

RESOLUTION NO. 03 -2025- 2

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on \_\_\_\_\_, 2025, at 7:00 P.M. (EST) at the Sterling R. Schoonover Municipal Center, to wit:

WITNESSETH:

WHEREAS, pursuant to the requirements of Township Resolution 12-2019-6, Enrique Acosta and Rosanna Adriana Acosta have presented a proposed Joinder Deed for properties described as fully set forth by the following deeds:

County	Deed Volume	Page	Tax Id. No.
Monroe	2456	752	09.18.3.7
Monroe	2456	752	09.18.2.28

WHEREAS, a true and correct copy of the proposed Joinder Deed is attached hereto and made a part hereof as Exhibit "A";

WHEREAS, the proposed deed contains the requisite language relating to the combining and merging of the lots as stated in Township Resolution No. 12-2019-6; and,

WHEREAS, the property owner has presented an original Tax Certification from the Monroe County Tax Claim Bureau which states that all real estate taxes are current and a true and correct copy of said Tax Certification for each parcel, identified herein, is attached hereto and made a part hereof as Exhibit "B."

NOW THEREFORE BE IT RESOLVED as follows:

1. The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby approves the proposed Joinder Deed as presented for filing purposes; and
2. The property owner shall execute and file the proposed Joinder Deed as presented within (90) days of approval of this Resolution and failure to file said document within (90) days shall void this Resolution.

IN WITNESS WHEREOF, the aforesaid Resolution is hereby adopted as of the day and year first above set forth.

TOWNSHIP OF MIDDLE SMITHFIELD

  
ANNETTE ATKINSON, CHAIRPERSON

  
MARK ONEY, VICE CHAIRMAN

(Twp. Seal)   
MICHELE L. CLEWELL, SECRETARY

  
MICHAEL DWYER, SUPERVISOR

## Exhibit A

TAX CODE NOS. 09.18.3.7 and 09.18.2.28

### JOINDER DEED

THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, 2025 between Enrique Acosta and Rosanna Adriana Acosta, husband and wife, Grantors, hereinafter referred to as party of the first part;

-AND-

Enrique Acosta and Rosanna Adriana Acosta, husband and wife, Grantees, hereinafter referred to as party of the second part;

WITNESSETH, that the said party of the first part for and in consideration of the sum of ONE and 00/100 DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said party of the second part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, their heirs, successors and assigns,

ALL THE FOLLOWING lots situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, marked and designated as follows:

#### **Parcel One:**

**ALL THAT CERTAIN** tract, piece or parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in a proposed thirty three foot right-of-way, said pipe being distant two hundred three and nine-tenths feet on a course of South seventy-seven degrees thirty-two minutes twenty seconds West from a pipe marking the northwest corner of lands heretofore conveyed by George T. Halterman and Anna K. Halterman, his wife, to Neil Mitchell et al, by deed dated October 14, 1970; thence running from said beginning pipe by other lands now or formerly of George T. Halterman and Anna K. Halterman, his wife, North seventy-five degrees twenty-eight minutest twenty seconds West three hundred ninety-six and sixteen one-hundredths feet to an old witnessed twelve inch Red Maple corner tree; thence by lands of Pocono Wild Acres (Plotting Section B) North no degrees forty-seven minutes thirty seconds East six hundred and thirty-nine and one-hundredths (600.39) feet to an old pipe in a woods road designated as Big Buck Lane on said Plotting Section B; thence North one degree twenty-nine minutes forty seconds East two hundred fifteen and eighty-two one-hundredths feet to an old pipe, a corner of Pocono Wild Acres (Plotting Section C); thence by said Plotting Section C, South sixty degrees thirty-eight minutes thirty seconds East one hundred thirteen and sixty-six one-hundredths feet to an old pipe on the easterly side of the aforesaid woods road designated as Big Buck Lane of said Plotting Section C; thence continuing along said Plotting Section C, South sixty degrees thirty-

five minutes fifteen seconds East five hundred seventy-four and forty-three one-hundredths feet to a pipe; thence by said lands now or formerly of George T. Halterman and Anna K. Halterman, his wife, of which this tract was formerly a part, South twenty-one degrees forty-two minutes West six hundred twenty-one and sixty-nine one-hundredths feet to the place of BEGINNING. CONTAINING 8.49 Acres, more or less.

