

Prepared by / Return To:
Daniel P. Becker, Esquire
Kozloff Stoudt, Professional Corporation
2640 Westview Drive
Wyomissing, PA 19610

Property:
334 Vinemont Road
Township of Spring
Berks County, Pennsylvania

Property I.D. No.:
80436402587308

DEED

THIS DEED is made this _____ day of _____, 2017, between **TOWNSHIP OF SPRING, BERKS COUNTY, PENNSYLVANIA**, a Pennsylvania Second Class Township, with municipal offices located at 2850 Windmill Road, Sinking Spring, Berks County, Pennsylvania 19608 ("Grantor"),

AND

_____ ("Grantee");

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey the following described premises to the Grantee(s), their heirs, representatives and assigns:

ALL THAT CERTAIN tract or lot of ground situate on the western side of Vinemont Road in the Township of Spring, Berks County, Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at a railroad spike in the cartway of Vinemont Road, a corner of lands now or late of Richard L. Kauffman and Deborah D. Kauffman, husband and wife;

THENCE leaving said road and along lands of same the following three (3) courses and distances:

(1) South 72 degrees 59 minutes 28 seconds West, passing through an iron pin 5.01 feet from the next described corner, a total distance of 95.38 feet to a point in wall;

(2) South 89 degrees 04 minutes 28 seconds West, 67.63 feet to a bollard;

(3) South 24 degrees 36 minutes 14 seconds East, 123.34 feet to an iron pipe, a corner of lands now or late of Barry B. Steffy and Joyce E. Steffy, husband and wife;

THENCE along lands of same, South 21 degrees 32 minutes 38 seconds West, 301.45 feet to an iron pipe in line of lands now or late of Leon L. Texter and Peggy E. Texter, husband and wife;

THENCE along lands of same the following three (3) courses and distances:

(1) North 80 degrees 38 minutes 52 seconds West, 449.03 feet to a concrete monument;

(2) South 58 degrees 14 minutes 27 seconds West, 305.37 feet to a bollard;

(3) South 55 degrees 08 minutes 42 seconds West, 563.17 feet to a bollard, a corner of lands now or late of George H. Leid and Marian B. Leid, husband and wife;

THENCE along lands of same, South 89 degrees 13 minutes 07 seconds West, 472.05 feet to a drill hole in a rock, a corner of lands now or late of David M. Zimmerman and Ella Mae Zimmerman, husband and wife;

THENCE along lands of same the following seven (7) courses and distances:

(1) North 53 degrees 10 minutes 53 seconds East, 307.82 feet to an iron pipe;

(2) North 51 degrees 06 minutes 30 seconds East, 642.55 feet to a concrete monument;

(3) North 80 degrees 34 minutes 02 seconds West, 373.98 feet to an iron pipe;

(4) North 02 degrees 21 minutes 53 seconds East, 126.20 feet to an iron pipe;

(5) North 87 degrees 47 minutes 22 seconds East, 473.92 feet to a concrete monument;

(6) North 88 degrees 54 minutes 22 seconds East, 279.79 feet to an iron pin;

(7) North 19 degrees 38 minutes 16 seconds West, 251.42 feet to an iron pin, on or near the southern right of way line of the Reading and Columbia Branch of the Reading Company;

THENCE in and along lands of same the following three (3) courses and distances:

(1) South 87 degrees 14 minutes 13 seconds East, 161.28 feet to an iron pin;

(2) South 89 degrees 11 minutes 38 seconds East, 362.72 feet to an iron pin;

(3) South 00 degrees 57 minutes 53 seconds East, 3.21 feet to an iron pin, a corner of lands now or late of the Township of Spring, formerly known as the Community Fire Company of Vinemont, PA;

THENCE along lands of same the following two (2) courses and distances:

(1) South 00 degrees 57 minutes 52 seconds East, 97.60 feet to a railroad monument;

(2) South 89 degrees 33 minutes 52 seconds East, 263.42 feet to a railroad monument to the western side of Vinemont Road;

THENCE continuing in and along said road the following two (2) courses and distances:

(1) South 89 degrees 33 minutes 52 seconds East, 13.71 feet to a railroad spike;

(2) South 00 degrees 33 minutes 21 seconds East, 82.35 feet to the place of **BEGINNING**.

