

Deed of Dedication,

MADE THE 7th *day of* May *in the year*
of our Lord two thousand fifteen (2015).

BETWEEN ST. CLAIR RESORT DEVELOPMENT, LLC, a limited liability company, with offices at 1031 Peninsula Drive, Central City, Pennsylvania, 15926, GRANTOR, Party of the First Part,

AND

INDIAN LAKE BOROUGH, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, having its offices at 1301 Causeway Drive, Central City, Pennsylvania, 15926, GRANTEE, Party of the Second Part.

WITNESSETH, that in consideration of ONE AND 00/100 (\$1.00) Dollar, in hand paid, as well as numerous other considerations affecting public welfare, Grantor does hereby grant and convey unto the Grantee, its successors and assigns,

ALL that certain right-of-way and easement, known and designated as "Kickapoo Court" situate in Indian Lake Borough, Somerset County, Pennsylvania, in, on, over and across a certain strip of land bounded and described as follows:

BEGINNING for a tie line at a point marked by a rebar on the southerly right-of-way line of South Peninsula Drive; thence North 71° 08' 06" East 60.61 feet to a point at the intersection of the southerly right-of-way line of South Peninsula Drive with the northwesterly right-of-way line of Kickapoo Court, being the place of beginning of the right-of-way and easement hereby conveyed; thence through the intersection of Kickapoo Court with South Peninsula Drive along the southerly right-of-way line of South Peninsula Drive, North 71° 08' 06" East 56.26 feet to a point at the intersection of the southeasterly right-of-way line of Kickapoo Court with the southerly right-of-way line of South Peninsula Drive; thence along the southeasterly right-of-way line of Kickapoo Court and the residue of St. Clair Resort Development, LLC, the following courses and distances: South 05° 16' 36" West 29.02 feet to a point; thence by a curve to the right having a radius of 216.50 feet, an arc length of 30.81 feet, a delta angle of 08° 09' 10", a chord bearing of South 09° 21' 11" West and a chord length of 30.78 feet to a point; thence South 13° 25' 46" West 132.40 feet to a point; thence by a curve to the right having a radius of 216.50 feet, an arc length of 190.32 feet, a delta angle of 50° 22' 07", a chord bearing of South 38° 36' 49" West and a chord length of 184.26 feet to a point; thence South 63° 47' 53" West 235.73 feet to a point; thence by a curve to the right having a radius of 216.50 feet, an arc length of 77.78 feet, a delta angle of 20° 35' 01", a chord bearing of South 74° 05' 24" West and a chord length of 77.36 feet to a point; thence South 84° 22' 54" West 160.30 feet to a point; thence by a curve

