

PSATS News Bulletin

A NEWSLETTER
CONTAINING
THE LATEST
INFORMATION
ON LEGISLATION
AND NEWS OF
INTEREST TO
TOWNSHIPS

The PSATS
Annual
Conference and
Exhibit Show is
your opportunity
to learn all you can
about township
government,
network with your
peers, meet with
exhibitors, and set
PSATS policy.



PENNSYLVANIA STATE
ASSOCIATION OF TOWNSHIP
SUPERVISORS

4855 WOODLAND DRIVE
ENOLA, PA 17025
(717) 763-0930
WWW.PSATS.ORG

PSATS Conference Registration Opens January 11!

Registration for **PSATS 2022 Annual Conference and Exhibit Show** opens at 9 a.m. on **Tuesday, January 11**. If you want to learn all you can about township government and how to better carry out your many responsibilities as a township official, there is no better opportunity than the PSATS Annual Conference, which will be held in Hershey **April 24-27!**

Here's **what you need to do at your annual organization meeting on Monday, January 3** so that you can be ready to register:

1 – Identify your conference attendees.

2 – Designate one voting delegate from the following township officials who will be attending the conference: board/council member, secretary, treasurer, or manager. The voting delegate votes on behalf of your township at the business meeting on April 26.

Make sure you're ready to register online. To receive the discounted conference member rate, you will need the PSATS ID number for **each** person attending the conference. Instructions for checking your township's PSATS account appear on the orange instruction sheet included with your conference materials packet. If you need to make any changes to your data, be sure to take care of this by January 10.

PSATS is encouraging every township to register online. It's easy, fast, and saves you money!

Plan to send at least one person from your township to the Annual Conference, which is your once-a-year opportunity to learn all you can about township government, network with your peers, meet with exhibitors, and set PSATS policy. **Want to learn more?** Go to conference.psats.org.

Capitol Roundup

PSATS Testifies on Fireworks — PSATS Director of Government Relations Joe Gerdes testified before a joint hearing of the House and Senate Agriculture and Rural Affairs Committees on fireworks. Gerdes noted that the legalization of fireworks has brought significant challenges to townships, primarily due to a disregard for public safety and a lack of commonsense among some users. Gerdes said that townships should have the ability to reasonably regulate the frequency and length of consumer fireworks displays, including limits on the hours they may take place. For the full testimony, go to psats.org and choose "Legislation & Policy," then "Legislative Testimony."

General Assembly approves bills of interest to townships — In December, the General Assembly approved the following bills and sent them to the governor for his approval:

- **SB 208** would amend the **Municipalities Planning Code** to clarify that a municipality may not require a developer to post a bond of more than 110% of the costs of the improvements. The bill would clarify that a municipality may retain 110% of the estimated cost of the remaining improvements.
- **HB 2071** would create a **Pennsylvania Broadband Development Authority** to disburse state and federal funds for the expansion of broadband to unserved and underserved areas, coordinate broadband development, and produce a statewide

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- broadband development plan. The legislation is needed to access \$100 million in federal aid for broadband rollout. The bill would address a PSATS resolution.

Minimum Training Requirements for New CDL Drivers — Any person wanting to obtain their first CDL Class A or Class B license, or who wants to upgrade a Class B license to a Class A license, on or after February 7, 2022, must take specific training from authorized providers as part of the Federal Motor Carrier Safety Administration's (FMCSA) goal of ensuring that only qualified drivers are issued CDL licenses by state driver's license agencies, such as PennDOT. For more information, go to <https://tpr.fmcsa.dot.gov/>. The list of available training providers will be released on February 7.

American Rescue Plan Update

Township officials should look for an email from the U.S. Treasury that describes how to access the Treasury Portal through [Login.gov](https://portal.treasury.gov/compliance), which townships with populations of less than 50,000, known as non-entitlement units (NEUs), will use to file required reports for the American Rescue Plan funds. The first report is due **April 30, 2022**.

