

**TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2020 -

A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS IN AND FOR THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, CONFIRMING AND RATIFYING PRIOR ACCEPTANCES OF DEDICATIONS OF PUBLIC TOWNSHIP STREETS AND ROADS AND, AS APPROPRIATE, FORMALLY ACCEPTING DEDICATIONS OR OTHERWISE RECOGNIZING THE PUBLIC NATURE AND STATUS OF STREETS AND ROADS LOCATED IN CRANBERRY TOWNSHIP IN BELLEVUE PARK, PHASE 2 AT A VALUE OF \$25,500.00.

WHEREAS, the Township of Cranberry ("Township") is a municipal township of the second class situated in Butler County, Pennsylvania, and has the power and authority to accept dedications of streets and roads within its geographic boundaries and to maintain the same; and

WHEREAS, from time to time, new streets and roads are offered or dedicated for public use and maintenance, whether by deed of dedication, development of streets and roads in accordance with Township approved land subdivision plans, or otherwise; and

WHEREAS, Township has physically accepted various streets and roads as part of its public road system, whether by formal action by its Board of Township Supervisors or by custom and usage; and

WHEREAS, it is desirable to document and permanently record the various streets and roads regarded by Township to be public streets and roads within its maintenance jurisdiction; and

WHEREAS, as a condition of acceptance, the Developer shall post, in an acceptable form and an amount, an 18-month maintenance bond and acceptance of the as-builts. The roadway and associated infrastructure is not public until the bond has been approved by the Township:

NOW, THEREFORE, on motion approved by a vote of all Supervisors present, be and it is hereby;

RESOLVED: That the following streets are hereby deemed and recognized to be a public street within the maintenance jurisdiction of the Township of Cranberry whether by formal acceptance by deed of dedication, resolution or other prior action by the

Township Supervisors or by informal action through custom and usage by the physical assumption of maintenance responsibility;

1. The street is more fully described in the exhibit attached hereto as listed below:

	<u>Value</u>	<u>Length (miles)</u>	<u>Exhibit</u>
BelleVue Park, Phase 2			A
a. Little Pine Drive	\$25,500.00	0.03 miles	

2. The Township Manager is hereby authorized and directed to file or record duly certified copies of this Resolution in all appropriate governmental office in accordance with law.

APPROVED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

TOWNSHIP OF CRANBERRY

By _____

Jerry A. Andree
Township Manager/Secretary

Richard M. Hadley
Chairman, Board of Supervisors



Roadway Dedication Description for:

LITTLE PINE DRIVE

A 50' wide right of way and being part of the Bellevue Park Plan – Phase 2 as recorded in the Butler County Recorder of Deeds Office in Plan Book 317, Pages 44-48.

Situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania

BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point common with the centerline of Little Pine Drive, a 50 foot wide right of way and Wealdstone Road, a 96' wide right of way,

THENCE South $89^{\circ}01'25''$ West a distance of 48.00' to a point on the centerline of Little Pine Drive where it intersects the westerly right of way line of Wealdstone Road,

THENCE along the westerly right of way line of Wealdstone Road, South $00^{\circ}58'35''$ East a distance of 35.00 feet to a point at the TRUE PLACE OF BEGINNING,

THENCE from said true place of beginning, by a non-tangent curve to the left having a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of North $45^{\circ}58'35''$ West and a chord distance of 14.14' to a point on the southerly right of way line of Little Pine Drive,

THENCE along the southerly right of way line of Little Pine Drive, along Lot 90, Romford Lane and Parcel "I" of the above referenced plan of lots, South $89^{\circ}01'25''$ West a distance of 145.04 feet to a point at the westerly terminus of the herein described portion of Little Pine Drive,

THENCE along the westerly terminus of the Bellevue Park portion of Little Pine Drive and the lands of now or formerly Park Place PGH, LLC, North $00^{\circ}58'35''$ West a distance of 50.00 feet to a point on the northerly right of way line of Little Pine Drive,

