



Memorandum

15 February 2023

To	William Weaver		
Copy to	File		
From	Melissa Smith	Tel	717-541-0622
Subject	Developer Installed Sanitary Sewers to be Dedicated to the Authority	Project no.	11222934

The following developer installed sanitary sewers are currently offered to the Authority for dedication:

- Wilshire Estates Phase 2A

GHD and LPT staff recommend the Board accept dedication of the above sewer extension.

Regards

Melissa Tomich Smith, PE
Project Manager

MCNAUGHTON PROPERTIES, L.P.

4400 DEER PATH ROAD
SUITE 1
HARRISBURG, PENNSYLVANIA 17110
(717) 234-4000

January 20, 2023

William R. Weaver, Manager
Lower Paxton Township Sewer Department
425 Prince St
Harrisburg, Pennsylvania 17109

RE: Wilshire Estates – Phase 2A
Sanitary Sewer Dedication

Dear Bill:

Please find enclosed the signed and notarized Deed of Dedication of the Sanitary Sewer and the Deed of Dedication for the Sanitary Sewer Easment relative to Wilshire Estates – Phase 2A as well as the Maintenance Bond issued by Harco National Insurance Bond No. 0795394M in the amount of \$55,680.00.


It is our understanding that these documents will be review and approved at the next regularly scheduled Board of Supervisors meeting.

Once the dedication has been approved, we request that the original Sanitary Sewer Improvement Guarantee Bond No. 0795394 in the amount of \$408,300.00 be released and returned to our office.

Please let us know if anything additional is required. If you do have additional questions you can reach out to Amanda Hobby at ahobby@mcnaughtonco.com or (717) 234-4000 ext 229.

Sincerely,

THE McNAUGHTON COMPANY


Amanda Hobby

Enclosures

**DEDICATION OF SANITARY SEWER FACILITIES
FOR WILSHIRE ESTATES, PHASES 2A AND 2B
TAX PARCEL NO. 35-061-002**

THIS INDENTURE, made the 10th day of February, in the year two thousand and twenty-three (2023)

BETWEEN

THE MCNAUGHTON COMPANY, Grantor

AND

LOWER PAXTON TOWNSHIP AUTHORITY, Dauphin County, Pennsylvania
Grantee

WITNESSETH That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), has granted, bargained, released and confirmed and by those presents does grant, bargain, release and confirm unto the said Grantee, its successors and assigns those certain sewer main lines, manholes and appurtenances to the Lower Paxton Township Authority, County of Dauphin, Pennsylvania, as more particularly described on the legal descriptions and plats attached hereto as Exhibits "A" through "E" inclusive.

TO HAVE AND TO HOLD the said sewer main lines, manholes and appurtenances unto the said Grantee as more particularly described on attached Exhibit "A" to the said Grantee to and for the only proper use and benefit of the said Grantee, its successors and assigns forever as a part of the public sewer system, to operate, maintain, replace and remove such sewer system as the Grantee may from time to time require, consisting of underground pipes, conduits, manholes and drains.

AND, the parties hereto, for themselves, their heirs, executors, successors and assigns, hereby covenant and agree that no structure or obstruction shall be constructed or permitted on said sanitary sewer facilities.

AND, the said Grantor, for itself, its successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the said Grantor, nor their successors and assigns will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for and by reason of the conveyances of the aforesaid sewer main lines, manholes and appurtenances for sanitary sewer purposes, and by reason of the physical grading, paving or improving and maintaining said sanitary sewer facilities.

The easement hereby granted shall be subject, however, to the rights of the Grantor herein in the future development of the real estate adjacent to the easement to lay out and dedicate a street on, upon and over said easement.

AND, the parties hereto, for themselves, their heirs, executors, successors and assigns, hereby covenant and agree that no structure or obstruction shall be constructed or permitted on said sanitary sewer facilities.