To access the Treasury Portal through Login.gov, go to <https://portal.treasury.gov/compliance>. Note that you will use the same login information that you use to login to SAM.gov and the federal CDL Drug & Alcohol Clearinghouse. If you already created an id.me account to access the Treasury Portal, you may continue to use that account. You do **not** need an id.me account. Have technical issues with your account? Email covidreliefitsupport@treasury.gov and copy PSATS PSATS Policy/Research Analyst Katie Lizza at klizza@psats.org.

To view the new user's guide for NEUs, which describes how to set accounts, assign reporting roles, and provide required documentation on the use of the funds, go to <https://home.treasury.gov/policy-issues/coronavirus> and scroll down to "Coronavirus State and Local Fiscal Recovery Funds." Choose the Compliance and Reporting Guidance page and look for the *NEU and Non-UGLG Agreements and Supporting Documents User Guide*. Links to all of these documents are available on PSATS' American Rescue Plan webpage, accessible at psats.org in the red bar.

Treasury has not yet released the highly anticipated updated rules for the use of the ARP funds. Check for the latest updates in *PSATS' Morning News* and on PSATS' ARP page.

Local Government Legislation Moves Forward

The following bills of interest to townships recently saw action in the General Assembly: **SB 673** would amend the **Second Class Township Code** to prohibit the board of auditors from surcharging an elected or appointed official when that official acted in good faith based on a written, nonconfidential opinion of the township's solicitor or an opinion of the solicitor publicly stated at an open meeting. The bill also would allow a township to appoint a partnership, limited partnership, association, or professional corporation as the township's manager — in addition to the current ability to appoint a person.

HB 1546 would **prohibit individuals from publicly posting, displaying, or providing the home address or telephone number** of any public safety official or their spouse or child to a third party knowing the person is a public safety official. A public safety official

HB 1592 would
amend the
Municipalities
Planning Code
to give
municipalities
and counties
the option to
transmit land use
documents
electronically
that are required
to be submitted
to another entity
for review and
comment.

includes a law enforcement officer. The bill would address a PSATS resolution.

[HB 1592](#) would amend the **Municipalities Planning Code** to give municipalities and counties the option to transmit land use documents electronically that they are currently required to submit to another entity for review and comment, such as proposed zoning ordinance amendments and comprehensive plans.

[HB 1694](#) would amend the Recreational Use of Land and Water Act to provide **protection from liability for volunteers and volunteer organizations** that care for, preserve, or maintain land for recreational purposes.

[HB 1877](#) would establish the **Municipal Boundary Change Act** to consolidate and standardize municipal code provisions that deal with boundary change but not mergers or consolidations. The bill would allow municipalities to adjust a municipal boundary or settle a dispute over an unclear boundary by agreement.

[HB 2058](#) would amend the Local Tax Enabling Act to align the deadline for filing final returns for the **earned income tax** with the deadline for filing a Pennsylvania personal income tax return. Normally this filing date would be the same as the current April 15 filing date.

[HB 2148](#) would authorize local governments to **voluntarily place legal notices** on a website, in addition to the required newspaper advertisement. If the newspaper failed to timely publish the advertisement, the advertisement placed on the website, along with proof of publication and payment to the newspaper, would satisfy the legal requirements for advertising.

To view these bills, go to legis.state.pa.us and enter the bill number in the upper-right hand corner.

Just Do It! Recognize Township Leaders

That is the motto practiced by township leaders every day. They don't think their actions are remarkable or heroic (*and they certainly don't do them for recognition or credit*), but best practices and great things happen every day in townships all across Pennsylvania. Don't miss these upcoming opportunities to nominate your township, its officials, and even youth organizations for various awards. The recognition programs and their deadlines are:

- [PSATS President's Leadership Awards](#): January 31
- [PSATS Youth Awards](#): March 1
- [PSATS Excellence in Intergovernmental Cooperation Award](#): March 4
- [Road & Bridge Safety Improvement Awards](#): March 4

For more information, go to psats.org. Select the "Programs & Services" tab and then "PSATS Award Programs."

Grants Available

Clean-Diesel Grants: DEP is accepting applications for Clean- Diesel Grants until **January 7**. Eligible projects will replace or retrofit diesel-powered highway and nonroad fleet vehicles, engines, and equipment. To learn more, go to <https://www.dep.pa.gov/Business/Air/Volkswagen/Pages/default.aspx>.