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to the right having a radius of 216.50 feet, an arc length of 21.17 feet, a delta angle of $05^{\circ} 36' 13''$, a chord bearing of South $87^{\circ} 11' 01''$ West and a chord length of 21.17 feet to a point; thence South $89^{\circ} 59' 07''$ West 156.77 feet to a point; thence by a curve to the right having a radius of 216.50 feet, an arc length of 103.94 feet, a delta angle of $27^{\circ} 30' 31''$, a chord bearing of North $76^{\circ} 15' 38''$ West and a chord length of 102.95 feet to a point; thence North $62^{\circ} 30' 22''$ West 127.73 feet to a point; thence by a curve to the left having a radius of 183.50 feet, an arc length of 54.48 feet, a delta angle of $17^{\circ} 00' 39''$, a chord bearing of North $71^{\circ} 00' 42''$ West and a chord length of 54.28 feet to a point; thence North $79^{\circ} 31' 01''$ West 176.63 feet to a point; thence along the residue of land of St. Clair Resort Development, LLC, the following courses and distances: North $10^{\circ} 28' 59''$ East 33.00 feet to a point; thence South $79^{\circ} 31' 01''$ East 32.50 feet to a point; thence North $10^{\circ} 28' 59''$ East 23.50 feet to a point; thence South $79^{\circ} 31' 01''$ East 53.90 feet to a point, common corner of right-of-way and easement hereby conveyed, residue of land of St. Clair Resort Development, LLC, and land of Kickapoo Lakeside Townhouses; thence along land of Kickapoo Lakeside Townhouses South $10^{\circ} 48' 08''$ West 23.50 feet to a point; thence along the northerly right-of-way line of Kickapoo Court and land of Kickapoo Lakeside Townhouses, the following courses and distances: South $79^{\circ} 31' 01''$ East 90.37 feet to a point; thence by a curve to the right having a radius of 216.50 feet, an arc length of 64.28 feet, a delta angle of $17^{\circ} 00' 39''$, a chord bearing of South $71^{\circ} 00' 42''$ East and a chord length of 64.04 feet to a point; thence along same and residue of land of St. Clair Resort Development, LLC, South $62^{\circ} 30' 22''$ East 127.73 feet to a point; thence along the northerly right-of-way line of Kickapoo Court and residue of land of St. Clair Resort Development, LLC, the following courses and distances: by a curve to the left having a radius of 183.50 feet, an arc length of 88.10 feet, a delta angle of $27^{\circ} 30' 31''$, a chord bearing of South $76^{\circ} 15' 38''$ East and a chord length of 87.26 feet to a point; thence North $89^{\circ} 59' 07''$ East 156.77 feet to a point; thence by a curve to the left having a radius of 183.50 feet, an arc length of 17.95 feet, a delta angle of $05^{\circ} 36' 13''$, a chord bearing of North $87^{\circ} 11' 01''$ East and a chord length of 17.94 feet to a point; thence North $84^{\circ} 22' 54''$ East 160.30 feet to a point; thence by a curve to the left having a radius of 183.50 feet, an arc length of 65.92 feet, a delta angle of $20^{\circ} 35' 01''$, a chord bearing of North $74^{\circ} 05' 24''$ East and a chord length of 65.57 feet to a point; thence North $63^{\circ} 47' 53''$ East 235.73 feet to a point; thence by a curve to the left having a radius of 183.50 feet, an arc length of 161.31 feet, a delta angle of $50^{\circ} 22' 07''$, a chord bearing of North $38^{\circ} 36' 49''$ East and a chord length of 156.17 feet to a point; thence North $13^{\circ} 25' 46''$ East 132.40 feet to a point; thence by a curve to the left having a radius of 183.50 feet, an arc length of 10.00 feet, a delta angle of $03^{\circ} 07' 16''$, a chord bearing of North $11^{\circ} 52' 08''$ East and a chord length of 9.99 feet to a point; thence by a curve to the left having a radius of 20.50 feet, an arc length of 31.20 feet, a delta angle of $87^{\circ} 12' 28''$, a chord bearing of North $33^{\circ} 17' 44''$ West and a chord length of 28.28 feet to a point at the intersection of the southerly right-of-way line of South Peninsula Drive with the northwesterly right-of-way line of Kickapoo Court, being the place of beginning. CONTAINING 1.14 acres.

The above description of the right-of-way and easement hereby conveyed known as Kickapoo Court is taken from a Right of Way Plan for Kickapoo Court prepared by Musser Engineering, Inc., pursuant to a survey by Randall Lee Musser, Registered Surveyor, dated February 5, 2015,

recorded on May 22, 2015, in the Office of the Recorder of Deeds of Somerset County, Pennsylvania, in Plat Book Volume 36, Page 39.

BEING a portion of the same premises conveyed by deed of Lake Properties, Inc., to St. Clair Resort Development, LLC, dated September 15, 2005, and recorded September 16, 2005, in Somerset County Record Book Volume 1842, Page 401.

UNDER AND SUBJECT to all adverse conveyances, encroachments, exceptions, reservations, conditions, restrictions, easements, rights-of-way and encumbrances of record and/or which are apparent on the ground.

