

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 # : 5993507
 RECORDED DATE: 04/25/2012 01:01:16 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 12

Document Type: EASEMENT/RIGHT OF WAY
Transaction Reference: Simplifile : 87431B5D-0D0A-C2CF-7F4F-E61F0FB989C9
Document Reference:

Transaction #: 3255333 - 1 Doc(s)
Document Page Count: 11
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RETURN TO: ()
 **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above.
 Kling & Fanning, LLP
 131 W. Main St.
 New Holland, PA 17557
 (717) 354-7700

SUBMITTED BY: ()
 Kling & Fanning, LLP
 131 W. Main St.
 New Holland, PA 17557

GRANTOR(S)/MORTGAGOR(S):
 JR FERREE R ESBENSHADE

GRANTEE(S)/MORTGAGEE(S):
 ROBERT G ESBENSHADE

*** PROPERTY DATA:**
 Parcel ID #: 190
 Municipality: EARL TOWNSHIP (100%)
 School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:
 RECORDING FEE: EASEMENT/RIGHT OF WAY \$13.00
 CRC #6544 \$2.00
 RIF #6543 \$3.00
 WRIT TAX \$0.50
 PA SURCHARGE #6548 \$23.50
 EXTRA PAGE FEE \$14.00
Total: \$56.00

INSTRUMENT # : 5993507
 RECORDED DATE: 04/25/2012 01:01:16 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.

Prepared By: Kling & Fanning, LLP
131 W. Main St., New Holland, PA 17557

Return To: Kling & Fanning, LLP
131 W. Main St., New Holland, PA 17557

TAX Parcel #190 53393 0 0000; 190 39700 0 0000; 190 29160 0 0000; 190 00090 0 0000; 190 25470 00000; 190 29350 00000

SHARED DRIVEWAY EASEMENT

THIS AGREEMENT, made the 16 day of April, 2012 by and between FERREE R. ESBENSHADE, JR., 522 Overlys Grove Road, New Holland, PA 17557 (hereinafter F-ESBENSHADE); ROBERT G. ESBENSHADE and ELIZABETH ESBENSHADE, husband and wife, 510 Overlys Grove Road, New Holland, PA 17557 (hereinafter R-ESBENSHADE); BENJAMIN S. EBERSOL, 344A. Monterey Road, Bird in Hand, PA 17505 (hereinafter EBERSOL); GIDEON B. FISHER and ANNA FISHER, husband and wife, 686 S. Kinzer Ave., New Holland, PA 17557 (hereinafter FISHER); NORMAN L. SHARP and ROSE E. SHARP, husband and wife, 154 Redwell Road, New Holland, PA 17557 (hereinafter SHARP) and MARTHA H. MARTIN, 514 Overlys Grove Road, New Holland, PA 17557 (hereinafter MARTIN).

WHEREAS, F-Esbensshade is the owner of premises situate at 522 Overlys Grove Road, Earl Township, Lancaster County, PA being premises further described in a Deed recorded in the Lancaster County Recorder of Deeds Office in Record Book 5157, Page 628 and being tax parcel #190 53393 0 0000, his wife, Marian F. Esbensshade having passed away August, 2011; and

WHEREAS, R-Esbensshade is the owner of premises situate at 510 Overlys Grove Road, Earl Township, Lancaster County, PA, being premises further described in a Deed recorded in the Lancaster County Recorder of Deeds Office in Record Book Y, Volume 94, Page 142 and being tax parcel #190 39700 0 0000; and

WHEREAS, Ebersol is the owner of premises situate at 506 Overlys Grove Road, Earl Township, Lancaster County, PA, being premises further described in a Deed recorded in the Lancaster County Recorder of Deeds Office in Record Book 3141, Page 163 and being tax parcel #190 29160 0 0000; and

WHEREAS, Fisher is the owner of premises situate at 686 Kinzer Ave., Earl Township, Lancaster County, PA, being premises further described in a Deed recorded in the Lancaster County Recorder of Deeds Office in Record Book 3576, Page 371 and being tax parcel #190 00090 0 0000; and

WHEREAS, Sharp is the owner of premises situate at 512 Overlys Grove Road, Earl Township, Lancaster County, PA, being premises further described in a Deed recorded in the Lancaster County Recorder of Deeds Office in Instrument No. 5282829 and being tax parcel #190 92547 0 0000; and

WHEREAS, Martin is the owner of premises situate at 514 Overlys Grove Road, Earl Township, Lancaster County, PA, being premises further described in a Deed recorded in the Lancaster County Recorder of Deeds Office in Instrument No. 5070251 in the names of Amos S. Martin and Martha H. Martin. The said Amos S. Martin died, whereby fee simple title vested in Martha H. Martin, by right of survivorship. The premises being known as tax parcel #190 92935 00000; and

WHEREAS, the parties desire to set forth a shared driveway agreement and the maintenance thereof.