Questions should be directed to ra-epvwmitigation@pa.gov or (717) 787-9495.

SRBC Consumptive Use Grants: The Susquehanna River Basin Commission is offering grants for projects focused on improving water availability and quality during droughts. The deadline is **January 28, 2022**. Go to srbc.net and choose "News" to learn more.

Don't Miss These PSATS Training Opportunities!

Don't miss these in-person and virtual training options! Go to learn.psats.org for details.

PSATS Boot Camp: This three-part comprehensive introduction to township governance and operations taught by experienced township officials and other experts. If you missed the in-person Session 1, there will be a virtual opportunity to tune in on Wednesday, **December 29** from 6-9 pm. If you are already registered for Boot Camp and missed Session 1, a link will be sent to you. If you aren't yet registered, call 717-763-0930 or log onto learn.psats.org!

Virtual HR Institute: Scheduled for **January 12**, this virtual class is a must-attend for anyone who has responsibility for overseeing employees in their township.

Virtual ABCs for Elected Auditors: Scheduled for **January 20**, this class will teach you about the responsibilities of elected auditors, including how to conduct a thorough audit of the township's finances.

Basic "Virtual" Training for Secretaries and Administrators: This virtual class will be offered in two half-day sessions, on **January 27 and February 3**. This is your opportunity to learn all the most important issues township secretaries and managers need to know from the comfort of your desk! There will also be a live session this spring.

This and That...

Be sure to check this section each month, where you will find important reminders and information.

- **Newly elected supervisors need to take the oath of office** — Before assuming the duties of office, newly elected and re-elected township supervisors must take an oath of office. This oath must be administered by a judge, district magistrate, or notary and filed with the township secretary. The oath is available by logging onto psats.org and choosing "Legislation & Policy," then "Resource Center." Look under "Forms & Applications."
- **2022 bid limits announced** — The Department of Labor & Industry published notice of the 2022 bid limits in the December 18, 2021 issue of the *Pennsylvania Bulletin*. On January 1, 2022, the minimum purchase amount that will require the advertisement for bids will increase from **\$21,300 to \$21,900**. In addition, the minimum purchase amount for telephone quotes will increase from **\$11,500 to \$11,800**. While the increase in the consumer price index was 5.4% for the 12-month period ending September 30, there is an annual cap of 3% on increases to the bid limits.
- **2022 IRS mileage rates issued** — The Internal Revenue Service has issued the 2022 standard mileage rate for the business use of a vehicle. The 2022 rate will be 58.5 cents per mile. The board of supervisors may establish a mileage rate for use of personal vehicles for township business, as long as it is no higher than the current IRS mileage rate.
- **2022 tax chart and advertising requirements released** — The 2022 PSATS Employer-Employee Tax Chart and 2022 Advertising Requirements for Townships are available by logging onto psats.org and choosing "Newsroom" and then "Publications & Brochures." **Note:** A copy of both documents are included with this issue of the *News Bulletin*.
- **Reminder: 2022 and 2023 Organization Meeting Dates** — Townships' 2022 organization meeting date will be **Monday, January 3, 2022** since the legal holiday for New Year's will be December 31, 2021. The Second Class Township Code requires the supervisors' organization meeting to be held on the first Monday in January unless the first Monday is a legal holiday. The board of auditors will meet on Tuesday, January 4.

Many township officials are looking ahead at their calendar and asking about the 2023 organization meeting. Townships' 2023 organization meeting date will be **Tuesday, January 3, 2023**, because the legal holiday for New Year's will be Monday, January 2, 2023. The board of auditors will meet on Wednesday, January 4.