AND, the said Grantor, for itself, its successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the said Grantor, nor its successors and assigns will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for and by reason of the conveyances of the aforesaid tracts of land for public sanitary sewer purposes, and by reason of the physical grading, improving and maintaining said sanitary sewer facilities.

AND, the said Grantor, for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors, by these presents, that it, the said Grantor and its successors and assigns, by these presents, that the Grantor has not done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged of encumbered in title, or otherwise howsoever.

IN WITNESS WHEREOF, the Grantor, has caused this indenture to be signed the day and year first above written.

ATTEST:


Secretary

THE MCNAUGHTON COMPANY

By: 
Joel C. McNaughton

Certificate of Residence

I hereby certify that the mailing address of the Grantee is:

425 Prince Street
Harrisburg, PA 17109

Agent/Attorney for Grantee

**DEDICATION OF SANITARY SEWER EASEMENT
FOR WILSHIRE ESTATES, PHASE 2A
TAX PARCEL NO. 35-061-002**

THIS INDENTURE, made the 10th day of February, in the year two thousand and twenty-three (2023)

BETWEEN

THE MCNAUGHTON COMPANY, Grantor

AND

LOWER PAXTON TOWNSHIP AUTHORITY, Dauphin County, Pennsylvania
Grantee

WITNESSETH That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), has granted, bargained, released and confirmed and by those presents does grant, bargain, release and confirm unto the said Grantee, its successors and assigns that certain sanitary sewer easement, to the Lower Paxton Township Authority, County of Dauphin, Pennsylvania, as more particularly described on the attached plats and legal descriptions marked as Exhibits "A" and "B".

TO HAVE AND TO HOLD the said easement located within the above described tract, unto the said Grantee as more particularly described on attached Exhibits "A" and "B" to the said Grantee to and for the only proper use and benefit of the said Grantee, its successors and assigns forever as a part of the public sewer system, to operate, maintain, replace and remove such sewer system as the Grantee may from time to time require, consisting of underground pipes, conduits, manholes and drains, upon, over and under a strip of land as more particularly described in Exhibits "A" and "B" hereto attached and made a part hereof; together with the right of ingress and egress over and across the lands of the Grantor to and from said strip for the purpose of exercising the rights herein granted; to place surface markers beyond said strip, to clear and keep cleared all trees, roots, brush and other obstructions to allow vehicular access from the surface and sub-surface of said strip, and to install gates and stiles in any fences crossing said strip.

The Grantor is to have full use and enjoyment of said premises except for the purposes granted said Grantee, and provided that Grantor shall not construct or permit to be constructed any house, structure, trees, shrubs, gardens, or obstruction on or over, or that will interfere with vehicular access for the construction, maintenance or operation of any sewer line or appurtenances constructed hereunder, and will not change the grade or contour over said sewer line without written approval of Grantee.

The easement hereby granted shall be subject, however, to the rights of the Grantor herein in the future development of the real estate adjacent to the easement to lay out and dedicate a street on, upon and over said easement.

AND, the parties hereto, for themselves, their heirs, executors, successors and assigns, hereby covenant and agree that no structure or obstruction shall be constructed or permitted on said easement.

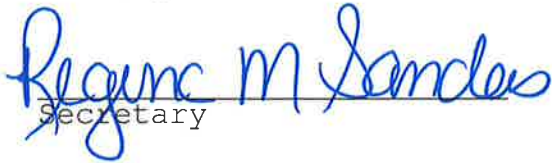
AND, the said Grantor, for itself, its successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the said Grantor, nor its successors and assigns will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for and by reason of the conveyances of the aforesaid tracts of land for public sanitary sewer purposes, and by reason of the physical grading, improving and maintaining said sanitary sewer easement.

AND, the said Grantor, for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors, by these presents, that it, the said Grantor and its successors and assigns, by these presents, that the Grantor has not done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged of encumbered in title, or otherwise howsoever.

IN WITNESS WHEREOF, the Grantor, has caused this indenture to be signed the day and year first above written.

