

OFFICIAL
HAMPTON TOWNSHIP
COUNTY OF ALLEGHENY, PENNSYLVANIA
RESOLUTION NO. 94

A RESOLUTION OF THE TOWNSHIP OF HAMPTON, A HOME RULE COMMUNITY, SITUATE IN ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE FILING OF A DECLARATION OF TAKING AND CONDEMNATION FOR THE PURPOSES OF RELOCATING THE GLANNONS PUMP STATION OF THE PROPERTIES NOW OR FORMERLY OWNED BY DAVID ZALEWSKI, DOUGLAS ZALEWSKI AND DREW LESHER (PARCEL ID 615-L-39), OR IN THE ALTERNATIVE, THE ACQUISITION OF THE SAME BY DEED OR DEED IN LIEU OF CONDEMNATION.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Hampton as follows:

1. The Council of the Township of Hampton hereby authorizes the condemnation of all that lot or piece of ground known as 3788-3790 Mount Royal Boulevard, Allegheny County, Parcel ID 615-L-39, as depicted by the deed attached hereto as Exhibit "A", or, in the alternative, the acquisition of the same by deed in lieu of condemnation.

2. The foregoing property interests are being acquired to relocate the Glannons Pump Station to the most suitable location, pursuant to the Second Class Township Code, 53 Pa. C.S. §65101, *et seq.* and the Eminent Domain Code, 26 P.S. §1-101, *et. seq.*

3. The Township Manager, Solicitor and other officers of the Township are hereby authorized, directed, and empowered to execute all necessary declarations of taking and other documents necessary to condemn said property and to take all other steps necessary and proper under applicable law and the Eminent Domain Code, its supplements and amendments, to condemn said properties and compensate the owners, or reputed owners, according to law.

NOW, this 25th day of July, 2018, UPON MOTION DULLY MADE AND SECONDED THE FOREGOING RESOLUTION IS HEREBY ADOPTED.

ATTEST:

TOWNSHIP OF HAMPTON



Township Manager

By: 

President of Council

Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

**** Electronically Filed Document ****

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Department of Real Estate Stamp

Document Number: 2017-38455
Recorded As: ERX-DEED
Recorded On: December 11, 2017
Recorded At: 11:03:38 am
Number of Pages:5
Book-VI/Pg: Bk-DE VI-17042 Pg-453
Recording Fee: \$166.75
Parties:
KAHLER REBECCA
ZALEWSKI DAVID
Receipt Number: 3348592
Processed By: Joanna Clark

NOTE-

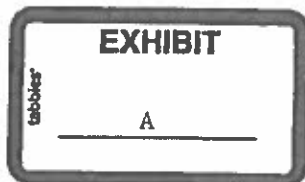
0615L00039000000

Realty Transfer Stamp

Consideration Amt	\$140000.00	Commonwealth of Pennsylvania	\$1400.00
Tax Code :	HAMPTON TP	Munic-Hampton Twp	\$1400.00
Tax Amount:	\$3500.00	School District-Hampton Twp	\$700.00
Ward :		Munic-Penalty	\$0
99-NO WARD		Munic-Interest	\$0
Stamp Num:	T32091	School-Penalty	\$0
Blk/Lot:	0615L00039000000	School-Interest	\$0
Affidavit:	No		
Exempt:	No		

I hereby certify that the within and foregoing was recorded in the Department of Real Estate's Office in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****



Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Moh Fitzgerald, County Executive

305321

THIS INDENTURE

DRE Certified
11-Dec-2017 11:00AM Int By: B G

Made the 5th day of December, 2017

BETWEEN Rebecca Kahler A Single Woman
("Grantor(s)")

And

David Zalewski, Douglas Zalewski and Drew Leshner, Joint Tenants
with Right of Survivorship and not Tenants in Common
("Grantee(s)")

Witnesseth, that the said party of the first part, in consideration of One Hundred Forty Thousand and 00/100 DOLLARS (\$ 140,000.00) to her now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

ALL That certain plot of ground set in Hampton Township, Allegheny County, Pennsylvania, bounded and described as follows:
BEGINNING at a point on the southerly side of Hampton Avenue at its intersection with the easterly line of the Pittsburgh and Butler Turnpike, now called Mt. Royal Boulevard; thence along the southerly line of Hampton Avenue, North 87 degrees 51' 40" East, 50.00 feet to a point; thence South 2 degrees 8' 20" East, 150.00 feet to a point; thence South 87 degrees 51' 40" West, 63.93 feet to a point on the easterly line of the Pittsburgh and Butler Turnpike, aforesaid; thence along said Turnpike, North 3 degrees 54' 40" East, 40.47 feet to a point; thence still by said line, North 2 degrees 52' 40" East 110.18 feet to the corner of Hampton Avenue and said Turnpike on which the above described plot of ground abuts, lying between the center line thereof and the westerly line of the plot herein conveyed.

Having erected thereon a frame dwelling known as 3788-3790 Mt. Royal Boulevard. **TOGETHER** with the right to use, for street purposes, the aforesaid Hampton Avenue, a 50.00 foot street, now dedicated to public use.

BEING the same premises conveyed to Rebecca Kahler by deed from Ralph Eyerman, Married and Thomas R. Johnson Sr., Married dated 06/08/2009 and recorded 06/08/2009 in DBV 13947 page 313.

Parcel ID 615-L- 00039

HAVING an address of 3788-3790 Mt. Royal Boulevard Hampton, PA 15101

With the appurtenances: *To Have and To Hold* the same unto and for the use of the said parties of the second part their heirs and assigns forever,
And the said party

For herself/her heirs, executors and administrators covenant them with the said parties of the second part their heirs and assigns against all lawful claimants generally the same and every part thereof to Warrant and Defend.

NOTICE: THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AN 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. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)


Witness the hand(s) and seal(s) of the said party of the first part.

Witness:

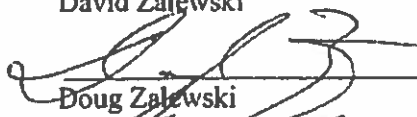
_____ 
Rebecca Kahler

NOTICE: THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT.10, P.L. 874, NO.156 1.

Witness:




_____ **David Zalewski**


_____ **Doug Zalewski**


_____ **Drew Leshner**

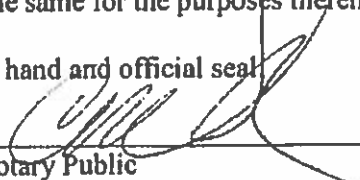
Commonwealth of Pennsylvania

County of *Allegheny*

5th and
On this the *8th* day of December, 2017, before me a notary public, the undersigned officer, personally appeared Rebecca Kahler known to me (or satisfactorily proven) to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal

My commission expires:


_____ **Notary Public**

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christina M. Sandherr, Notary Public
Robinson Two, Allegheny County
My Commission Expires Sept. 5, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATE OF RESIDENCE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE OWNER MAILING ADDRESS OF THE WITHIN NAMED GRANTEE(S) IS

**76 WESTMINSTER PLACE
PITTSBURGH, PA 15209**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE TAX BILL ADDRESS OF THE WITHIN NAMED GRANTEE(S) IS:

**QUICKEN LOANS
PO Box 6577
CAROL STREAM, IL 60197**

Witness my hand this 8th day of December, 2017



A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to be a first name followed by a last name.

**MAIL TO:
Pennsylvania Land Titles
Three Robinson Plaza, Ste 220
Pittsburgh, PA 15205**