

2:37



ON  HUNT



500 ft

516 ft elevation  
WITMER  
ROBERT  
G

  
49°



SHEARER  
CLARENCE  
K

RAMBLER  
GLEN H &  
BUNNY E

HENR  
LARR  
W

Sat  
2D

 Hunt Map  
Layers

Safe Harbor Rd



Offline Maps



My Content



Tools



Tracker

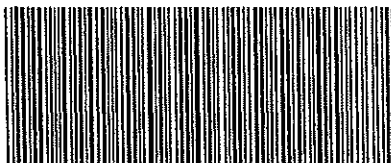
**Lancaster County**

Bonnie L. Bowman  
Recorder of Deeds  
150 N. Queen Street  
Suite 315  
Lancaster, PA 17603  
Phone: 717-299-8238  
Fax: 717-299-8393



INSTRUMENT # : 5991691

RECORDED DATE: 04/16/2012 03:38:40 PM



3297479-00157

**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 11

**Document Type:** EASEMENT/RIGHT OF WAY**Transaction Reference:** Witmer E-869 CCS Re Rambler**Document Reference:** E-869 CCS Re Rambler**RETURN TO:** (dlenhart@pyferpartners.com)

\*\*PLEASE NOTE: Recorded documents with completed  
Cover Pages are returned via email to the email address(es)  
identified above.

Dawn R. Lenhart  
128 North Lime Street  
Lancaster, PA 17602

**Transaction #:** 3253340 - 1 Doc(s)**Document Page Count:** 10**Operator Id:** boydj**SUBMITTED BY:** (dlenhart@pyferpartners.com)

Dawn R. Lenhart  
128 North Lime Street  
Lancaster, PA 17602

**\* PROPERTY DATA:**

Parcel ID #: 410

Municipality: MANOR TOWNSHIP (100%)

School District: PENN MANOR SD

**\* ASSOCIATED DOCUMENT(S):****FEES / TAXES:**RECORDING FEE: EASEMENT/RIGHT  
OF WAY

CRC #6544 \$13.00

RIF #6543 \$2.00

WRIT TAX \$3.00

PA SURCHARGE #6548 \$0.50

EXTRA PAGE FEE \$23.50

\$12.00

**Total:** \$54.00

INSTRUMENT # : 5991691

RECORDED DATE: 04/16/2012 03:38:40 PM

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office in  
Lancaster County, Pennsylvania.

*Bonnie L. Bowman*

**Bonnie L. Bowman**  
Recorder of Deeds

**PLEASE DO NOT DETACH****THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

## DECLARATION OF EASEMENT

Prepared by: Pyfer, Straub, Gray & Farhat, P.C.

Return To:

Pyfer, Straub, Gray & Farhat, P.C.

128 North Lime Street

Lancaster PA 17602

Telephone: (717) 299-7342

Our File #E-869 CCS

Parcel ID#4104847000000

WHEREAS, Glen H. Rambler and Bunny E. Rambler, husband and wife, are the owners of certain lands and premises located at 2855 Safe Harbor Road, in the Township of Manor, County of Lancaster, and Commonwealth of Pennsylvania, title to which became vested in them by Deed from Merle W. Wade and Mary Elizabeth Wade, husband and wife, dated and recorded October 30, 1957, in the Office for the Recording of Deeds in and for Lancaster County, Pennsylvania, in Deed Book Z, Volume 45, Page 0425; and

WHEREAS, the land is described in the above Deed, the legal description of which is contained in the above-mentioned Deed, which description is incorporated hereby by reference; and

WHEREAS, it is the desire of the aforesaid Glen H. Rambler and Bunny E. Rambler to create and declare a certain Access Easement over a parcel of land more particularly described in Exhibit "A" annexed hereto, which land is part of the land described in the aforementioned Deed, and which Easement shall be for the use and benefit of the owners, present and future, of 2853 Safe Harbor Road, Manor Township, Lancaster County, Pennsylvania;

WHEREAS, the premises at 2853 Safe Harbor Road, Manor Township, Lancaster County, Pennsylvania, is currently owned by the Estate of Betty J. Witmer, as Betty J. Witmer died on July 21, 2011;

