

**BOROUGH OF CARROLL VALLEY  
ADAMS COUNTY, PENNSYLVANIA**

**RESOLUTION #4-2024**

**A RESOLUTION OF THE BOROUGH OF CARROLL VALLEY, ADAMS COUNTY, PENNSYLVANIA AUTHORIZING THE EXCHANGE OF A PARCEL OF LAND MEASURING 0.52 ACRE OWNED BY THE BOROUGH OF CARROLL VALLEY AND IDENTIFIED AS TAX PARCEL ID NO. 43047-0097---000 (“Lot R-44”), FOR A PARCEL OF LAND MEASURING 0.52 ACRE OWNED BY JORDAN LOWELL MARTIN AND BETHANY KIM MARTIN, AND IDENTIFIED AS TAX PARCEL ID 43047-0106---000 (“Lot R-35”); PROVIDING FOR PAYMENT BY JORDAN L. MARTIN AND BETHANY KIM MARTIN OF ANY COSTS RELATING TO THE EXCHANGE OF 33 MASON DIXON DRIVE FOR 15 MASON DIXON DRIVE, AND DESIGNATING OFFICIALS TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE EXCHANGE.**

**WHEREAS**, pursuant to Section 1201(4) of the Borough Code, 8 Pa.C.S.A. §1201(4), the Borough of Carroll Valley (the “Borough”) may purchase, exchange, acquire by gift, or otherwise hold, lease, let and convey, by sale or lease, real and personal property deemed to be in the best interest of the Borough; and

**WHEREAS**, pursuant to Section 3301.1(d) of the Borough Code, 8 Pa.C.S.A. § 3301.1(d), approval of the acquisition, disposition and leasing of real or personal property shall be by adoption of a resolution; and

**WHEREAS**, pursuant to Section 1201.1(d) of the Borough Code, 8 Pa.C.S.A. §1201.1(d), the Borough Council shall have the authority to exchange real property for real property of equal or greater value, if the property being acquired by the Borough is to be used for municipal purposes; and

**WHEREAS**, the Borough owns land measuring 0.52 acre, located at 33 Mason Dixon Trail, Fairfield, Pennsylvania, identified as tax parcel ID No. 43047-0097---000 (“Lot # R-44”); and more fully described in the legal description attached hereto as **Exhibit “A”** and incorporated herein by reference; and being the same real estate that U AND T, INC., conveyed to the Borough of Carroll Valley by a deed dated November 1, 2000, and recorded on December 5, 2000, in Deed Book 2175, Page 108, in the Office of the Recorder of Deeds for Adams County, Pennsylvania; and

**WHEREAS**, Jordan Lowell Martin and Bethany Kim Martin own land measuring 0.52 acre, located at 15 Mason Dixon Trail, Fairfield, Pennsylvania, identified as tax parcel ID No. 43047-0106---000 (“Lot R-35”); and more fully described in the legal description attached hereto as **Exhibit “B”** and incorporated herein by reference; and being the same real estate that Joseph T Cianfrani and Virginia B. Cianfrani conveyed to Jordan Lowell Martin and Bethany Kim Martin, by a deed dated June 21, 2024, and recorded on June 26, 2024, in Deed Book 7220, Page 681, in the Office of the Recorder of Deeds for Adams County, Pennsylvania; and

**WHEREAS**, the Borough’s Lot R-44 has an assessed value of Eight Thousand, Four Dollars (\$8,400.00); and

**WHEREAS**, Jordan Lowell Martin and Bethany Kim Martin’s Lot R-35 has an assessed value of Sixteen Thousand, Four Hundred Dollars (\$16,400.00); and

**WHEREAS**, Jordan Lowell Martin and Bethany Kim Martin agree to pay all costs associated with the exchange of Lot R-35 for Lot R-44; and

**WHEREAS**, the Borough intends to use Lot R-35 for municipal recreational purposes; and

**WHEREAS**, in accordance with the terms of this lot exchange, Jordan Lowell Martin and Bethany Kim Martin shall complete the necessary steps for a subdivision/recombination plan to combine 33 Mason Dixon Trail, Fairfield, Pennsylvania, identified as tax parcel ID No. 43047-0097---000 (“Lot R-44”) with 31 Mason Dixon Trail, Fairfield, Pennsylvania, identified as tax parcel ID No. 43047-0098---000 (“Lot R-43”), into a single lot; and

**WHEREAS**, this resolution was advertised in accordance with Section 1201.1(d)(3) of the Borough Code, 8 Pa.C.S.A. § 1201.1(d)(3); and

**WHEREAS**, the Borough Council deems it in the best interest of its citizens and the general public to exchange Lot R-44 for Lot R-35; and

**NOW THEREFORE**, be it resolved by the Council of the Borough of Carroll Valley as follows:

1. The recitals referenced above are incorporated herein by reference hereto.
2. The Council of the Borough of Carroll Valley authorizes the exchange of Lot R-44 for Lot R-35 subject to the Borough Manager and Borough Solicitor being satisfied that any conditions associated with the exchange have been satisfied by Jordan Lowell Martin and Bethany Kim Martin, including the requirement that Jordan Lowell Martin and Bethany Kim Martin remit all costs associated with the exchange.
3. Council of the Borough of Carroll Valley authorizes the President or Vice President of Council and other proper Borough officers and officials to execute any and all

documents and agreements between the Borough and Jordan Lowell Martin and Bethany Kim Martin and to authorize the Borough Secretary to attest to any and all necessary documents to facilitate and assist in the exchange of Lot R-44 for Lot R-35.

4. This Resolution shall become effective immediately.
5. The provisions of this Resolution shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal, or invalid, such unconstitutionally, illegality, or invalidity shall not affect the validity of any of the remaining provisions of this Resolution.
6. All other Resolutions or parts of Resolutions inconsistent herewith are hereby repealed.

**DULY ADOPTED**, pursuant to the authority granted to the Borough of Carroll Valley under the laws of the Commonwealth of Pennsylvania in lawful session duly assembled on this 13<sup>th</sup> day of August, 2024.

**BOROUGH OF CARROLL VALLEY**

By: Richard Mathews

Richard Mathews, Borough Council President

**ATTEST:**

Gayle Marthers (SEAL)  
Gayle Marthers, Borough Secretary

EXHIBIT A

Tax Parcel ID No. 43047-0097---000

Lot R-44

**ALL THAT** certain premises situate in the Borough of Carroll alley, Adams County, Pennsylvania, being Lot No. 44 in Section R., County Map 47, Parcel 97, as shown on a plan of lots labeled "Ranch Selection, Charnita, Portion of Section R" dated July 13, 1968 prepared by Gordon L. Brown, R.S. recorded in Adams County Plat Book No. 1 at page 29.

EXHIBIT B

Tax Parcel ID No. 43047-0106---000

Lot R-35

**ALL THAT** certain lot or piece of ground situate in Carroll Valley Borough, (formerly Liberty Township) County of Adams, Commonwealth of Pennsylvania, being Lot No. 35 in Section R., more particularly bounded and described as follows:

BEGINNING as at point in the center of Mason-Dixon Trail at Lot No. 34: thence by said lot South 7 degrees 6 minutes 40 seconds West, 225 feet to other lands now or formerly of Charnita, Inc.; thence by said lands North 82 degrees 53 minutes 20 seconds West, 100 feet to Lot No. 36; thence by said lot North 7 degrees 6 minutes 40 second East, 225 feet to a point in the center of said Mason-Dixon Trail; thence in said Mason-Dixon Trail South 82 degrees 53 minutes 20 seconds East, 100 feet to the place of BEGINNING.