

**JENKINS TOWNSHIP BOARD OF SUPERVISORS**  
**46 ½ MAIN STREET, INKERMAN**  
**PENNSYLVANIA, 18640-3103**  
**Phone – 570-654-3315 \* Fax – 570-654-3316**

Chairman – Stanley E. Rovinski  
Secretary/Treasurer –Robert Linskey

Vice-Chairman–Joseph Sperrazza  
Solicitor – Charles G. Ross, ESQ.  
Township Manager –Barbara Fairchild  
*Email-jenkinsmanager@comcast.net*

**RESOLUTION #8 of 2020**

Be it RESOLVED, that Jenkins Township Board of Supervisors, Luzerne County, Pennsylvania, accepting for dedication the right of ways and streets; the Streets known as Osborne Dr. Phase IV-A & B, and Donegal Park- Phase IV-B of Willow View Homes, Inc. in the Township of Jenkins, Luzerne County, Pennsylvania.

Be it FURTHER RESOLVED, that pursuant to Section 2316 of the Second Class Township Code, as amended that:

The deed of dedication dated December 3, 2019 between Willow View Homes, Inc. and Jenkins Township granting and conveying the rights of way and streets know as Osborne Dr. Phase IV-A & B, and Donegal Park Phase IV-B of Willow View Homes, Inc. together with the sanitary sewer and utility easements located in Willow View Homes as recorded in Luzerne County Deed Book Volume for all three (3) parcels see attached hereto “Deed of Dedication dated December 3, 2019” with detailed description of said parcels that are presented at this meeting for acceptance by Jenkins Township as described and to be recorded in the Luzerne County Recorder of Deeds Office upon passage of this Resolution.

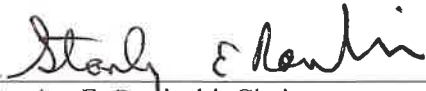
I, Robert Linskey, duly qualified Secretary/Treasurer of Jenkins Township, Luzerne County, PA, hereby certify that the forgoing is a true and correct copy of the Resolution duly adopted by a majority vote of the Jenkins Township Board of Supervisors at the regular meeting held on September 09, 2020 and said Resolution has been recorded in the Minutes of Jenkins Township, and remains in effect as of this date.

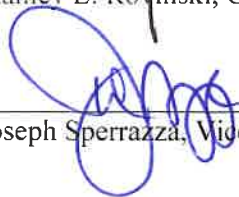
IN WITNESS THEREOF, I affix my hand and attach the seal of the Jenkins Township Board of Supervisors, Luzerne County, this 09<sup>th</sup> day of September, 2020.

Attest:



**Jenkins Township Board of Supervisors**

  
\_\_\_\_\_  
Stanley E. Rovinski, Chairman

  
\_\_\_\_\_  
Joseph Sperrazza, Vice Chairman

  
\_\_\_\_\_  
Robert Linskey, Secretary/Treasurer

  
\_\_\_\_\_  
Barbara Fairchild, Manager

Attached Deed of Dedication dated December 3, 2019

# DEED OF DEDICATION

Made this 3 day of December, 2019

BETWEEN

WILLOW VIEW HOMES, INC., a Pennsylvania corporation, with an office at 15 Public Square, Wilkes-Barre, Pennsylvania,

GRANTOR

AND

JENKINS TOWNSHIP, a Second Class Township under the provisions of the Township Code for the Commonwealth of Pennsylvania, with its principal office at 46 1/2 Main Street, Inkerman, Luzerne County, Pennsylvania, its successors and assigns,

GRANTEE

WITNESSETH:

That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and the advantage to it accruing as well as for diverse other considerations affecting the public welfare which it seeks to advance, has granted, bargained, sold, aliened, enfeoffed, released, and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, and confirm unto the said Grantee, its successors and assigns,

The following parcels of land (collectively, the "Property"):

1. ALL THAT CERTAIN piece, parcel or strip of land situate in Willowview Estates Phase IV-A, Jenkins Township, Luzerne County, Pennsylvania more commonly known as a portion of Osborne Drive, bounded and described as follows:

BEGINNING at the southerly most corner of lands now or formerly of Michael and Joanne Costello as recorded in Luzerne County Deed Book 2385 Page 1117, said point also being the easterly most corner of Lot 43;

THENCE crossing Osborne Drive South 57 degrees 26 minutes 54 seconds East sixty (60.00) feet to a point in line of lands now or formerly of Michael and Donna Yanuzzi as recorded in Luzerne County Deed Book 2380 Page 428;

THENCE along lands now or formerly of Michael and Donna Yanuzzi and along Lot 164, Lot 163, Lot 162. Lot 161. Lot 160. and partly along Lot 159 South 32 degrees 33 minutes 06 seconds West six hundred fifty-one and twenty-one hundredths (651.21) feet to a point;

THENCE continuing along Lot 159 and through lands now or formerly of Willowview Homes, Inc. as recorded in Luzern County Deed Book 2327 Page 749, the

Grantor herein, along a curve to the left having a radius of two hundred seventy (270.00) feet, an arc length of one hundred ninety-six and thirty-five hundredths (196.35) feet, and a chord bearing and distance of South 11 degrees 43 minutes 06 seconds West one hundred ninety-two and five hundredths (192.05) feet to a point;

THENCE crossing the end of Osborne Drive South 80 degrees 53 minutes 06 seconds West sixty (60.00) feet to a point being the southeasterly corner of Lot 36;

THENCE along Lot 36, Lot 37 and partly along Lot 38 along a curve to the right having a radius of three hundred thirty (330.00) feet, an arc length of two hundred thirty-nine and ninety-eight hundredths (239.98) feet, and a chord bearing and distance of North 11 degrees 43 minutes 06 seconds East two hundred thirty-four and seventy-three hundredths (234.73) feet to a point;

THENCE continuing along Lot 38 and along Lot 39, Lot 40, Lot 41, Lot 42, and Lot 43 North 32 degrees 33 minutes 06 seconds East six hundred fifty-one and twenty-one hundredths (651.21) feet to the point of beginning.