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar lawful money of the United States paid to Glen H. Rambler and Bunny E. Rambler by Robert G. Witmer, Executor of the Estate of Betty J. Witmer, Deceased, receipt of which is hereby acknowledged, Glen H. Rambler and Bunny E. Rambler, owners in fee simple and intending to be legally bound, do hereby create, grant and declare the following Easement over this subject land, which Easement shall run with the land, subject to the terms, covenants and conditions stated in this Declaration of Easement:

(A) This Easement shall be for the following purpose: For ingress and egress over the stone-surfaced driveway leading to the premises at 2853 Safe Harbor Road, Manor Township, Lancaster County, Pennsylvania.

(B) The creation of the aforementioned Easement shall not be deemed to constitute an agreement to improve, alter, repair and maintain nor constitute a charge or lien for the costs thereof against any of the lands described in the aforementioned Deed, except that anyone who

shall hereafter disturb the surface condition of any part of said Easement for the purpose of installing, repairing, maintaining or replacing any utilities therein shall put the same back to the same condition, or as near thereto as is practicable, as the same were prior thereto. All costs of improving, altering, repairing or maintaining the Easement shall be borne by the owners, present or future, of 2853 Safe Harbor Road, Manor Township, Lancaster County, Pennsylvania.

(C) The rights and privileges herein created shall extend for a period of no more than seventy-five (75) years.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this

4<sup>th</sup> day of April, 2012.

Witnesses:

Dawn R. Genhart

Glen H. Rambler  
Glen H. Rambler

Dawn R. Genhart

Bunny E. Rambler  
Bunny E. Rambler

COMMONWEALTH OF PENNSYLVANIA

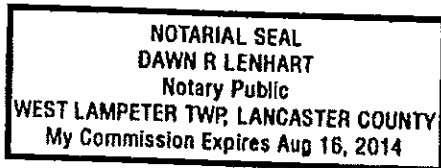
:  
: SS:

COUNTY OF LANCASTER

:

On this, the 4<sup>th</sup> day of April, 2012, before me, the undersigned officer, personally appeared GLEN H. RAMBLER and BUNNY E. RAMBLER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Declaration Of Easement, and acknowledged that they have executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.



Dawn R. Lenhart  
Notary Public

EXHIBIT "A"

DESCRIPTION OF EASEMENT

See attached Legal Description and Access Easement Plan

## EXHIBIT "A"

**WEBER SURVEYORS, INC.**

931 STONY BATTERY ROAD  
LANDISVILLE, PENNSYLVANIA 17538  
PHONE: (717) 898-9466

Legal Description

February 16, 2012

Access Easement – Rambler to Witmer  
Manor Township, Lancaster County

ALL THAT CERTAIN access easement extending through lands of Glen H. & Bunny E. Rambler, from Safe Harbor Road to lands of Betty J. Witmer Estate, located in Manor Township, Lancaster County, Pennsylvania, as shown on an Access Easement Plan, prepared by Weber Surveyors, Inc., dated February 14, 2012, said easement being more fully bounded and described as follows:

BEGINNING at point on the West right-of-way line of Safe Harbor Road, said point being in line of lands now or formerly of Ernest L. & Janice A. Adams; thence extending along lands of Adams, South forty-three (43) degrees twenty-seven (27) minutes eight (08) seconds West, a distance of thirty-eight and ninety-three hundredths (38.93) feet to a point; thence extending through lands of Glen H. & Bunny E. Rambler the eleven following courses and distances: [1] South seventy-one (71) degrees seventeen (17) minutes fifty-four (54) seconds West, a distance of forty-three and twenty-one hundredths (43.21) feet to a point; [2] North eighty (80) degrees twenty-two (22) minutes twenty-seven (27) seconds West, a distance of thirty-one and ninety-four hundredths (31.94) feet to an a point; [3] on a line curving to the left, having a radius of one hundred fifteen and zero hundredths (115.00) feet, an arc length of eighteen and twenty-nine hundredths (18.29) feet, a chord bearing of North eighty-four (84) degrees fifty-three (53) minutes fifty-five (55) seconds West, and a chord distance of eighteen and twenty-seven hundredths (18.27) feet to a point; [4] North eighty-nine (89) degrees twenty-nine (29) minutes eighteen (18) seconds West, a distance of one hundred sixty-three and eighty-six hundredths (163.86) feet to a point; [5] on a line curving to the left, having a radius of two hundred forty and zero hundredths (240.00) feet, an arc length of twenty-one and forty hundredths (21.40) feet, a chord bearing of South eighty-seven (87) degrees fifty-seven (57) minutes twenty-six (26) seconds West, and a chord distance of twenty-one and thirty-nine hundredths (21.39) feet to a point; [6] South eighty-five (85) degrees twenty-four (24) minutes ten (10) seconds West, a distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet to a point; [7] on a line curving to the left, having a radius of five hundred fifteen and zero hundredths (515.00) feet, an arc length of one hundred seven and fifty hundredths (107.50) feet, a chord bearing of South seventy-nine (79) degrees twenty-five (25) minutes twenty-two (22) seconds West, and a chord distance of one hundred seven and thirty-one hundredths (107.31) feet to a point; [8] South seventy-three (73) degrees twenty-six (26) minutes thirty-four (34) seconds West, a distance of one hundred thirty-six and seventy-five hundredths (136.75) feet to a point; [9] South seventy-two (72) degrees seven (07) minutes thirty-five (35) seconds West, a