UNDER AND SUBJECT to the exceptions and reservations contained in deed of George T. Halterman and Anna K. Halterman, his wife, dated January 15, 1972, recorded in Deed Book Volume 412, Page 375, more fully set forth as follows:

EXCEPTING AND RESERVING for George T. Halterman and Anna K. Halterman, his wife, their heirs and assigns, a right-of-way sixteen and one-half feet in width, to be used in common with John V. Burke and Violet R. Burke, his wife, their heirs and assigns; said right-of-way lying adjacent to and on the southerly side of the course in the above description designated as South sixty degrees thirty-five minutes fifteen seconds East five hundred seventy-four and forty-three one-hundredths feet; said right-of-way extending from the easterly line of the tract herein conveyed to the above mentioned woods road and designated on the adjoining lands as Big Buck Lane.

ALSO GRANTING unto said Knospler, his heirs and assigns, to be used in common with said Haltermans, their heirs and assigns, a right-of-way thirty-three feet in width lying sixteen and one-half feet on each side of the following described centerline.

BEGINNING at a point in the southerly line of the 8.49 Acre lot above described, said point being distant 19.65 feet on a course of North seventy-five degrees twenty-eight minutes twenty seconds West from the southeast corner of the said 8.49 acre lot; THENCE running from said beginning point South fifty-seven degrees forty-three minutes twenty seconds East one hundred eighty-one and fifty-seven one-hundredths feet.

ALSO granting unto said Knospler, his heirs and assigns, to be used in common with said Haltermans, their heirs and assigns, a right-of-way forty feet in width lying twenty feet on each side of the following centerline: BEGINNING at a point in the centerline of the thirty-three foot right-of-way above described, said beginning point being distant one hundred sixty-one and fifty-seven one-hundredths feet on a course of South fifty-seven degrees forty-three minutes twenty seconds East from the beginning point of the above described thirty-three foot right-of-way; THENCE running from said beginning point parallel to, and distant four feet in a westerly direction from the westerly line of lands heretofore conveyed by George T. Halterman and Anna K. Halterman, his wife, to Neil Mitchell by deed dated 14, October 1970, South thirty-one degrees thirty minutes West eighty-one and eighty-two one-hundredths feet to a point in line of lands heretofore conveyed by the grantors herein to Donald B. Mitchell by deed dated 18 February, 1960.

ALSO GRANTING unto said Knospler, his heirs and assigns, to be used in common with said Haltermans, their heirs and assigns, a right-of-way to the public road as mentioned in deed from George T. Halterman and Anna K. Halterman, his wife, to Donald B. Mitchell dated 18 February, 1960.

**EXCEPTING OUT FROM: ALL THAT CERTAIN** tract or piece of land situate in Middle Smithfield Township, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an Iron pipe on the easterly side of a certain 50 foot wide road known as Big Buck Lane as shown on a plan of lots of Pocono Wild Haven Estates, Inc., Section "C" as recorded in the Office of the Recorder, in and for the County of Monroe at Stroudsburg, Pa., in Plot Book Volume 11, Page 41, said pipe being the most southwesterly corner of Lot 117; thence cutting across the lands of the grantor John H. Knospler, et ux, South 30 degrees 29 minutes 23 seconds West 211.12 feet to an iron pipe, said pipe being the most northerly corner of Lot 11, Sec. "B," as recorded in the aforementioned Recorder's Office in Plot Book Volume 11, Page 9, also said pipe being on the westerly side of said Big Buck Lane; thence crossing said road and by the lands of Sierra Trails Subdivision as recorded in the aforementioned Recorder's Office in Plot Book Volume 27, Page 97, North 01 degree 22 minutes East (passing a pipe at 23.18 feet) 239.04 feet to an iron pipe, said pipe being on line with Lot 15, Sierra Trails and the southwesterly corner of Lot 1, Section "C," Pocono Wild Haven Estates, Inc., thence along Lot 1 and crossing Big Buck Lane, South 60 degrees 38 minutes 30 seconds East (passing pipes at 66.36 and 113.56 feet) 116.36 feet to the place of BEGINNING. As per a survey made and prepared by George Fetch, Jr., Registered Surveyor as recorded in the aforementioned Recorder's Office in Plot Book Volume 47, Page 25. CONTAINING 12,280.408 square feet, more or less.

**Parcel Two:**

**ALL THAT CERTAIN** tract or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Lots 11, 12 and 13 as shown on plan of lots of Pocono Wild Haven Estates, Inc., Section "B" as prepared by George Fetch, Jr., R.S. as recorded in Plot Book 11, Page 9, Monroe County Recorder of Deeds Office, Stroudsburg, Pennsylvania.