FARLEY & WEED, LLC

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December 22, 2021

Sent via email only

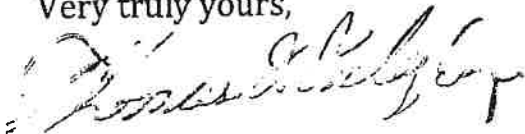
Ms. Shahana Shamim, Secretary/Treasurer
Milford Township
P.O. Box 366
Milford, PA 18337

Re: Holger and Nadine Plate Lot Consolidation Deed

Dear Shahana:

Please be advised Attorney Lara Anne Dodsworth forwarded to me the two (2) new Deeds concerning Holger Plate and Nadine Plate. Per my request, she now prepared one (1) Deed conveying the two (2) parcels from Rebecca Repecki to Holger and Nadine Plate. She also prepared a second (2nd) Deed, as I requested, creating the Lot Consolidation. Based on the above, I find same acceptable. As a courtesy, please find enclosed a copy of the two (2) new Deeds. As the Board is aware, I will not be attending the December 28, 2021 Meeting. So, I want the Board to be aware of the changes and that I find same satisfactory.

Very truly yours,



THOMAS F. FARLEY, ESQUIRE
TFF/lah
Enclosures

Tax Parcel Nos. 097.00-01-13.004-
and partial 097.00-01-13.001-
and partial 097.00-01-11

LOT CONSOLIDATION DEED

This Deed, made the ____ day of DECEMBER, 2021

BY AND BETWEEN

HOLGER PLATE AND NADINE PLATE, his wife, as Tenants by the Entireties, having an address of 278 Foster Hill Road, Milford, PA 18337

GRANTORS/PARTIES OF THE FIRST PART,

- AND -

HOLGER PLATE AND NADINE PLATE, his wife, as Tenants by the Entireties, having an address of 278 Foster Hill Road, Milford, PA 18337

GRANTEES/PARTIES OF THE SECOND PART.

WITNESSETH, that the Grantors, for and in consideration of the sum of ONE and 00/100 DOLLAR (\$1.00), lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever, Grantees' heirs and assigns:

PARCEL I: (Portion of Lot 3, Tax Map: 097.00-01-13.001-)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, with the buildings and improvements erected thereon, situate in the Township of Milford, County of Pike and the State of Pennsylvania, as shown on a certain map entitled "Lot Improvement Subdivision Prepared for Plate and Shea", filed in the Pike County Recorder's Office on _____, 2022 in Plat Book ____ at Page ____ and being more particularly described as follows:

BEGINNING at a point marked by a found iron rod located on the westerly line of lands now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139), said point marks the northeasterly most corner of lands now or formerly Holger & Nadine Plate (Deed Book 1048 Page 70) and is a common corner with lands now or formerly Rebecca Shea a/k/a Rebecca Repecki (Record Book 2297 Page 410), said point marks the southeasterly corner of the parcel herein

described; running thence along the existing division line between the above mentioned Holger & Nadine Plate and Rebecca Repecki formerly known as Rebecca Shea, South 78 degrees 04 minutes 57 seconds West 116.77 feet to a point; thence cutting through lands now or formerly of the above mentioned Rebecca Repecki formerly known as Rebecca Shea on the following three (3) courses and distances:

- (1) North 14 degrees 58 minutes 24 seconds East 90.58 feet to a set iron pipe;
- (2) North 18 degrees 34 minutes 44 seconds East 54.72 feet to a set iron pipe;
- (3) South 60 degrees 49 minutes 49 seconds East 98.85 feet to a set iron pipe; thence running along above-mentioned westerly line of lands now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139), South 10 degrees 52 minutes 56 seconds West 68.31 feet to the point and place of BEGINNING. Containing 0.25 acres, more or less.

SUBJECT TO AND TOGETHER WITH any easements, restrictions or rights-of-way of record.

BEING the same premises which REBECCA REPECKI by her Deed dated _____, 2022 and recorded in the Office of the Recorder of Deeds of Pike County at Milford, Pennsylvania on or about _____, 2022 in Deed Record Book _____ at page _____, granted and conveyed unto Holger Plate and Nadine Plate, his wife, as Tenants by the Entireties, the Grantors herein.