NOW THEREFORE, IN CONSIDERATION of the payment of the sum of One (\$1.00) Dollar, receipt whereof is hereby acknowledged, and in consideration of the mutual covenants contained herein, and intending to be legally bounded hereby, the parties hereto agree as follows:

1. The parties hereby grant to each other the right of ingress, egress, and regress over the existing stone driveway as shown on a Lot Add On plan for Ferree R. Esbenshade Jr., prepared by Lake Roeder Hillard & Associates, Project No. 227602 and as shown on Exhibit A attached hereto and made a part hereof and bounded and described as follows:

ALL THAT CERTAIN 20-foot wide strip of land, to be reserved as a common access easement for use of the existing lane located therein by the owners and assigns of the properties adjoining the said lane for access to their respectively properties, the said easement situated along the southerly side of Overlys Grove Road (T-674) in the Township of Earl, County of Lancaster, and Commonwealth of Pennsylvania, as the same appears on an easement exhibit plan having a plan date of March 21, 2012, prepared for Esbenshade, Et. Al., by LAKE ROEDER HILLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 227602 and all the same being more fully bounded and described as follows:

BEGINNING at the northeasterly corner of the herein-described easement, point on the existing southerly right-of-way line of Overlys Grove Road (T-674) and said point of beginning being located South 28 degrees 35 minutes 01 second East a distance of 15.35 feet from a mag nail set in said road near the centerline thereof and said nail being the northwesterly corner of lands now or formerly of Robert G. and

Elizabeth Esbenshade; thence from the point of beginning, in and through said lands of Esbenshade, South 06 degrees 44 minutes 42 seconds West a distance of 322.45 feet to a point in line of lands now or formerly of Ferree R. Esbenshade, Jr.; thence in and through said lands of Esbenshade, South 08 degrees 17 minutes 44 seconds West a distance of 628.20 feet to a point in line of lands now or formerly of Amos S. and Martha H. Martin; thence in and through said lands of Martin, South 08 degrees 01 minute 06 seconds West a distance of 687.40 feet to a point in line of lands now or formerly of Norman L. and Rose E. Sharp; thence in and through lands of Sharp the following five courses and distances: (1) South 08 degrees 14 minutes 42 seconds West a distance of 525.00 feet to a point; thence (2) North 81 degrees 45 minutes 18 seconds West a distance of 20.00 feet to a point; thence (3) North 08 degrees 14 minutes 42 seconds East a distance of 524.96 feet to a point; thence (4) North 08 degrees 01 minute 06 seconds East a distance of 687.41 feet to a point; thence (5) North 08 degrees 17 minutes 44 seconds East a distance of 627.97 feet to a point; thence continuing in and through lands of Sharp, in and through lands now or formerly of Gideon B. and Anna Fisher and in and through lands now or formerly of Benjamin S. Ebersol, respectively, North 06 degrees 44 minutes 42 seconds East a distance of 314.41 feet to a point on the existing southerly right-of-way line of Overlys Grove Road; thence along the said right-of-way line, North 75 degrees 31 minutes 44 seconds East a distance of 21.45 feet to the point of beginning.

CONTAINING: 43,178 square feet (0.991 acres)

2. The costs of maintenance of the shared driveway shall be paid by Sharp until the death of Martin, then shall be shared equally between the owners of the Sharp property and Martin property.
3. The parties shall not place any obstruction in the easement areas which would impede access to the easement area.
4. The easement herein shall constitute an easement appurtenant, the rights, privileges, benefits and burdens thereof to run with the land of all parties and being binding upon and inuring to the benefit of the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Ferree R. Esbenshade, Jr.
Ferree R. Esbenshade, Jr.

Robert G. Esbenshade
Robert G. Esbenshade

Elizabeth A. Esbenshade
Elizabeth Esbenshade

Benjamin S. Ebersol
Benjamin S. Ebersol

Gideon B. Fisher
Gideon B. Fisher

Anna J. Fisher
Anna Fisher

Norman L. Sharp
Norman L. Sharp

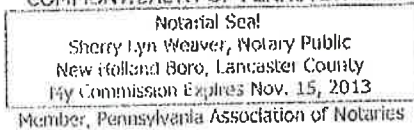
Rose E. Sharp
Rose E. Sharp

Martha H. Martin
Martha H. Martin

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

On this 16 day of April, 2012, before me, a Notary Public, the undersigned officer, personally appeared Ferree R. Esbenshade, Jr. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