ATTEST:

THE MCNAUGHTON COMPANY


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By: 
Joel C. McNaughton

Certificate of Residence

I hereby certify that the mailing address of the Grantee is:

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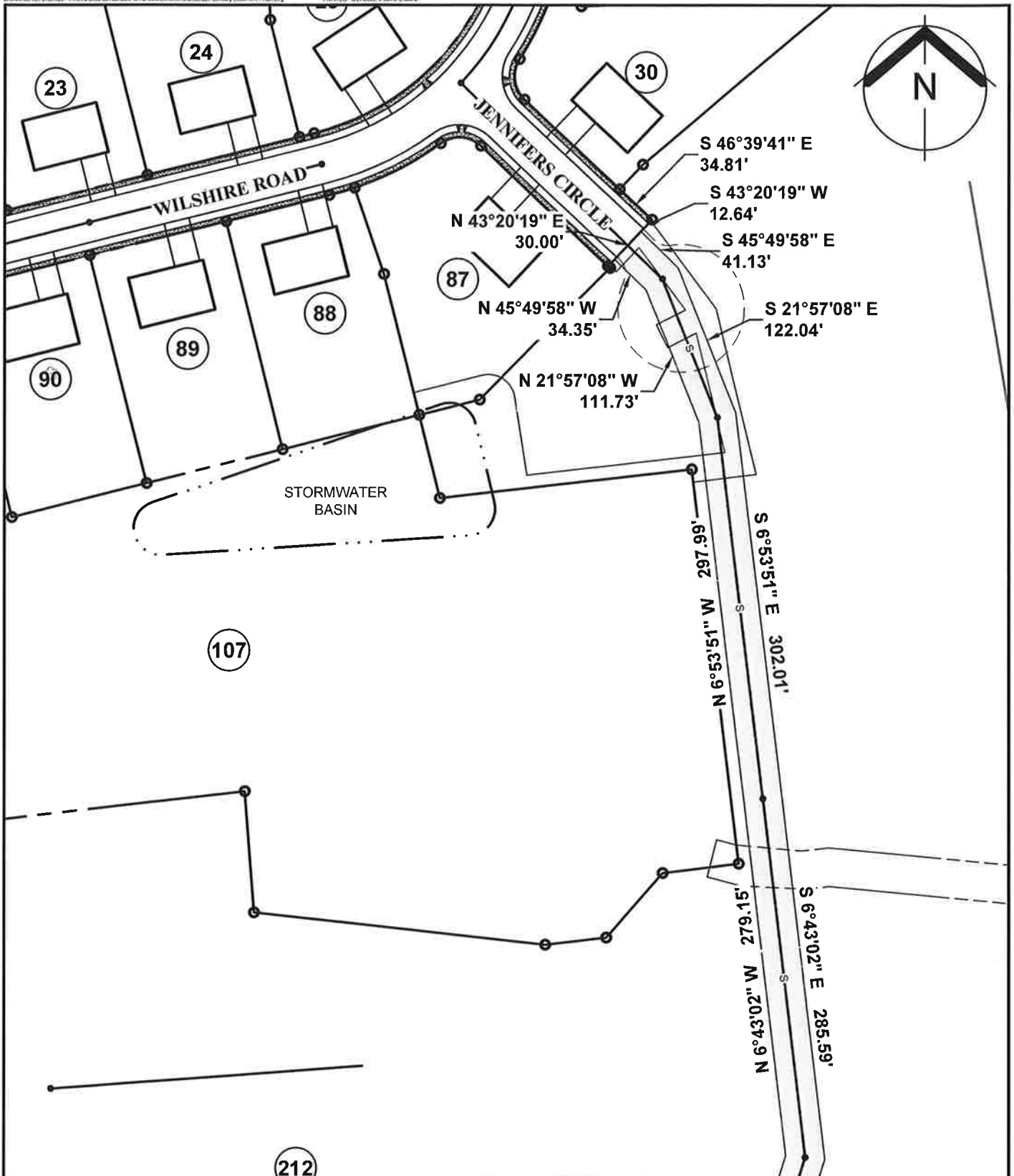
**LEGAL DESCRIPTION
FOR WILSHIRE ESTATES, PHASE 2A
SANITARY SEWER EASEMENT
SITUATED IN
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA**