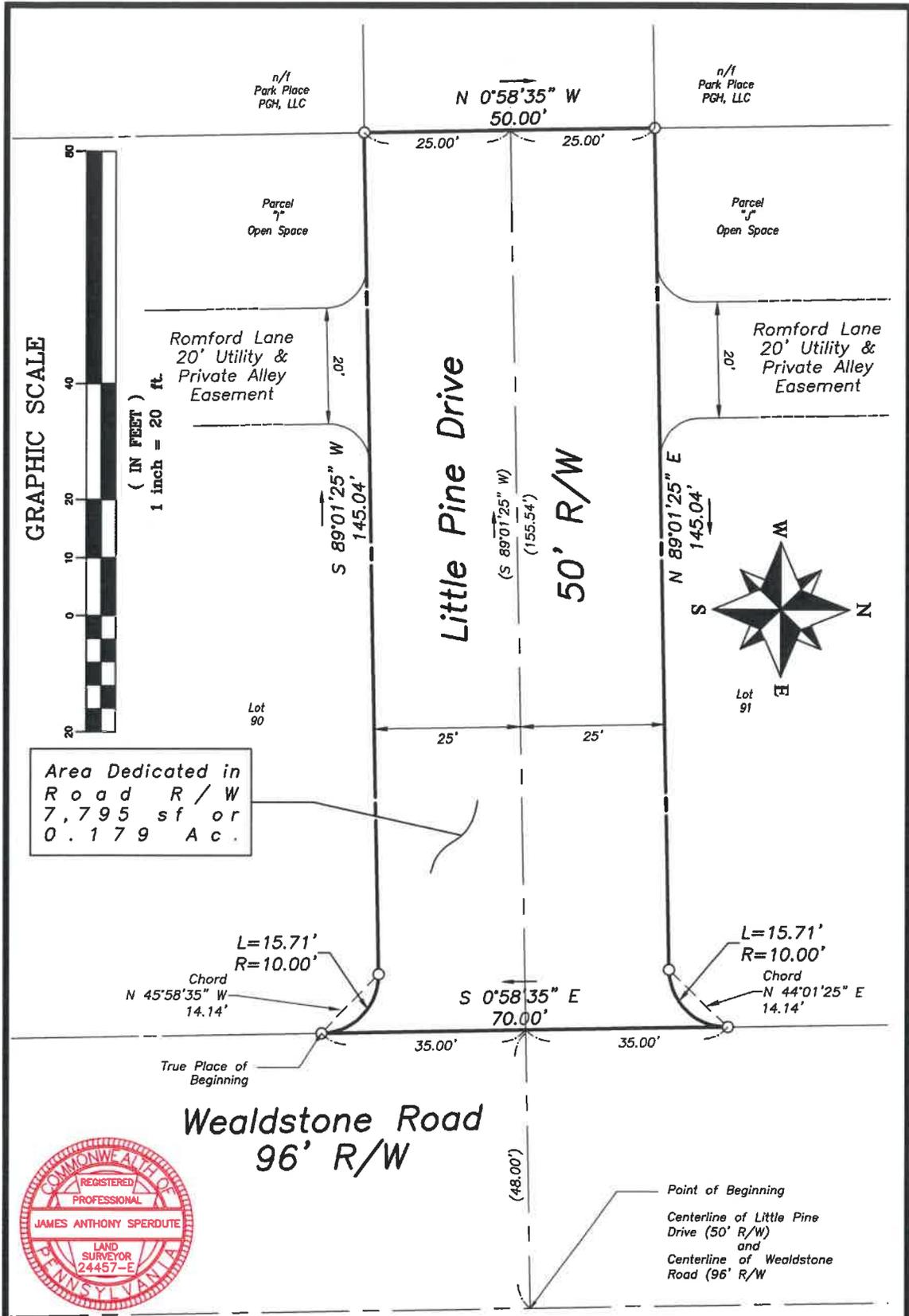
THENCE along the northerly right of way line of Little Pine Drive, along Parcel "J", Romford Lane and Lot 91 of the above referenced plan of lots, North $89^{\circ}01'25''$ East a distance of 145.04 feet to a point,

THENCE continuing along the right of way line of Little Pine Drive by a curve to the left having a radius of 10.00' and arc length of 15.71', a chord bearing of North $44^{\circ}01'25''$ East and a chord length of 14.14' to a point on the westerly right of way line of Wealdstone Road,

THENCE along the westerly right of way line of Wealdstone Road, South $00^{\circ}58'35''$ East a distance of 70.00' to a point at the TRUE PLACE OF BEGINNING

Said Right of Way contains an area of 7,795 square feet or 0.179 acres

Said description is prepared in accordance with a plan of roadway dedication prepared by Sperdute Land Surveying dated October 30, 2020, a copy of which is attached hereto.



Plan of Roadway Dedication for
**Little Pine
Drive**

As shown on the:
Bellevue Park Plan - Phase 2
Recorded in Plan Book 317, Pages 44-48
Cranberry Township, Butler County, Pennsylvania



Sperdute Land Surveying

A Division of Sheffler & Company

108 Deer Lane
Hammony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362

Email: Info@SperduteSurveying.com

Dwg No. 1004-2022173

Scale 1"=20'

Date October 30, 2020

22173