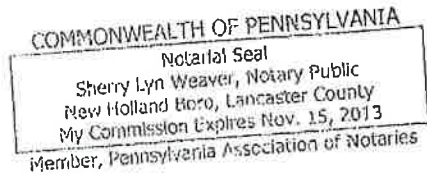
Sherry Lyn Weaver

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

On this 16 day of April, 2012, before me, a Notary Public, the undersigned officer, personally appeared Robert G. Esbenshade and Elizabeth Esbenshade, husband and wife, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



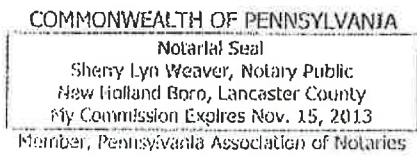
Sherry Lyn Weaver

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

On this 16 day of April, 2012, before me, a Notary Public, the undersigned officer, personally appeared Benjamin S. Ebersol, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



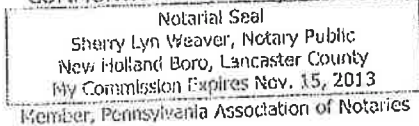
Sherry Lyn Weaver

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

On this 16 day of April, 2012, before me, a Notary Public, the undersigned officer, personally appeared Gideon B. and Anna Fisher, husband and wife, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



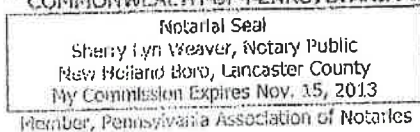
Sherry Lyn Weaver

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

On this 16 day of April, 2012, before me, a Notary Public, the undersigned officer, personally appeared Norman L. and Rose E. Sharp, husband and wife, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

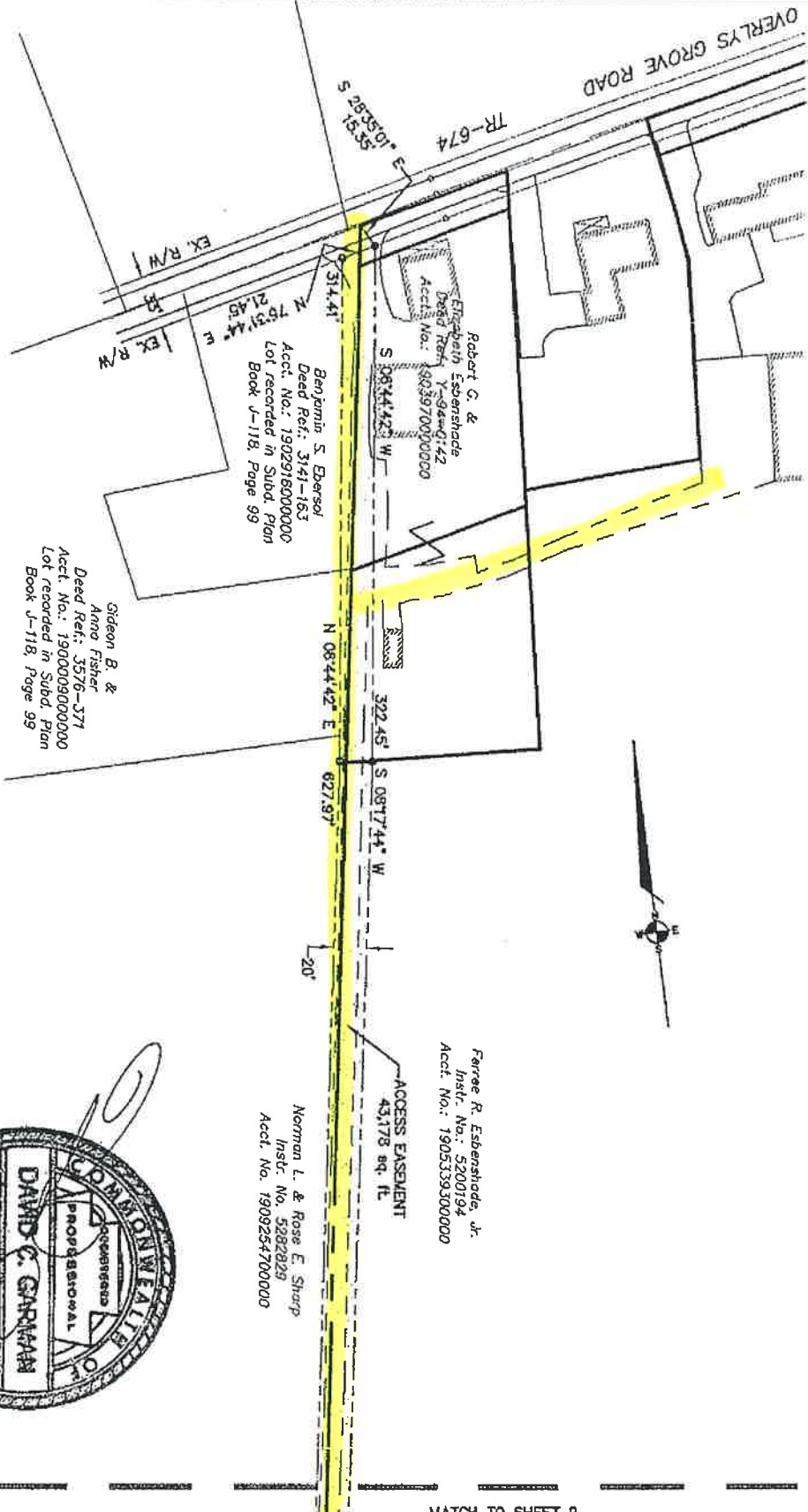
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Sherry Lyn Weaver