CONTAINING: 17.57 Acres

BEING THE SAME PREMISES which Glen H. Geesaman and Valerie A. Geesaman, granted and conveyed unto the Township of Spring, by Declaration of Taking / Eminent Domain Proceeding dated May 25, 2006, and recorded in Record Book 4885, Page 1330, Berks County Records.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN thirty feet (30') wide perpetual sanitary sewer and utility easement as depicted on Exhibit A attached hereto and made a part hereof, in favor of the Township of Spring, Berks County, Pennsylvania, its successors and assigns, over the within described and granted property, as shown on an Easement Plan 1, prepared for Spring Township, by

All County & Associates, Inc., St Peters, PA, dated 8/30/16, plan number SPRTWP0001-1 attached hereto as Exhibit A, which easement shall run with the land, and is more fully bounded and described as follows:

BEGINNING at an iron pipe, a common corner of lands now or late of Richard L. & Deborah D. Kauffman, lands now or late of Raymond E. Ulrich, and lands now or late of Barry B. & Joyce E. Steffy;

THENCE from said point of **BEGINNING**, along lands now or late of Barry B. & Joyce E. Steffy, South 21 degrees 32 minutes 38 seconds West, a distance of 41.60 feet to a point; thence leaving said lands now or late of Barry B. & Joyce E. Steffy, and continuing through the within described and granted property, the three (3) courses and distances as follows;

- (1) North 24 degrees 36 minutes 14 seconds West, a distance of 160.19 feet to a point;
- (2) North 19 degrees 26 minutes 34 seconds East, a distance of 32.49 feet to a point;
- (3) North 00 degrees 26 minutes 08 seconds East, a distance of 87.24 feet to a point, on line of lands now or late of the Township of Spring;

THENCE along said lands now or late of the Township of Spring, South 89 degrees 33 minutes 52 seconds East, a distance of 30.00 feet, to a point; thence leaving said lands now or late of the Township of Spring, and continuing through the within described and granted property, South 00 degrees 26 minutes 08 seconds West, a distance of 112.30 feet, to a point, on line of lands now or late of Richard L. & Deborah D. Kauffman; thence along said lands now or late of Richard L. & Deborah D. Kauffman, the two (2) courses and distances as follows;

- (1) South 89 degrees 04 minutes 28 seconds West, a distance of 10.00 feet to a point;
- (2) South 24 degrees 36 minutes 14 seconds East, a distance of 123.34 feet to the first mentioned point and place of **BEGINNING**.

CONTAINING: 7,815.8 Square feet or 0.18 acres of land, more or less.

FURTHER EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN thirty feet (30') wide perpetual sanitary sewer and utility easement as depicted on Exhibit B attached hereto and made a part hereof, in favor of the Township of Spring, Berks County, Pennsylvania, its successors and assigns, over the within described and granted property, as shown on the Easement Plan 2, prepared for Spring Township, by All County & Associates, Inc., St Peters, PA, dated 8/30/16, plan number SPRTWP0001-2 attached hereto as Exhibit B, which easement shall run with the land,

and is more fully bounded and described as follows:

BEGINNING at an iron pin set, a common corner of lands now or late of the Reading and Columbia Branch of the Reading Company, said point being located North 00 degrees 57 minutes 52 seconds West, a distance of 3.21 from the common corner of lands now or late of the Township of Spring;

THENCE from said point of **BEGINNING**, along said lands now or late of the Reading Company and continuing along said lands now or late of the Township of Spring, South 00 degrees 57 minutes 52 seconds East, a distance of 30.01 feet to a point; thence leaving said lands now or late of the Township of Spring and continuing through the within described and granted property, the two (2) courses and distances as follows;

(1) North 89 degrees 11 minutes 38 seconds West, a distance of 364.16 feet to a point;

(2) North 87 degrees 14 minutes 13 seconds West, a distance of 149.43 feet to a point, on line of lands now or late of David M. & Ella Mae Zimmerman;

THENCE along said lands now or late of David M. & Ella Mae Zimmerman, North 19 degrees 38 minutes 16 seconds West, a distance of 32.45 feet to an iron pin found, on line of lands now or late of said Reading and Columbia Branch of the Reading Company; thence along said lands now or late of Reading Company the two (2) courses and distances as follows;

(1) South 87 degrees 14 minutes 13 seconds East, a distance of 161.28 feet to an iron pin set;

(2) South 89 degrees 11 minutes 38 seconds East, a distance of 362.72 feet to the first mentioned point and place of **BEGINNING**.

CONTAINING: 15,563.9 Square feet or 0.36 acres of land, more or less.

The actual consideration for the within conveyance is \$_____.

TO HAVE AND TO HOLD the within-described premises unto the Grantees, their heirs, representatives and assigns, to and for the proper use of the Grantees, their heirs, representatives and assigns forever.

AND the Grantor hereby covenants and agrees that she will specially warrant the premises hereby conveyed.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.