ALL THAT CERTAIN tract of land situated in Lower Paxton Township, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT, said point being an iron pin on the northern right-of-way of Jennifer's Circle and the common property line of the south eastern most corner of proposed Lot 30, part of Wilshire Estates Phase 2A and lands now or formerly of McNaughton Properties, L.P. Phase 2 (Tax Parcel #35-061-002). Thence along said right-of-way line South 46 degrees 39 minutes 41 seconds East for 34.81 feet to a point on a line. Thence South 43 degrees 20 minutes 19 seconds West for 12.64 feet to a point on a line. Said point being the north eastern most part of a proposed sanitary sewer easement. Thence along said easement and through lands now or formerly of McNaughton Properties, L.P. Phase 2 (Tax Parcel #35-061-002) the following courses:

1. South 45 degrees 49 minutes 58 seconds East for 41.13 feet to a point on a line.
2. South 21 degrees 57 minutes 08 seconds East for 122.04 feet to a point on a line.
3. South 06 degrees 53 minutes 51 seconds East for 302.01 feet to a point on a line.
4. South 06 degrees 43 minutes 02 seconds East for 285.59 feet to a point on a line.
5. South 17 degrees 20 minutes 07 seconds West for 155.19 feet to a point on a line.
6. South 50 degrees 21 minutes 49 seconds West for 116.66 feet to a point on a line.
7. South 81 degrees 37 minutes 25 seconds West for 380.18 feet to a point on a line.
8. South 06 degrees 32 minutes 17 seconds East for 79.99 feet to a point on a line.
9. South 80 degrees 03 minutes 16 seconds East for 149.28 feet to a point on a line.
10. South 13 degrees 39 minutes 44 seconds East for 31.87 feet to a point on a line.
11. South 82 degrees 38 minutes 46 seconds West for 13.98 feet to a point on a line.
12. South 86 degrees 55 minutes 46 seconds West for 16.38 feet to a point on a line.
13. North 13 degrees 39 minutes 44 seconds West for 7.69 feet to a point on a line.
14. North 80 degrees 03 minutes 16 seconds West for 152.06 feet to a point on a line.
15. North 06 degrees 32 minutes 17 seconds West for 131.46 feet to a point on a line.
16. North 81 degrees 37 minutes 25 seconds East for 400.84 feet to a point on a line.
17. North 50 degrees 21 minutes 49 seconds East for 99.37 feet to a point on a line.
18. North 17 degrees 20 minutes 07 seconds East for 139.90 feet to a point on a line.
19. North 06 degrees 43 minutes 02 seconds West for 279.15 feet to a point on a line.
20. North 06 degrees 53 minutes 51 seconds West for 297.99 feet to a point on a line.
21. North 21 degrees 57 minutes 08 seconds West for 111.73 feet to a point on a line.
22. North 45 degrees 49 minutes 58 seconds West for 34.35 feet to a point on a line.
23. North 43 degrees 20 minutes 19 seconds East 30.00 feet to a point on a line, said point being the **PLACE OF BEGINNING**.

Said easement containing 49,785.46 square feet or 1.142 acres more or less.