PARCEL II: (Portion of Lot 1, Tax Map: 097.00-01-11)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, with the buildings and improvements erected thereon, situate in the Township of Milford, County of Pike and the State of Pennsylvania, as shown on a certain map entitled "Lot Improvement Subdivision Prepared for Plate and Shea", filed in the Pike County Recorder's Office on _____, 2022 in Plat Book _____ at Page _____ and being more particularly described as follows:

BEGINNING at a point marked by a found iron rod located on the easterly line of lands now or formerly Rebecca Repecki formerly known as Rebecca Shea (Deed Book 2297 Page 410), said point marks the northerly most corner of lands now or formerly Holger & Nadine Plate (Deed Book 2621 Page 796) and the southwesterly most corner of lands now or formerly Steven Segal (Deed Book 2584 Page 1133), said point further marks the northeasterly most corner of the parcel herein described; running thence along lands now or formerly of the above mentioned Holger & Nadine Plate, South 17 degrees 42 minutes 39 seconds West 193.95 feet to a found iron rod; thence running along lands now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139) and continuing through lands now or formerly of the above mentioned Rebecca Repecki formerly known as Rebecca Shea, North 60 degrees 49 minutes 49 seconds West 122.21 feet to a set iron pipe; thence continuing through lands now or formerly of the above mentioned Rebecca Repecki formerly known as Rebecca Shea on the following three (3) courses and distances:

- (1) North 18 degrees 34 minutes 44 seconds East 63.21 feet to a set iron pipe;
- (2) North 20 degrees 22 minutes 44 seconds East 123.92 feet to a set iron pipe;

(3) South 63 degrees 34 minutes 49 seconds East 114.36 feet to the point and place of BEGINNING. Containing 0.52 acres, more or less.

SUBJECT TO AND TOGETHER WITH any easements, restrictions or rights-of-way of record.

BEING the same premises which REBECCA REPECKI by her Deed dated _____, 2022 and recorded in the Office of the Recorder of Deeds of Pike County at Milford, Pennsylvania on or about _____, 2022 in Deed Record Book _____ at page _____, granted and conveyed unto Holger Plate and Nadine Plate, his wife, as Tenants by the Entireties, the Grantors herein.

PARCEL III: Lot 2 (Tax Map 097.00-01-13.004-)

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Milford, Pike County, Pennsylvania, described as follows, to wit:

Beginning at an iron bar located in the Easterly line of lands of Jerald Segal as recorded in Deed Bk. Vol. 1021 Pg. 264, the said Point of Beginning being located South 09 Degrees 58 Minutes 44 Seconds West 68.32 Ft. from the Northeasterly most corner of the referenced Deed parcel, the said corner also being another common corner of lands previously purchased by Jerald Segal; thence from said Point of Beginning, running along the original Easterly line of lands of Jerald Segal 09 Degrees 58 Minutes 44 Seconds west 487.83 Feet to a found iron bar; thence leaving said line and cutting through the lands of Jerald Segal North 38 Degrees 34 Minutes 37 Seconds West 8.67 Ft. to a nail in a stump; thence still cutting same North 10 Degrees 41 Minutes 00 Seconds West 120.68 Ft. to an iron bar; thence still cutting same and running along the East side of a small racetrack North 17 Degrees 08 Minutes 00 Seconds West 175.33 Ft. to an iron bar; thence still along same North 17 Degrees 11 Minutes 00 Seconds East 169.15 Ft. to an iron bar; thence leaving the racetrack and still cutting through the lands of Jerald Segal North 77 Degrees 09 Minutes 46 Seconds East 116.75 Ft. to the Point and Place of Beginning; CONTAINING 0.902 acres of land, be the same more or less.

BEING the same premises conveyed by Corrective Deed by Jerald Segal dated April 25, 1986 and recorded in the Pike County Recorder of Deed's Office in Deed Book 1048 at Page 070 unto Holger Plate and Nadine Plate; said Deed was a Corrective Deed explained correction to "being" clause: Being part of the same premises conveyed on to Jerald Segal by Emanuel Mont and Charlotte Mont, his wife, on May 20, 1981, and recorded in Deed Book Vol 1021, at Page 264, on January 16, 1986. Also being part of the premises granted on to Jerald Segal by Emanuel Mont and Charlotte Mont, his wife, by their Deed on February 6, 1981, recorded in Deed Book Vol. 759 at Page 57 on February 6, 1981. This Corrective Deed is being given to correct the "being" clause on the original Deed from Jerald Segal to Holger Plate on February 18, 1986 and recorded in Deed Book Vol. 1027 at Page 118 and recorded on February 20, 1986. Said "being" clause incorrectly stated that this transaction was part of the same premises conveyed to Jerald Segal, grantor herein, from Emanuel Mont and Charlotte Mont, his wife, at Deed Book Vol. 1201 at page 264.