## Legal Description

## Access Easement – Rambler to Witmer

## Page 2

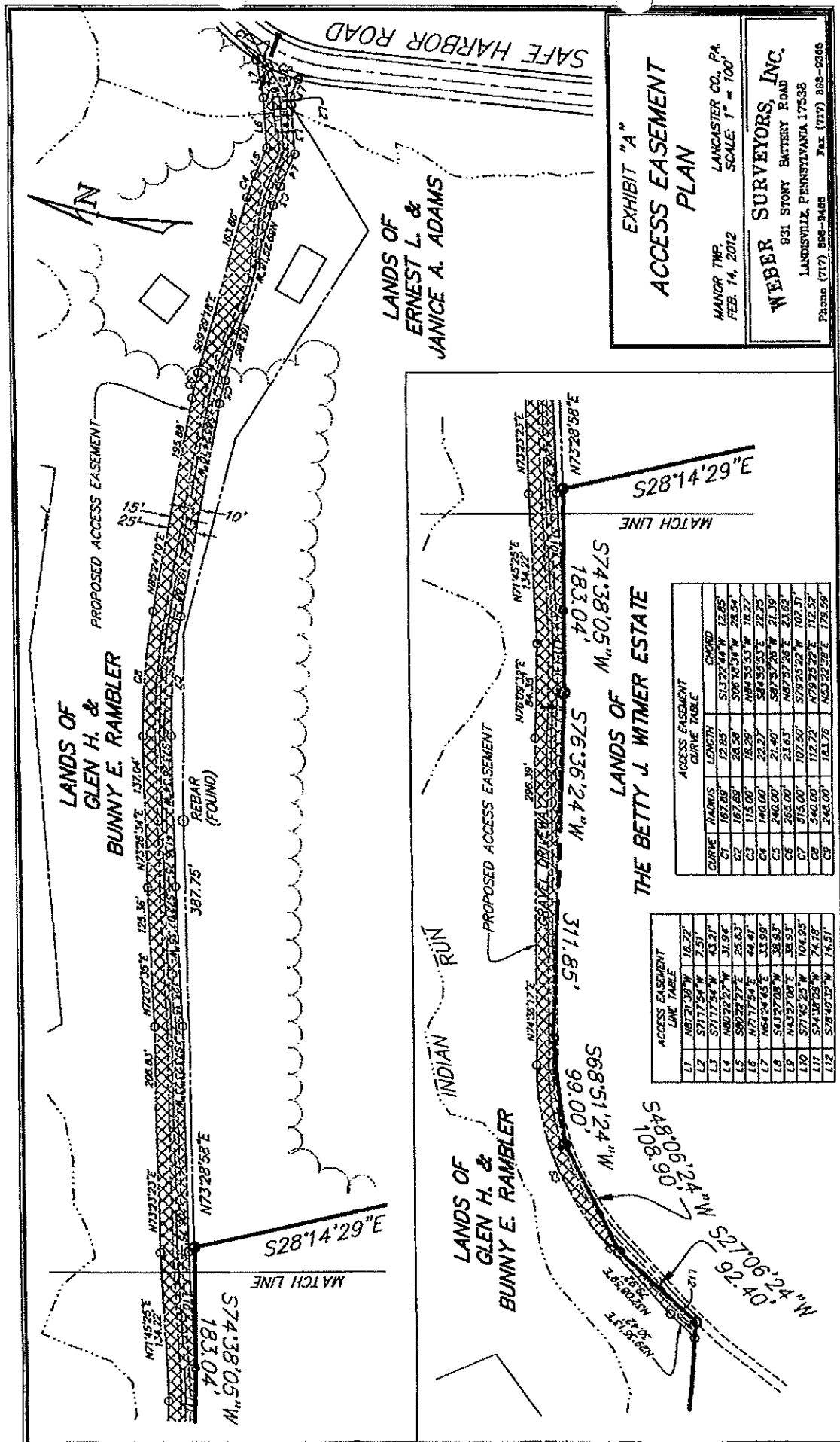
distance of one hundred twenty-five and thirty-five hundredths (125.35) feet to a point; [10] South seventy-three (73) degrees twenty-three (23) minutes twenty-three (23) seconds West, a distance of two hundred six and seventy-five hundredths (206.75) feet to a point; and [11] South seventy-one (71) degrees forty-five (45) minutes twenty-five (25) seconds West, a distance of one hundred four and ninety-five hundredths (104.95) feet to a point in line of lands of Betty J. Witmer Estate; thence extending along the same the six following courses and distances: [1] South seventy-four (74) degrees thirty-eight (38) minutes five (05) seconds West, a distance of seventy-four and eighteen hundredths (74.18) feet to a point; [2] South seventy-six (76) degrees thirty-six (36) minutes twenty-four (24) seconds West, a distance of three hundred eleven and eighty-five hundredths (311.85) feet to a point; [3] South sixty-eight (68) degrees fifty-one (51) minutes twenty-four (24) seconds West, a distance of ninety-nine and zero hundredths (99.00) feet to a point; [4] South forty-eight (48) degrees six (06) minutes twenty-four (24) seconds West, a distance of one hundred eight and ninety hundredths (108.90) feet to a point; [5] South twenty-seven (27) degrees six (06) minutes twenty-four (24) seconds West, a distance of ninety-two and forty hundredths (92.40) feet to a point; and [6] South seventy-eight (78) degrees forty (40) minutes thirty-two (32) seconds West, a distance of fourteen and fifty-one hundredths (14.51) feet to a point; thence extending through lands of Glen H. & Bunny E. Rambler the seventeen following courses and distances: [1] North twenty-nine (29) degrees thirty-six (36) minutes thirteen (13) seconds East, a distance of thirty and forty-two hundredths (30.42) feet to a point; [2] North thirty-two (32) degrees eight (08) minutes fifty-nine (59) seconds East, a distance of seventy-nine and ninety-two hundredths (79.92) feet to a point; [3] on a line curving to the right, having a radius of two hundred forty-eight and zero hundredths (248.00) feet, an arc length of one hundred eighty-three and seventy-six hundredths (183.76) feet, a chord bearing of North fifty-three (53) degrees twenty-two (22) minutes thirty-eight (38) seconds East, and a chord distance of one hundred seventy-nine and fifty-nine hundredths (179.59) feet to a point; [4] North seventy-four (74) degrees thirty-six (36) minutes seventeen (17) seconds East, a distance of two hundred ninety-six and thirty-nine hundredths (296.39) feet to a point; [5] North seventy-six (76) degrees nine (09) minutes thirty-two (32) seconds East, a distance of eighty-four and thirty-five hundredths (84.35) feet to a point; [6] North seventy-one (71) degrees forty-five (45) minutes twenty-five (25) seconds East, a distance of one hundred thirty-four and twenty-two hundredths (134.22) feet to a point; [7] North seventy-three (73) degrees twenty-three (23) minutes twenty-three (23) seconds East, a distance of two hundred six and eighty-three hundredths (206.83) feet to a point; [8] North seventy-two (72) degrees seven (07) minutes thirty-five (35) seconds East, a distance of one hundred twenty-five and thirty-six hundredths (125.36) feet to a point; [9] North seventy-three (73) degrees twenty-six (26) minutes thirty-four (34) seconds East, a distance of one hundred thirty-seven and four hundredths (137.04) feet to a point; [10] on a line curving to the right, having a radius of five hundred forty and zero hundredths (540.00) feet, an arc length of one hundred twelve and seventy-two hundredths (112.72) feet, a chord bearing of North seventy-nine (79) degrees twenty-five