CONTAINING 1.20 acres of land, more or less.

BEING all of Osborne Drive located within Willowview Estates Phase IV-A described as shown on a set of drawings entitled "Final Subdivision & Land Development Plans for Willowview Estates Phase IV-A" dated December 1999, revised February 2, 2000, Project Number 6287.01, prepared by Quad Three Group, Inc., recorded in Luzern County Map Book 137, Page 75.

ALSO BEING all of Osborne Drive located within Phase IV-A described as shown on a plat entitled "Plat of Osborne Drive from Station 1+01\_31 to Station 9+69.01" dated August 3, 2000, Project Number 6287.01, prepared by Quad Three Group, Inc. annexed hereto and made a part hereof.

2. All that certain piece or parcel of land situated in the Township of Jenkins, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot 35 of the Willowview Estates Phase IV-B Subdivision along the southwesterly sideline of Osborne Drive

THENCE along the southwesterly sideline of Osborne Drive, along a curve to the left having an arc length of 81.76 feet, a radius of 330.00 feet, and a chord of South 32 degrees 26 minutes 06 seconds East, 81.55 feet to a point being a corner of Lot 28

THENCE along a curve to the left having an arc length of 26.06 feet, a radius of 18.00 feet, and a chord of North 81 degrees 00 minutes 25 seconds West, 23.84 feet to a point;

THENCE South 57 degrees 31 minutes 08 seconds West, 321.06 to a point;

THENCE along a curve to the left having an arc length of 15.95 feet, a radius of 18.00 feet, and a chord of South 32 degrees 07 minutes 51 seconds West 15:43 feet 16 a point;

THENCE along a curve to the right having an arc length of 97.40 feet, a radius of 50.00 feet, and a chord of North 32 degrees 28 minutes 52 seconds West, 63.24 feet to a point;

THENCE along a curve to the left having an arc length of 15.95 feet, a radius of 18.00 feet, and a chord of North 82 degrees 54 minutes 25 seconds East, 15.43 feet to a point;

THENCE, North 57 degrees 31 minutes 08 seconds East, 321.13 feet to a point;

THENCE along a curve to the left having an arc length of 26.03 feet, a radius of 18.00 feet, and a chord of North 16 degrees 05 minutes 27 seconds East, 23.82 feet

CONTAINING 25,065 square feet (0.575 acres) of land more or less.

BEING the Donegal Park Right of Way of the Willowview Estates Phase IV-B Subdivision recorded in Luzerne County Map Book 241 at Page 27, and the Plot Plan hereto attached.

3. All that certain piece or parcel of land situated in the Township of Jenkins, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a common corner of Lot 35 of the Willowview Estates Phase IV-B Subdivision, and lands now or formerly Joseph James and Lisa Ann Stella along the southwesterly sideline of Osborne Drive

THENCE across Osborne Drive, 60 feet in width North 80 degrees 53 minutes 06 seconds East, 60.00 feet to a point;

THENCE along the northeasterly sideline of Osborne Drive, along a curve to the left having an arc length of 244.48 feet, a radius of 270.00 feet, and a chord of South 35 degrees 03 minutes 23 seconds East, 236.22 feet to a point;

THENCE across Osborne Drive, South 29 degrees 00 minutes 11 seconds West, 60.00 feet to a point;

THENCE along the southwesterly sideline of Osborne Drive, along a curve to the right having an arc length of 298.82 feet, a radius of 330.00 feet, and a chord of North 35 degrees 03 minutes 23 seconds West, 288.71 feet to the point of beginning.

CONTAINING 16,299 square feet (0.374 acres) of land more or less.

BEING a portion of the Osborne Drive Right of Way of the Willowview Estates Phase IV-B Subdivision recorded in Luzerne County Map Book 241 at Page 27, and Plot Plan hereto attached.

UNDER AND SUBJECT TO and together with the same reservations covenants, restrictions, conditions, exceptions and easements as appear in the chain of title, including the Willow View Declaration of Covenants, Conditions, Restrictions and Easements as set forth in Declaration dated December 7, 1989, of Willow View Homes, Inc. and recorded December 8, 1989 in Luzern County Deed Book Volume 2333 page 738, as they may be amended in accordance with the terms thereof.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNER OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

AND the said Grantor does hereby convey the three (3) parcels consisting of the Property without warranty.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal the day and year first above written.

ATTEST:

WILLOW VIEW HOMES

  
RICHARD HOLTHAUS, Vice President

BY:   
ROBERT G. FINLAY, President

(CORPORATE SEAL)