

When recorded, please return to:  
Cranberry Township  
Attn: Engineering Dept.  
2525 Rochester Road, Suite 400  
Cranberry Township, PA 16066

## **DEED OF DEDICATION**

MADE as of this \_\_\_\_ day of \_\_\_\_\_, 2023

BY AND BETWEEN:

**ROCHESTER ROAD INVESTMENT COMPANY**, a Pennsylvania corporation (hereinafter referred to as “Grantor”);

AND

**THE TOWNSHIP OF CRANBERRY**, a Second-Class Township and political subdivision of the Commonwealth of Pennsylvania situated in Butler County, with its principal office located at 2525 Rochester Road, Cranberry Township, PA 16066 (hereinafter referred to as the “Grantee”).

### WITNESSETH

WHEREAS, Grantor is the fee simple owner of property located along Ogle View Road and Unionville Road in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania; and

WHEREAS, Grantor has offered to dedicate certain properties utilized for roadways to the Grantee located along Ogle View Road and Unionville Road together with all roadway and storm sewer improvements contained therein as specifically described in Exhibit “A” attached hereto and incorporated herein and as further set forth in the exhibit plans attached hereto and incorporated herein as Exhibit “B” (hereinafter referred to as the “Property”); and

WHEREAS, the Grantor desires to dedicate fee simple title to the Property by special warranty deed to the Grantee for roadway, storm sewer, and other municipal purposes pursuant to §2316 of the Pennsylvania Second Class Township Code, 53 P.S. §67316, as amended; and

WHEREAS, at its regular meeting on \_\_\_\_\_, 2023, the Board of Supervisors of the Grantee adopted Resolution No. 2023-\_\_\_\_ accepting dedication of fee simple title over the Property; and

WHEREAS, the parties wish to confirm the acceptance of the dedication of the Property by the execution and recording of this Deed of Dedication.

NOW, THEREFORE, the Grantor, for and in consideration of the advantages accruing to it as well as for other considerations affecting the public welfare which they seek to advance, does grant, bargain, sell, release, convey and confirm unto the said Grantee, its successors and assigns:

ALL that certain Property located in the Township of Cranberry, Butler County, Pennsylvania, as described in Exhibit “A” attached hereto and incorporated herein

and as further set forth in the exhibit plans attached hereto and incorporated herein as Exhibit "B".

In the event that the Grantee subsequently vacates all or a portion of the Property in accordance with applicable law, then the title to such vacated portion of the Property shall automatically vest in abutting property owners in accordance with applicable law.

THIS IS A TRANSFER TO A COMMONWEALTH INSTRUMENTALITY BY DEDICATION AND IS EXEMPT FROM REALTY TRANSFER TAX.

TO HAVE AND TO HOLD the same unto and for the proper use of the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns covenants and agrees with the Grantee, its successors and assigns, to WARRANT SPECIALLY the Property hereby conveyed.

And the said Grantor, for itself, its successors and assigns by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor its successors or assigns, shall nor will at any time hereafter ask, demand, or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by any reason. The Grantor, its successors and assigns, covenants with Grantee to warrant and defend title to the conveyed right-of-way and further releases and holds harmless the Grantee from any suits, actions, and claims related hereto.

NOTICE--THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*



NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 §1.

**GRANTEE:**

ATTEST:

TOWNSHIP OF CRANBERRY

\_\_\_\_\_  
(Seal)

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

CERTIFICATE OF RESIDENCE

I do hereby certify that the Tax Billing Address of the within named Grantee is:

Cranberry Township  
2525 Rochester Road  
Cranberry Township, PA 16066

I do hereby certify that the Owner Mailing Address of the within named Grantee is:

Cranberry Township  
2525 Rochester Road  
Cranberry Township, PA 16066

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

TOWNSHIP OF CRANBERRY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All those certain two (2) areas, through Parcel "B" in the Meeder Plan of Lots No. 3 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 198, Page 35, situate in Cranberry Township, Butler County, Pennsylvania, more particularly bound and described as follows:

**First Described: (Now Rochester Road Investment Company – Instrument #201905030007860)**

Beginning at a point on the northeasterly right of way line of Unionville Road, T-326, 60.00 feet wide, , said point being S 21° 16' 00" E a distance of 386.26 feet from a point on the easterly right of way line of said Unionville Road at the line dividing Parcel "B" in the Meeder Plan of Lots No. 3 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 198, Page 35, also being lands now or formerly of Alcoa Commercial Windows LLC, and other lands now or formerly of Alcoa Commercial Windows LLC; thence from said point of beginning by a line through Parcel "B" in said Meeder Plan of Lots No. 3 in a southeasterly direction by a curve bearing to the left having a radius of 250.00 feet through an arc distance of 157.96 feet, also having a chord bearing of S 54° 16' 57" E and a chord distance of 155.35 feet, to a point on the northerly right of way line of Ogle View Road, T-322, variable width; thence by the northerly right of way line of said Ogle View Road N 87° 01' 17" W a distance of 60.52 feet to a point of curvature; thence continuing by same in a northwesterly direction by a curve bearing to the right having a radius of 50.00 feet through an arc distance of 57.38 feet to a point of tangency on the northeasterly right of way line of said Unionville Road; thence by the northeasterly right of way line of said Unionville Road N 21° 16' 00" W a distance of 59.83 feet to a point, at the point of beginning.