## Legal Description

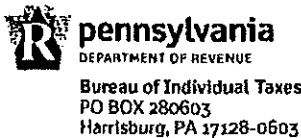
Access Easement – Rambler to Witmer

Page 3

(25) minutes twenty-two (22) seconds East, and a chord distance of one hundred twelve and fifty-two hundredths (112.52) feet to a point; [11] North eighty-five (85) degrees twenty-four (24) minutes ten (10) seconds East, a distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet to a point; [12] on a line curving to the right, having a radius of two hundred sixty-five and zero hundredths (265.00) feet, an arc length of twenty-three and sixty-three hundredths (23.63) feet, a chord bearing of North eighty-seven (87) degrees fifty-seven (57) minutes twenty-six (26) seconds East, and a chord distance of twenty-three and sixty-two hundredths (23.62) feet to a point; [13] South eighty-nine (89) degrees twenty-nine (29) minutes eighteen (18) seconds East, a distance of one hundred sixty-three and eighty-six hundredths (163.86) feet to a point; [14] on a line curving to the right, having a radius of one hundred forty and zero hundredths (140.00) feet, an arc length of twenty-two and twenty-seven hundredths (22.27) feet, a chord bearing of South eighty-four (84) degrees fifty-five (55) minutes fifty-three (53) seconds East, and a chord distance of twenty-two and twenty-five hundredths (22.25) feet to a point; [15] South eighty (80) degrees twenty-two (22) minutes twenty-seven (27) seconds East, a distance of twenty-five and sixty-three hundredths (25.63) feet to an a point; [16] North seventy-one (71) degrees seventeen (17) minutes fifty-four (54) seconds East, a distance of forty-four and forty-one hundredths (44.41) feet to a point; and [17] North sixty-four (64) degrees twenty-four (24) minutes forty-five (45) seconds East, a distance of thirty-three and ninety-nine hundredths (33.99) feet to West right-of-way line of Safe Harbor Road; thence extending along the same, on a line curving to the left, having a radius of one hundred sixty-seven and eighty-nine hundredths (167.89) feet, an arc length of twelve and eighty-five hundredths (12.85) feet, a chord bearing of South thirteen (13) degrees twenty-two (22) minutes forty-four (44) seconds West, and a chord distance of twelve and eighty-five hundredths (12.85) feet to the place of BEGINNING.



REV-183 EX (04-10)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid \$0.00

Book Number 5991691

Page Number

Date Recorded 04/16/2012 03:38:40 PM

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Christopher C. Straub, Esquire		Telephone Number: (717) 299-7342	
Mailing Address 128 North Lime Street	City Lancaster	State PA	ZIP Code 17602

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
Glen H. and Bunny E. Rambler  
Mailing Address  
2855 Safe Harbor Road  
City  
Millersville

State  
PA

ZIP Code  
17551

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s)  
Robert G. Wilmer  
Mailing Address  
2853 Safe Harbor Road  
City  
Millersville

State  
PA

ZIP Code  
17551

**D. REAL ESTATE LOCATION**

Street Address 2855 Safe Harbor Road	City, Township, Borough Manor Township
County Lancaster	School District Penn Manor
	Tax Parcel Number 410-48470-0-0000

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 178,700.00	5. Common Level Ratio Factor X 1.31	6. Fair Market Value = 234,097.00

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed 234,097.00	1b. Percentage of Grantor's Interest in Real Estate n/a	1c. Percentage of Grantor's Interest Conveyed n/a
---	--	--

**Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) This is for a Declaration of Easement - consideration is \$1.00, therefore, no transfer tax is due.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

Christopher C. Straub

4/13/2012

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**