TO HAVE AND TO HOLD the said right-of-way and easement, in, on, over and across the above-described parcel of land unto Grantee for the proper use and behoof of Grantee, its successors and assigns, as and for a public road, street and/or highway to the same extent and with the same effect as if said road, street and/or highway had been opened by Decree of the Court of Common Pleas of Somerset County, Pennsylvania.

AND the said grantor hereby covenants and agrees that it will warrant SPECIALLY the right-of-way and easement hereby conveyed.

IN WITNESS WHEREOF, the parties hereto have caused this Deed of Dedication to be executed the day and year first above written by their duly authorized signatures.

Witness:

ST. CLAIR RESORT DEVELOPMENT, LLC

Chloe R. Dawson
(Company Seal)

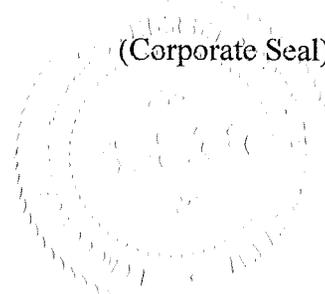
By: *Ray M. Davis*
Its: Sole Member

Attest:

INDIAN LAKE BOROUGH

Theresa L. Heyant
Secretary

By *Patricia A. Dewar* (SEAL)
Its *Vice President*



(Corporate Seal)

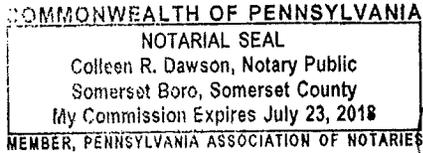
COMMONWEALTH OF PENNSYLVANIA

} ss.

COUNTY OF SOMERSET

On this, the 7th day of May, 2015, before me, the undersigned officer, personally appeared Terry L. St. Clair, Sole Member, of ST. CLAIR RESORT DEVELOPMENT, LLC, a limited liability company, and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

In witness whereof, I hereunto set my hand and official seal.



Colleen R. Dawson (SEAL)
Notary Public
Title of Officer.

COMMONWEALTH OF PENNSYLVANIA

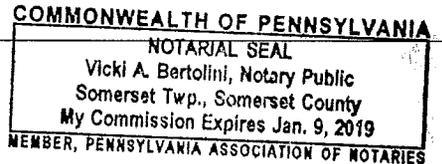
} ss.

COUNTY OF SOMERSET

On this, the 7th day of May, 2015, before me, the undersigned officer, personally appeared Patricia A. Dewar, who acknowledged ^{herself} to be the Vice President of INDIAN LAKE BOROUGH, a municipal corporation, and that she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as the Vice President.

In witness whereof, I hereunto set my hand and official seal.

Vicki A. Bertolini (SEAL)
Title of Officer.



I do hereby certify that the precise residence and complete post office address of the within named Grantee is 1301 Causeway Drive, Central City, Pennsylvania, 15926.

S/22, 2015.



Attorney for _____

This document prepared by:

Daniel W. Rullo, Esq.
Barbera, Clapper, Beener, Rullo & Melvin, LLP
146 West Main Street
Somerset, Pennsylvania 15501

SOMERSET COUNTY RECORDER OF DEEDS
PATRICIA A. PEIFER, RECORDER
300 NORTH CENTER AVENUE
SUITE 400
SOMERSET, PENNSYLVANIA 15501
Phone: (814) 445-1547
Fax: (814) 445-1563



RETURN DOCUMENT TO:
DANIEL W RULLO ESQ

Instrument Number - 2015003771
Recorded On 5/22/2015 At 3:36:06 PM
* Instrument Type - DEED
Invoice Number - 240354 User ID - RLM
* Total Pages - 6
* Customer - DANIEL W RULLO ESQ
* Grantor - ST CLAIR RESORT DEVELOPMENT

* Grantee - INDIAN LAKE BOROUGH

* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$15.00
ROD IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
AFFORDABLE HOUSING	\$10.00
TOTAL PAID	\$66.00

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of SOMERSET COUNTY, PENNSYLVANIA



Patricia A. Peifer
Patricia A. Peifer
Recorder Of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