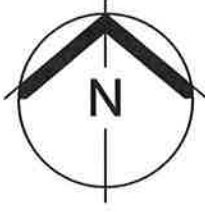
Snyder · Secary & Associates, LLC
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

HARRISBURG OFFICE
 2000 LINGESTOWN ROAD
 SUITE 304
 HARRISBURG, PA 17110
 717.651.1010 www.snydersecary.com

YORK OFFICE
 227 W. MARKET STREET
 SUITE 104
 YORK, PA 17401
 717.781.2829

SANITARY SEWER EASEMENT EXHIBIT
 FOR
WILSHIRE ESTATES PH2A
 FOR
 THE MCNAUGHTON COMPANY
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 18-0438-001
DATE: 06/27/22
SCALE: 1" = 100'
SHEET 1 of 2



212

N/F
McNaughton Properties LP Ph. 2
Tax Parcel # 35-061-002
56.6378 Acres

N 17°20'07" E
139.90'

S 17°20'07" W
155.19'

N 50°21'49" E
99.37'

S 50°21'49" W
116.66'

N 81°37'25" E 400.84'

S 6°32'17" E
79.99'

S 80°03'16" E
149.28'

S 13°39'44" E
31.87'

N 6°32'17" W
131.46'

N 80°03'16" W
152.06'

N 13°39'44" W
7.69'

N/F
Brian Santelli
Tax Parcel # 36-063-220
Deed Book 2642 Page 444
Plan Book 2 Page 28

S 82°38'46" W
13.98'

S 86°55'46" W
16.38'

Iron Pin
(Set)

Iron Pin

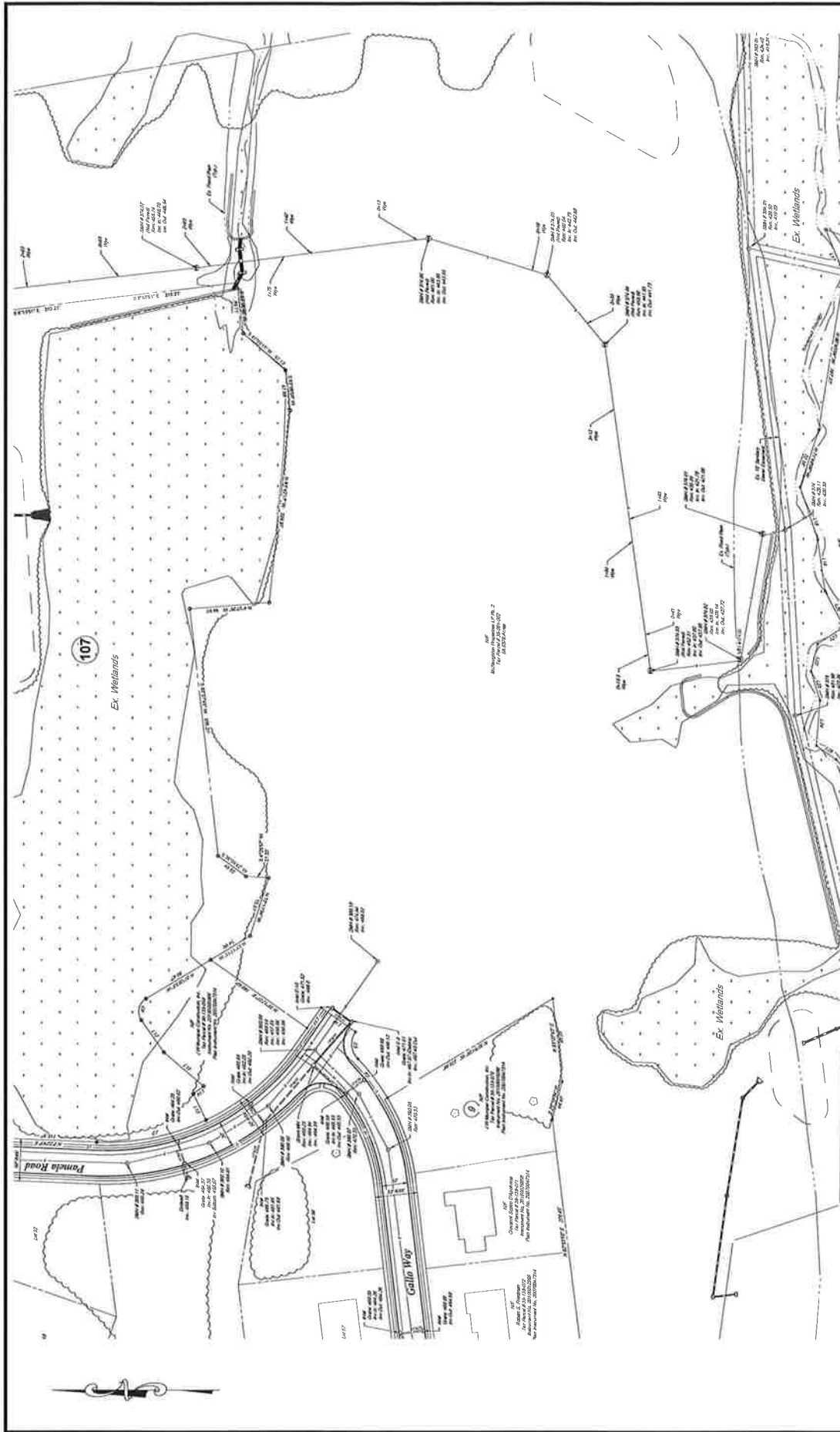
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SANITARY SEWER EASEMENT EXHIBIT
FOR
WILSHIRE ESTATES PH2A
FOR
THE MCNAUGHTON COMPANY
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 18-0438-001
DATE: 06/27/22
SCALE: 1" = 100'
SHEET 2 of 2