CONSOLIDATION OF ABOVE PARCELS
PARCEL I (portion of Lot 3, Tax Map 097.00-01-13.001-)
and
PARCEL II (portion of Lot 1, Tax Map 097.00-01-11) above
INTO ABOVE PARCEL III (Lot 2, Tax Map 097.01-13.004-)

Now, by consolidation, the above parcels of land, being PARCEL I (a portion of Lot 3, Tax Map 097.00-01-13.001-) and PARCEL II (a portion of Lot 1, Tax Map 097.00-01-11) as shown on Lot Improvement Subdivision Prepared for Plate and Shea prepared by Conrad, Close & Ewald dated October 14, 2021 recorded in Plat Book Volume _____ at page _____, shall hereinafter be referred to as Lot 2 more fully described as follows:

Lot 2

ALL THAT TRACT OR PARCEL OF LAND, with the buildings and improvements erected thereon, situate in the Township of Milford, County of Pike and the Commonwealth of Pennsylvania, being known and designated as Lot 2 as shown on a certain map entitled "Lot Improvement Subdivision Prepared for Plate and Shea", filed in the Pike County Recorder's Office on _____, 2022, in Plat Book _____, at Page _____ and being more particularly described as follows:

BEGINNING at a point marked by a found tall pipe, said point marks the southwesterly most corner of lands now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139), the northwesterly most corner of lands now or formerly Rubin Pearl & Macela Blair (Deed Book 2644 Page 1844) and the southerly most corner of the parcel herein described, said point also being a common corner with lands now or formerly Shea now known and Rebecca Repecki (Record Book 2297 Page 410); running thence along lands now or formerly of the above mentioned Rebecca Shea now known as Rebecca Repecki on the following five (5) courses and distances:

- 1) North 37 degrees 39 minutes 26 seconds West 8.67 feet to a point;
- 2) North 09 degrees 45 minutes 49 seconds West 120.68 feet to a found bent rod;
- 3) North 16 degrees 12 minutes 49 seconds West 175.33 feet to a set iron pipe;
- 4) North 18 degrees 06 minutes 11 seconds East 169.15 feet to a point;
- 5) North 14 degrees 58 minutes 24 seconds East 90.58 feet to a set iron pipe; thence still along the same and continuing through lands now or formerly of the above mentioned Shea now known as Repecki (Record Book 2297 Page 410), North 18 degrees 34 minutes 44 seconds East 117.93 feet to a set iron pipe; thence continuing through lands now or formerly Shea (Record Book 2297 Page 410) on the following three (3) courses and distances;

- (1) North 20 degrees 22 minutes 44 seconds East 123.92 feet to a set iron pipe;
- (2) South 63 degrees 34 minutes 49 seconds East 114.36 feet to a found iron rod;
- (3) South 17 degrees 42 minutes 39 seconds West 193.95 feet to a found iron rod; thence running along lands now or formerly of the above mentioned Holger & Nadine Plate (Deed Book 1030 Page 139), North 60 degrees 49 minutes 49 seconds west 23.36 feet to

a set iron pipe; thence continuing along the same, South 10 degrees 52 minutes 56 seconds West 556.13 feet to the point and place BEGINNING.
Containing 1.66 acres, more or less.

SUBJECT TO AND TOGETHER WITH any easements, restrictions, covenants and rights-of-way of record.