BEING THE SAME premises which John H. Knospler, by Deed dated June 30, 2015 and recorded July 1, 2015 at the Office of the Recorder of Deeds etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book Volume 2456, Page 752, granted and conveyed unto Enrique Acosta and Rosanna Adriana Acosta, Grantors hereof, in fee.

THE ABOVE PARCELS bearing Monroe County Parcel Identifier Numbers 09.18.3.7 and 09.18.2.28 shall hereby become merged into one unified parcel for taxing purposes. The unified parcel shall not be subdivided without prior express approval of Middle Smithfield Township as provided by law. This parcel shall be known as Monroe County Parcel Identifier Number \_\_\_\_\_. The approval of the lot joinder by the Middle Smithfield Township Board of Supervisors does not have the effect of altering, redefining or extinguishing any easements of record existing on or over subject property.

**THIS IS A SELF-TO-SELF TRANSFER AND AS SUCH IS EXEMPT FROM**

REALTY TRANSFER TAX.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

TOGETHER with all and singular the buildings, improvements, woods, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the party of the first part in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said parcel of land as above-described hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, their heirs, successors and assigns, to and for the only proper use and behoof of the said party of the second part, their heirs, successors and assigns, forever.

AND the said party of the first part, for themselves, their heirs, successors and assigns, do by these presents, covenant, grant and agree, to and with the said party of the second part, their heirs and assigns, that they the said party of the first part all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, their heirs, successors and assigns, against it the said party of the first part and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will SPECIALLY WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said Grantors to these presents have hereunto set their hands and seals. Dated the day and year first written above written.

Signed, sealed and delivered  
in the Presence of

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Enrique Acosta

\_\_\_\_\_  
Rosanna Adriana Acosta

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS:

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned officer, personally appeared Enrique Acosta and Rosanna Adriana Acosta, known to me (or satisfactorily proven to be) the persons whose names are subscribed to the above indenture, and acknowledge that they executed the same for the purposes herein contained.

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

(Seal)

\_\_\_\_\_  
Notary Public

I certify that the address of the Grantee herein is:

12139 Big Buck Lane  
East Stroudsburg PA 18302

\_\_\_\_\_

## Exhibit B



KSickles  
Date: 01/14/2025

**COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU**

Cert. No: 2211288

ACOSTA ENRIQUE & ROSANNA ADRIANA

12139 BIG BUCK LN

E STROUDSBURG PA 18302

Land Assessment: 22,480

Bldg Assessment: 0

Total Assessment: 22,480

Balances as of 01/14/2025

District: MIDDLE SMITHFIELD TOWNSHI

Deed: 2456 - 752

Location: POC WILD HAVEN EST IN

Parcel Id: 09.18.2.28

Tax Account Id: 97686

Description:

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**Totals**

**NO TAX CLAIM TAXES DUE**

MONROE COUNTY TAX CLAIM

Per: Kelley J. Sickles

\*\*\*\*\* NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED \*\*\*\*\*  
\*\*\*\*\* ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN RECEIPT \*\*\*\*\*  
\*\*\*\*\* INTEREST CHARGED MONTHLY \*\*\*\*\*  
\*\*\*\*\* FEE \$5.00 - THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS \*\*\*\*\*  
\*\*\*\*\* THE ABOVE INFORMATION IS TRUE AND ACCURATE FOR THE ABOVE ID \*\*\*\*\*

KSickles  
Date: 01/14/2025

COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU

Cert. No: 2211289

ACOSTA ENRIQUE & ROSANNA ADRIANA

12139 BIG BUCK LN

E STROUDSBURG PA 18302

Land Assessment: 52,850  
Bldg Assessment: 215,800  
Total Assessment: 268,650  
Balances as of 01/14/2025

District: MIDDLE SMITHFIELD TOWNSHI

Deed: -

Location: 12139 BIG BUCK LN

Parcel Id: 09.18.3.7

Tax Account Id: 97718

Description:

Totals

NO TAX CLAIM TAXES DUE

MONROE COUNTY TAX CLAIM

Per: 

\*\*\*\*\* NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED \*\*\*\*\*  
\*\*\*\*\* ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN RECEIPT \*\*\*\*\*  
\*\*\*\*\* INTEREST CHARGED MONTHLY \*\*\*\*\*  
\*\*\*\*\* FEE \$5.00 - THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS \*\*\*\*\*  
\*\*\*\*\* THE ABOVE INFORMATION IS TRUE AND ACCURATE FOR THE ABOVE ID \*\*\*\*\*