<p>A to Z and Consulting Services, LLC</p> <p>403 LIVE SUITE 100 McConahy, PA 17233 PH 717-809-3025 www.a2zandconsulting.com</p>	<p>SANITARY SEWER AS-BUILT</p> <p>WILSHIRE ESTATES - PHASE IIA</p> <p>ESTIMATED SQUARE FEET OF SEWERAGE SCOPE LUMBER MARKET TOWNSHIP, WILKES-BARRE COUNTY, PENNSYLVANIA</p>	<table border="1"> <tr> <td>Scale</td> <td>1" = 50'</td> </tr> <tr> <td>Sheet No.</td> <td>00</td> </tr> <tr> <td>Drawn By</td> <td>PTG</td> </tr> <tr> <td>Checked By</td> <td>RGC</td> </tr> <tr> <td>Date</td> <td>08-23-2023</td> </tr> <tr> <td>Project No.</td> <td>24-041</td> </tr> <tr> <td>Revision</td> <td>AS-BUILT</td> </tr> </table>	Scale	1" = 50'	Sheet No.	00	Drawn By	PTG	Checked By	RGC	Date	08-23-2023	Project No.	24-041	Revision	AS-BUILT
Scale	1" = 50'															
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Date	08-23-2023															
Project No.	24-041															
Revision	AS-BUILT															



Bond No. 0795394M
Premium \$ 0.00

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, The McNaughton Company as Principal, and Harco National Insurance Company a corporation duly organized and by the virtue of the laws of the State of Illinois and authorized to become sole surety on bonds in the State of Pennsylvania, as Surety, are held and firmly bound unto the Lower Paxton Township Authority, hereinafter called the Obligee, in the just and penal sum of Fifty-Five Thousand Six Hundred Eighty and 00/100 Dollars (\$ 55,680.00), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Wilshire Estates, Phase 2A

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of 1.5 year(s) from the date of acceptance of the work by the Obligee to expire June 13, 2024.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 13th day of December, 2022.

The McNaughton Company
Principal

By: [Signature]

Harco National Insurance Company

By: [Signature]
Robin V. Russell / Attorney-in-Fact

POWER OF ATTORNEY

Bond # 0795394M

**HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

DONALD S. DENBO, THOMAS R. DAVIS, JOHN LAWRENCE, DAVID E. ARMSTRONG, GRIFFIN F. WILLSON, SEAN P. KIRWAN, SAMANTHA LEONARD, JOHNNY H. THOMPSON, JULIE G. HOLLAND, ROBIN V. RUSSELL

Brentwood, TN

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2021



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, December 13, 2022

A02305

Irene Martins, Assistant Secretary