

GRANT OF SANITARY SEWER LINE EASEMENT

MADE this 7th day of December 2021, between Pamela F. Cook having an address of 2080 Ehrman Road, Cranberry Township, Pennsylvania (herein "Grantor"), and the **TOWNSHIP OF CRANBERRY**, having an address of 2525 Rochester Road, Cranberry Township, Pennsylvania (herein "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of One Dollar (\$1.00), unto it well and truly paid at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, grants, bargains and sells to the Grantee, its successors and assigns, a permanent easement and right-of-way to lay, install, maintain, repair, replace and remove a Sanitary Sewer line or lines, together with all other appurtenances thereto, under, over, across and through the Grantor's land as hereinafter described.

TOGETHER with the right of free ingress and egress upon Grantor's land to the Grantee, its successors and assigns to lay, install, maintain, repair and remove said Sanitary Sewer line or lines, including the right of the Grantee to excavate, remove trees and undergrowth and all other objects interfering with the laying, installing, maintaining, repairing and replacing and removing said Sanitary Sewer line or lines, and in the original construction of said Sanitary Sewer line or lines, a temporary easement and right-of-way to use 20 feet of additional adjoining ground in any direction from the centerline of said easement.

The land affected by this easement and right-of-way is located in Cranberry Township, Butler County, Pennsylvania, and is more particularly described in the deed to the Grantor recorded in the Recorder's Office of Butler County in Instrument Number 200306100025090 aka Lot No.102 in S.V.S. Subdivision Plan Book Volume 263, Page 3.

The location of this easement and right-of-way shall be indicated on the plan attached hereto as "EXH-1" and made a part hereof.

TO HAVE AND TO HOLD said easement and right-of-way unto said Grantee, its successors and assigns forever.

The Grantee shall restore the surface of the ground where disturbed to grade and plant ground cover equivalent to that existing prior to construction.

The Grantor for its successors and assigns, covenants with the said Grantee, its successors and assigns, against all lawful claimants the same and every part thereof to Warrant and Defend.

WITNESS the due execution hereof the day and year first above written.

ATTEST:

GRANTOR:

Ryan Ernst Ryan Ernst

By

Print Name:

PAMELA F. COOK

By

Print Name:

ATTEST:

GRANTEE:

By

Township Manager, Secretary

COMMONWEALTH OF PENNSYLVANIA

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SS:

COUNTY OF BUTLER

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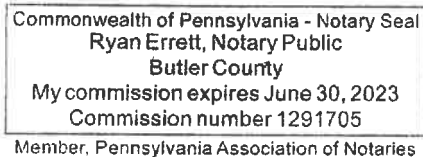
On this 8 day of December 2021, before me, a Notary Public, personally appeared Pamela Cook (Grantors name), who acknowledged to be the owner(s) of the subject property and that as such owner(s), executed the foregoing instrument for the purposes therein.

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



Notary Public

SEAL



My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

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SS:

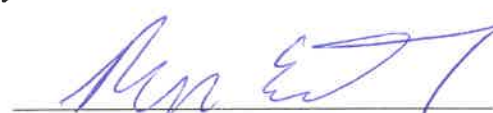
COUNTY OF BUTLER

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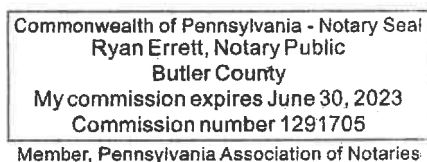
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IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

SEAL



My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

)

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SS:

COUNTY OF BUTLER

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RECORDED on this ____ day of _____ 2021, in the Records Office
of the said County in Deed Book Volume (or Instrument Number) _____,
Page _____.

Given under my hand and the seal of the said Office, the day and year aforesaid.

Recorder

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

P.F. COOK, L.P., GRANTOR

THE TOWNSHIP OF CRANBERRY, GRANTEE

All that certain 20.0 Foot Sanitary Sewer Easement situate in Cranberry Township, Butler County, Commonwealth of Pennsylvania crossing through lands of, recorded Instrument No. 200306100025090, also being known as Lot 102 in the S.V.S. Subdivision, recorded in Plan Book Volume 263, Page 3, both on file in the Recorder of Deeds of Butler County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

Commencing on the northwesterly right-of-way line of Ehrman Road, variable width right-of-way, at the dividing line between lands of P.F. Cook, L.P., aforesaid, and lands of Seneca Valley School District, recorded in Instrument No. 200201220002578, and also known as the dividing line between Lot 102 and Lot 103 in the S.V.S. Subdivision, aforesaid;

Thence along said dividing line between Lot 102 and Lot 103, North 38°04'06" West, a distance of 6.96 feet to the true point of beginning;

Thence from said true point of beginning, continuing along said dividing line, North 38°04'06" West, a distance of 20.68 feet to a point;

Thence in and through lands of P.F. Cook, L.P., the following (3) three courses and distances:

1. North 66°38'56" East, a distance of 29.79 feet to a point;
2. North 61°54'30" East, a distance of 349.60 feet to a point;
3. North 59°30'16" East, a distance of 77.55 feet to a point at the dividing line between lands of the grantor, aforesaid, and lands of Pamela F. Cook, recorded in Instrument No. 202110120028692, also being known as the dividing line between Lot 102 and Lot 101 in the S.V.S. Subdivision, aforesaid;

Thence along said dividing line, South 38°04'06" East, a distance of 20.18 feet to a point;

Thence in and through lands of P.F. Cook, L.P., aforesaid, the following (3) three courses and distances:

1. South 59°30'16" West, a distance of 80.63 feet to a point;
2. South 61°54'30" West, a distance of 350.85 feet to a point;
3. South 66°38'56" West, a distance of 25.36 feet to the true point of beginning.

Containing a total area of 9,137.86 SQ. FT. or 0.209 Acre.

The above description was prepared from a plat of survey by Gary A. Sheffler, PLS#11786-E and attached hereto as Exhibit "B".