The two parcels hereinabove described as Parcel I (a portion of Lot 3, Tax Map 097.00-01.13.001-) and Parcel II (a portion of Lot 1, Tax Map 097.00-01-11) shall be joined to and become inseparable part of Lot 2/Tax Map 097.00-01-13.004- combined to become a single parcel known as Lot 2 (Tax Map: 097.00-01-13.004-), and may not be sold separately or apart therefrom without prior Township approval and approval is granted for recording purposes only.

TOGETHER WITH all rights of way and **UNDER AND SUBJECT** to the covenants, reservations, restrictions and conditions as set forth in the chain of title.

TOGETHER with all and singular the land, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantees, the parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the Grantees, the parties of the second part, their heirs and assigns, forever.

AND the said Grantors, Grantors' heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees, Grantees' heirs and assigns, by these presents, that the said Grantors and Grantors' heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, Grantees' heirs and assigns, against the said Grantors and Grantors' heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the Grantors or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hand and seal, dated the day and year first above written.

Witness

HOLGER PLATE

Witness

NADINE PLATE

Tax Parcel Nos. partial 097.00-01-13.001-
and partial 097.00-01-11

LOT SUBDIVISION DEED

This Deed, made the _____ day of DECEMBER, 2021

BY AND BETWEEN

REBECCA REPECKI formerly known as REBECCA SHEA, married having an address of
292 Foster Hill Road, Milford, PA 18337

GRANTORS/PARTIES OF THE FIRST PART,

- AND -

HOLGER PLATE AND NADINE PLATE, his wife, as Tenants by the Entireties, having an
address of 278 Foster Hill Road, Milford, PA 18337

GRANTEES/PARTIES OF THE SECOND PART.

WITNESSETH, that the Grantors, for and in consideration of the sum of ONE and 00/100
DOLLAR (\$1.00), lawful money of the United States of America, to the Grantors in hand well and
truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged and the Grantors being therewith fully satisfied, do by these
presents grant, bargain, sell and convey unto the Grantees forever, Grantees' heirs and assigns:

PARCEL I: (Portion of Lot 3, Tax Map: 097.00-01-13.001-)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, with the buildings and
improvements erected thereon, situate in the Township of Milford, County of Pike and the State of
Pennsylvania, as shown on a certain map entitled "Lot Improvement Subdivision Prepared for
Plate and Shea", filed in the Pike County Recorder's Office on _____, 2022 in Plat
Book _____ at Page _____ and being more particularly described as follows:

BEGINNING at a point marked by a found iron rod located on the westerly line of lands
now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139), said point marks the
northeasterly most corner of lands now or formerly Holger & Nadine Plate (Deed Book 1048 Page

70) and is a common corner with lands now or formerly Rebecca Shea a/k/a Rebecca Repecki (Record Book 2297 Page 410), said point marks the southeasterly corner of the parcel herein described; running thence along the existing division line between the above mentioned Holger & Nadine Plate and Rebecca Repecki formerly known as Rebecca Shea, South 78 degrees 04 minutes 57 seconds West 116.77 feet to a point; thence cutting through lands now or formerly of the above mentioned Rebecca Repecki formerly known as Rebecca Shea on the following three (3) courses and distances:

- (1) North 14 degrees 58 minutes 24 seconds East 90.58 feet to a set iron pipe;
- (2) North 18 degrees 34 minutes 44 seconds East 54.72 feet to a set iron pipe;
- (3) South 60 degrees 49 minutes 49 seconds East 98.85 feet to a set iron pipe; thence running along above-mentioned westerly line of lands now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139), South 10 degrees 52 minutes 56 seconds West 68.31 feet to the point and place of BEGINNING. Containing 0.25 acres, more or less.

SUBJECT TO AND TOGETHER WITH any easements, restrictions or rights-of-way of record.

BEING the same premises which Jerald Segal, Married by his Corrective Deed dated December 31, 2008 and recorded in the Office of the Recorder of Deeds of Pike County at Milford, Pennsylvania on or about January 5, 2009 in Deed Record Book 2297 at page 410, granted and conveyed unto Rebecca Shea, Married; said Corrective Deed correcting the legal description in Deed by Jerald Segal, Married dated November 3, 2008 and recorded in the Office of the Recorder of Deeds of Pike County at Milford, Pike County, Pennsylvania in Deed Record Book 2293 at Page 244, wherein Jerald Segal granted and conveyed unto Rebecca Repecki, his daughter formerly known as Rebecca Shea, the Grantor herein.