Notary Public

- NOTES:
1. Location of existing lane taken from field survey by Lake Roeder Hillard & Associates on March 12, 2012.
 2. Property lines for lands of Sharp and Martin based on the deed descriptions and not a boundary survey.



Plotted on 03-21-2012 at 13:33:49
 Drawing Name: E:\22xx\227602\227602-Easement Exhibit-01.dwg



MATCH TO SHEET 2

<p>LRHA</p> <p>DATE: March 21, 2012 PROJECT NO.: 227602 SHEET NO.: 1 of 3</p>	<p>Lake Roeder Hillard & Associates 313 West Liberty Street, Suite 1 Lancaster, PA 17603 Tel (717) 397-8037 Fax (717) 397-8988 www.LRHA.com</p>	<p>Office Locations: Lancaster Oxford New Holland</p>	<p>EASEMENT FOR EXISTING LANE ESBENSCHADE, ET. AL. EARL TOWNSHIP - LANCASTER COUNTY, PA</p>	<p>Project Manager: James D. Hillard, P.L.S.</p> <p>Project Surveyor: David C. Garman, P.L.S.</p> <p>Project Engineer:</p>	<p>Drawn By: CF</p> <p>Scale: 1"=100'</p>
	<p>CMi and Site Engineering • Land Surveying • Landscape Architecture</p>			<p>EASEMENT EXHIBIT</p>	

MATCH TO SHEET 1

Farree R. Esbenshade, Jr.
Instr. No.: 5200194
Acct. No.: 1905339300000

828.20' S 09°01'06" W
N 08°17'44" E 687.41'

Amos S. & Martha H. Morrin
Deed Ref.: 5070-251
Acct. No.: 1909293500000

ACCESS EASEMENT
43,178 sq. ft.

Norman L. & Rose E. Sharp
Instr. No. 5282029
Acct. No. 1909254700000

20'

687.40' N 08°01'08" E



MATCH TO SHEET 3

EASEMENT FOR EXISTING LANE

ESBENSHADE, ET. AL.

EARL TOWNSHIP -- LANCASTER COUNTY, PA

EASEMENT EXHIBIT

Project Manager: James D. Hillard, P.L.S.	Drawn By: CF
Project Surveyor: David C. Garman, P.L.S.	
Project Engineer:	Scale: 1"=100'

Lake Roeder Hillard & Associates
313 West Liberty Street, Suite 1
Lancaster, PA 17603
Tel: (717) 397-9037
Fax: (717) 397-3088
www.LRHA.com

