000	18,259.309	1.800	15,010.19	19,010.19	14,993.61	14,992.64
854.000	21,881.097	2.000	37,846.37	62,550.50	37,810.57	62,033.41
856.000	27,058.891	2.000	49,250.92	102,301.48	49,229.34	102,032.73

** THE STAGE STORAGE TABLE SHOWN HEREON WAS DETERMINED FROM THE ORIGINAL APPROVED CONTINGENT PLANNING PREPARED BY LOSS-STAIR CONSULTING, INC. THE ELEVATION DATA ON THE LOSS STAIR PLANS IS NOT BASED ON MONUMENTS.

IT IS ALSO NOTED THAT THE STORAGE VOLUME IN THE AS-BUILT BASIN IS APPROXIMATELY 11% GREATER (COMPARED TO THE ORIGINAL VOLUME). THIS DIFFERENCE IS BEING ACKNOWLEDGED BY THE LESSER AMOUNT OF IMPERVIOUS COVERAGE DIVISION THE SUBDIVISION AS A RESULT OF THE LOSS OF STORAGE VOLUME CREATED BY THE 25% REDUCTION IN TOTAL STREET WIDTH CREATED BY THE ELIMINATION OF THE TYPE 1 SHOULDER.



PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO DESCRIBE AND REPORT THE AS-BUILT CONDITIONS OF THE STORMWATER MANAGEMENT SYSTEM CONSTRUCTED AT THE FAIRVIEW FARMS SITE, AS WELL AS THE DELETION OF THE PENDENT TYPE 1 SHOULDER ALONG LORI LANE.

THE PLAN WILL ALSO SERVE AS A STREET DEDICATION PLAN AS A COMPLETE METES AND BOUNDS DESCRIPTION IS PROVIDED FOR LORI LANE.

THE ORIGINAL SUBDIVISION PLAN CREATING THE FAIRVIEW FARM LOTS IS RECORDED AS ADAMS COUNTY RECORD BOOK 6008, PAGE 251. A SECOND PLAN WAS RECORDED THAT REDUCED THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION, OFFERED LORI LANE FOR DEDICATION, AND ELIMINATED AN ORIGINALLY SUBMITTED STREET SHOWN AS BAYVIEW LANE. THIS SECOND PLAN IS RECORDED AS RECORD BOOK 6008, PAGE 314.

GENERAL NOTES

- FIELD SURVEY OF EXISTING CONDITIONS SHOWN HEREON WAS COMPLETED 08-08-10, 10-10-18 AND 08-20-22.
- HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (GCSN1783).
- VERTICAL DATUM IS BAHNER.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. AS SUCH, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, ETC. MAY EXIST THAT AFFECT THIS PROPERTY. B.L. HAS NOT SEARCHED HEREON.

Reviewed by the Adams County Planning Commission this 22nd day of Dec, 2024.

Director: Shah

Approved by the Mount Joy Township Board of Supervisors this 14th day of December, 2024.

Chairman: Shah

Secretary: Shah

SOURCE OF TITLE: Deed recorded in the Adams County Courthouse in Record Book 6735, at Page 0822.

OWNER/DEVELOPER
DONALD D. HOSTETTER & SHAI NISH
4855 HANOVER ROAD
HANOVER, PA 17331
PHONE: 717-632-0402

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chamberburg Street
Columbia, PA 17228
Phone: (717) 334-6400
Fax: (717) 334-0922



REVISIONS

NO.	DATE	DESCRIPTION

XREFS



PLAN PREPARATION

DRAWN BY: NJT/RAS	DATE: 12 OCT 2022
DESIGNED BY: LOSS-STAIR	FILE NO.: 1001
CHECKED BY: RAS	DRG NO.:

FIELD CHANGE/AS-BUILT PLAN FOR BASIN & ROAD

FAIRVIEW FARMS
A RURAL RESIDENTIAL SUBDIVISION
MOUNT JOY TOWNSHIP - ADAMS COUNTY - PENNSYLVANIA

SCALE
1"=50'
SHEET NO.
1 of 1