PARCEL II: (Portion of Lot 1, Tax Map: 097.00-01-11)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, with the buildings and improvements erected thereon, situate in the Township of Milford, County of Pike and the State of Pennsylvania, as shown on a certain map entitled "Lot Improvement Subdivision Prepared for Plate and Shea", filed in the Pike County Recorder's Office on _____, 2022 in Plat Book ____ at Page ____ and being more particularly described as follows:

BEGINNING at a point marked by a found iron rod located on the easterly line of lands now or formerly Rebecca Repecki formerly known as Rebecca Shea (Deed Book 2297 Page 410), said point marks the northerly most corner of lands now or formerly Holger & Nadine Plate (Deed Book 2621 Page 796) and the southwesterly most corner of lands now or formerly Steven Segal (Deed Book 2584 Page 1133), said point further marks the northeasterly most corner of the parcel herein described; running thence along lands now or formerly of the above mentioned Holger & Nadine Plate, South 17 degrees 42 minutes 39 seconds West 193.95 feet to a found iron rod; thence running along lands now or formerly Holger & Nadine Plate (Deed Book 1030 Page 139) and continuing through lands now or formerly of the above mentioned Rebecca Repecki formerly known as Rebecca Shea, North 60 degrees 49 minutes 49 seconds West 122.21 feet to a set iron

pipe; thence continuing through lands now or formerly of the above mentioned Rebecca Repecki formerly known as Rebecca Shea on the following three (3) courses and distances:

- (1) North 18 degrees 34 minutes 44 seconds East 63.21 feet to a set iron pipe;
- (2) North 20 degrees 22 minutes 44 seconds East 123.92 feet to a set iron pipe;
- (3) South 63 degrees 34 minutes 49 seconds East 114.36 feet to the point and place of BEGINNING. Containing 0.52 acres, more or less.

SUBJECT TO AND TOGETHER WITH any easements, restrictions or rights-of-way of record.

BEING the same premises which Jerald Segal, Married by his Corrective Deed dated December 31, 2008 and recorded in the Office of the Recorder of Deeds of Pike County at Milford, Pennsylvania on or about January 5, 2009 in Deed Record Book 2297 at page 410, granted and conveyed unto Rebecca Shea, Married; said Corrective Deed correcting the legal description in Deed by Jerald Segal, Married dated November 3, 2008 and recorded in the Office of the Recorder of Deeds of Pike County at Milford, Pike County, Pennsylvania in Deed Record Book 2293 at Page 244, wherein Jerald Segal granted and conveyed unto Rebecca Repecki, his daughter formerly known as Rebecca Shea, the Grantor herein.

TOGETHER WITH all rights of way and **UNDER AND SUBJECT** to the covenants, reservations, restrictions and conditions as set forth in the chain of title.

TOGETHER with all and singular the land, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said Grantees, the parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the Grantees, the parties of the second part, their heirs and assigns, forever.

AND the said Grantors, Grantors' heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees, Grantees' heirs and assigns, by these presents, that the said Grantors and Grantors' heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, Grantees' heirs and assigns, against the said Grantors and Grantors' heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the Grantors or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hand and seal, dated the day and year first above written.

Witness

REBECCA REPECKI
formerly known as REBECCA SHEA,
Grantor

STATE OF PENNSYLVANIA)
) ss.:
COUNTY OF PIKE)

BE IT REMEMBERED that on the ____ day of January, 2022, before me, a Notary Public, the undersigned officer, personally appeared Rebecca Repecki known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed and she acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

NOTARY PUBLIC

I, the Undersigned, certify that the precise residence and complete post office address of the Grantees is: 278 Foster Hill Road, Milford, PA 18337.

On Behalf of Grantees

***Prepared by and
Record and return to:***
Lara Anne Dodsworth, Esq.
PO Box 1023, 115 Steele Lane, Suite 1

Milford, PA 18337