Office Locations:
Lancaster
Oxford
New Holland

Civil and Site Engineering • Land Surveying • Landscape Architecture

LRHA

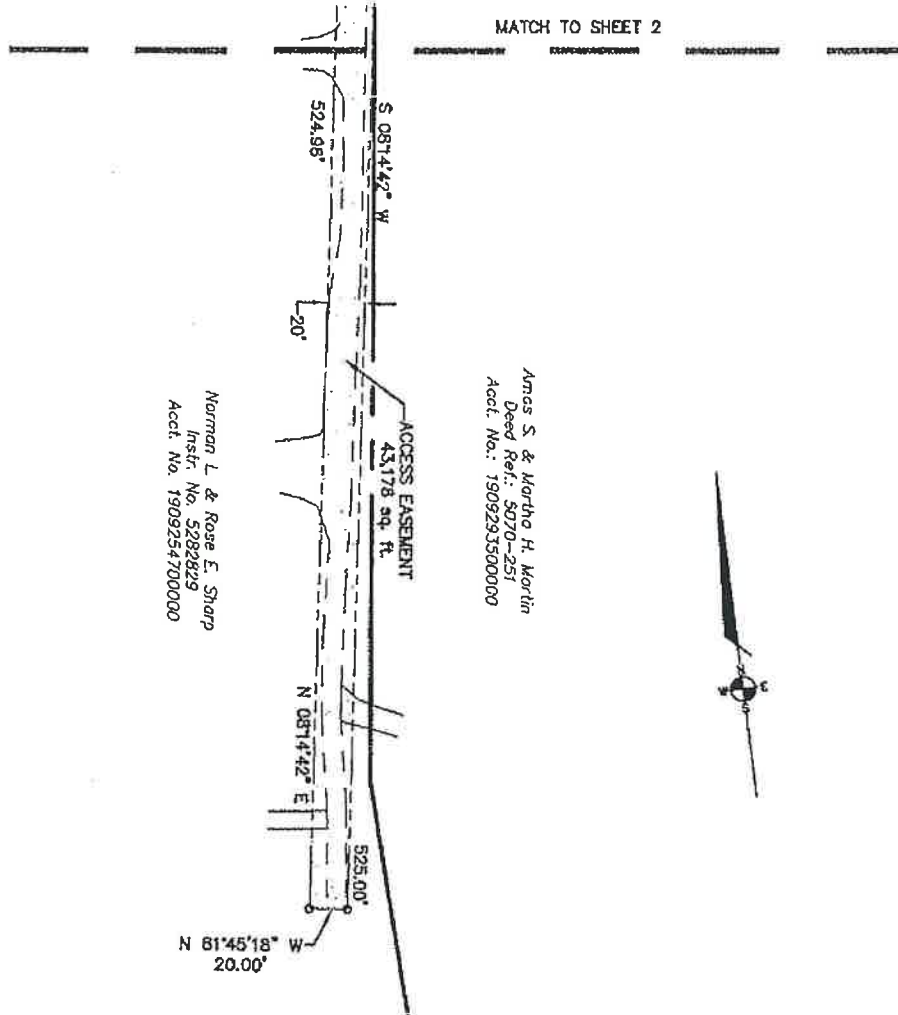
Date:
March 21, 2012

Project No.:
227602

Sheet No.:
2 of 3

Plotted on 03-21-2012 at 13:33:54
Drawing Name: E:\22xx\227602\227602-Easement Exhibit-01.dwg

Plotted on 03-21-2012 at 13:33:58
 Drawing Name: E:\226x\227602\227602-Easement Exhibit-01.dwg



MATCH TO SHEET 2

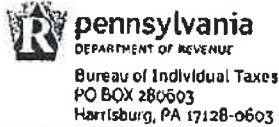
Amcas S & Martha H. Martin
 Deed Ref: 5070-251
 Acct. No.: 1909293500000

Norman L & Rose E. Sharp
 Instr. No. 5282829
 Acct. No. 1909254700000



	Lake Roeder Hillard & Associates 313 West Liberty Street, Suite 1 Lancaster, PA 17603 Tel (717) 887-6037 Fax (717) 397-9098 www.LRHA.com	Office Locations: Lancaster Oxford New Holland	EASEMENT FOR EXISTING LANE ESBENSHADE, ET. AL. EARL TOWNSHIP - LANCASTER COUNTY, PA		Project Manager: James D. Hillard, P.L.S.	Drawn By: CF
	EASEMENT EXHIBIT			Project Engineer: David C. Garman, P.L.S.	Scale: 1"=100'	
Date: March 21, 2012	Project No.: 227602	Sheet No.: 3 of 3				

REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	-0-
Book Number	5993507
Page Number	
Date Recorded	04/25/2012

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	Linda Kling			Telephone Number:	(717) 354-7700
Mailing Address	City	State	ZIP Code		
131 W. Main St.	New Holland	PA	17557		

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Ferree R. Esbenshade, Jr. et al		
Mailing Address	522 Overlys Grove Road		
City	State	ZIP Code	
New Holland	PA	17557	

C. Date of Acceptance of Document

Date of Acceptance of Document	04/16/12		
Grantee(s)/Lessee(s)	Ferree R. Esbenshade, Jr. et al		
Mailing Address	522 Overlys Grove Road		
City	State	ZIP Code	
New Holland	PA	17557	

D. REAL ESTATE LOCATION

Street Address	Overlys Grove road			City, Township, Borough	Earl Township
County	School District	Tax Parcel Number			
Lancaster	Elanco	J999 999			

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

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

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
1.00	0	0

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.) Shared driveway easement - not an actual transfer.

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
<i>Linda Kling</i>	4/25/12

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