TOWNSHIP OF SPRING
Berks County, Pennsylvania

By: _____
(Vice) Chairperson
Board of Supervisors

Attest: _____
(Assistant) Secretary

DRAFT

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF BERKS :

On this _____ day of _____, 2017, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself to be the (Vice) Chairperson of the Board of Supervisors of the Township of Spring, Berks County, Pennsylvania, a Pennsylvania municipality, and that as such officer and being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing the name of the Township by himself / herself as such officer

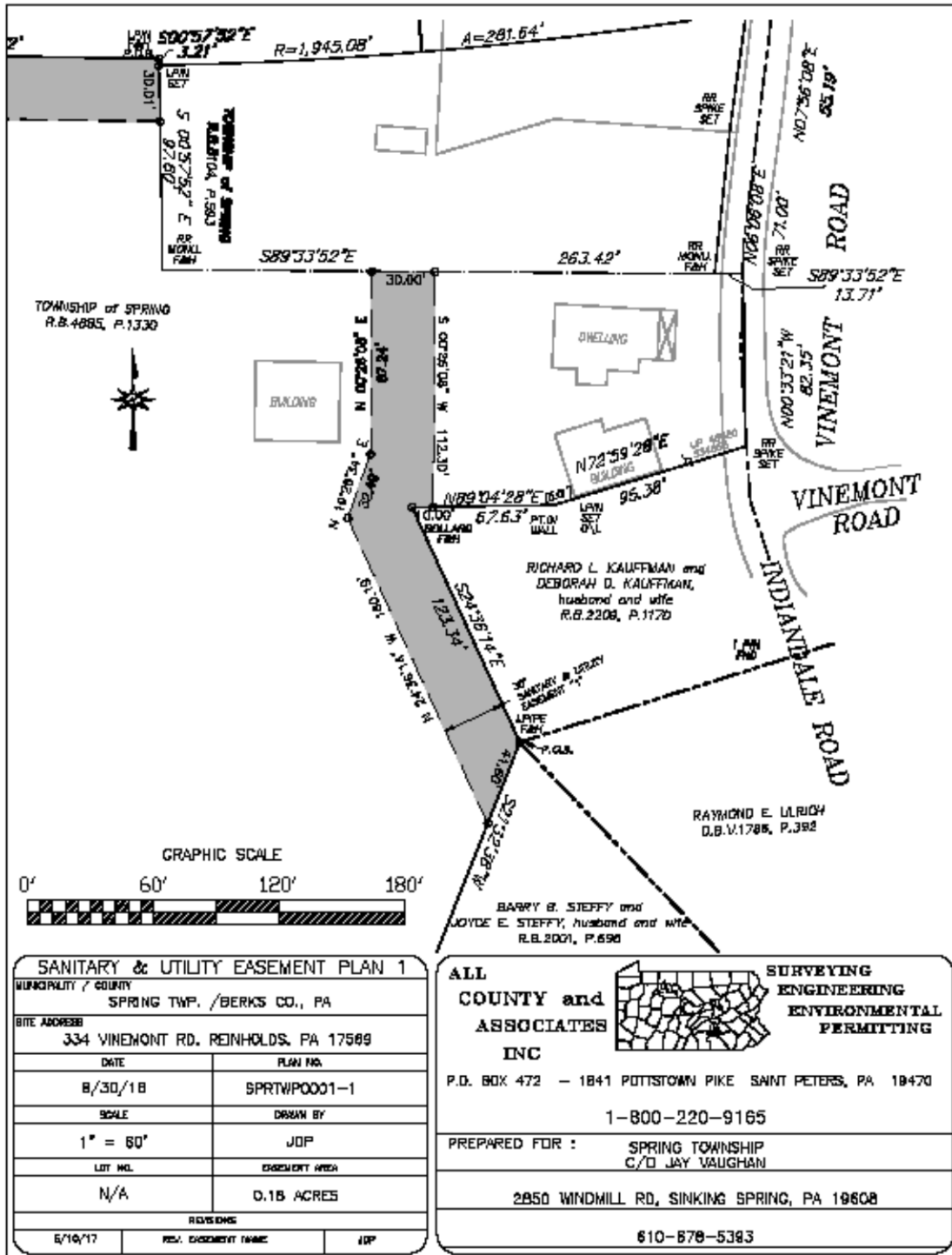
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

I hereby certify that the address of the within-named Grantee is:

Agent for Grantee

EXHIBIT A
Easement Plan 1 - Plan Number SPRTWP0001-1



SANITARY & UTILITY EASEMENT PLAN 1	
MUNICIPALITY / COUNTY SPRING TWP. / BERKS CO., PA	
SITE ADDRESS 334 VINEMONT RD. REINHOLDS, PA 17589	
DATE 8/30/18	PLAN NO. SPRTWP0001-1
SCALE 1" = 60'	DRAWN BY JDP
LOT NO. N/A	EASEMENT AREA 0.15 ACRES
REVISIONS	
5/16/17	REV. EASEMENT NAME JDP

ALL COUNTY and ASSOCIATES INC P.D. BOX 472 - 1841 POTTSTOWN PIKE SAINT PETERS, PA 19470 1-800-220-9165		SURVEYING ENGINEERING ENVIRONMENTAL PERMITTING
		PREPARED FOR : SPRING TOWNSHIP C/O JAY VAUGHAN 2850 WINDMILL RD, SINKING SPRING, PA 19608 610-878-5383

EXHIBIT B
Easement Plan 2 - Plan Number SPRTWP0001-2