Containing an area of 2,431 square feet or 0.056 acre.

Being known as Butler County Tax Parcel ID No. 130-4F108-11KA.

**Second Described: (Now Rochester Road Investment Company – Instrument #201905030007860)**

Beginning at a point on the northerly right of way line of Ogle View Road, T-322, variable width, said point being the following three (3) courses and distances from a point on the northerly right of way line of Ogle View Road at the line dividing Parcel "A" and Parcel "B" in the Meeder Plan of Lots No. 3 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 198, Page 35:

N 87° 01' 17" W a distance of 178.42 feet;

S 02° 58' 43" W a distance of 10.00 feet;

N 87° 01' 17" W a distance of 186.98 feet, to the point of beginning;

thence from said point of beginning by the northerly right of way line of said Ogle View Road N 87° 01' 17" W a distance of 181.49 feet to a point; thence by a line through Parcel "B" in said Meeder Plan of Lots No. 3 the following three (3) courses and distances:

in a northeasterly direction by a curve bearing to the left having a radius of 75.00 feet through an arc distance of 41.02 feet, also having a chord bearing of N 60° 27' 18" E and a chord distance of 40.51 feet, to a point of reverse curvature;  
in an easterly direction by a curve bearing to the right having a radius of 76.00 feet through an arc distance of 127.88 feet, also having a chord bearing of S 87° 00' 33" E and a chord distance of 113.32 feet, to a point of reverse curvature;  
in a southeasterly direction by a curve bearing to the left having a radius of 75.00 feet through an arc distance of 40.89 feet, also having a chord bearing of S 54° 25' 21" E and a chord distance of 40.38 feet, to a point on the northerly right of way line of said Ogle View Road, at the point of beginning.

Containing an area of 5,048 square feet or 0.116 acre.

Being known as Butler County Tax Parcel ID No. 130-4F108-11KB.

All those certain three (3) areas for Ogleview Road as shown on the Meeder Plan Phase 7, 10, & 11 as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 388, Page 35, situate in Cranberry Township, Butler County, Pennsylvania, more particularly bound and described as follows:

**Third Described:**

Beginning at a point on the existing southerly right of way line of Ogleview Road, T-305, variable width, said point being in an easterly direction by a curve bearing to the left having a radius of 306.50 feet through an arc distance of 32.99 feet, also having a chord bearing of S 81° 02' 56" E and a chord distance of 32.98 feet, from a point on the existing southerly right of way line of Ogleview Road at the line dividing Lot 12 and Parcel G in the Meeder Plan Phase 7, 10, & 11 as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 388, Page 35; thence from said point of beginning existing southerly right of way line of Ogleview Road the following five (5) courses and distances:

N 88° 47' 02" E a distance of 134.60 feet to a point of curvature;

in an easterly direction by a curve bearing to the right having a radius of 1969.00 feet through an arc distance of 22.57 feet;

N 89° 26' 26" E a distance of 52.04 feet;

N 88° 52' 39" E a distance of 33.75 feet to a point of curvature;

In a southeasterly direction by a curve bearing to the right having a radius of 70.00 feet through an arc distance of 17.47 feet to a point on the proposed southerly right of way line of Ogleview Road;

thence by the proposed southerly right of way line of Ogleview Road S 88° 56' 52" W a distance of 223.32 feet to a point of curvature; thence continuing by same in a westerly direction by a curve bearing to the right having a radius of 306.50 feet through an arc distance of 37.02 feet, also having a chord

bearing of N 87° 35' 31" W and a chord distance of 37.00 feet to a point on the existing northerly right of way line of Ogleview Road, at the point of beginning.

Containing an area of 576 square feet.

Being known as a part of Butler County Tax Parcel ID No. 130-4F108-11W.

**Fourth Described:**

Beginning at a point on the existing southerly right of way line of Ogleview Road, T-305, variable width, said point being the following eight (8) courses and distances from a point on the existing southerly right of way line of Ogleview Road at the line dividing Lot 12 and Parcel G in the Meeder Plan Phase 7, 10, & 11 as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 388, Page 35:

in an easterly direction by a curve bearing to the left having a radius of 306.50 feet through an arc distance of 32.99 feet, also having a chord bearing of S 81° 02' 56" E and a chord distance of 32.98 feet;

N 88° 47' 02" E a distance of 134.60 feet to a point of curvature;

in an easterly direction by a curve bearing to the right having a radius of 1969.00 feet through an arc distance of 22.57 feet;

N 89° 26' 26" E a distance of 52.04 feet;

N 88° 52' 39" E a distance of 33.75 feet to a point of curvature;

in a southeasterly direction by a curve bearing to the right having a radius of 70.00 feet through an arc distance of 17.47 feet;

N 88° 56' 52" E a distance of 5.10 feet;

S 54° 12' 15" E a distance of 4.94 feet to the point of beginning;

thence from said point of beginning by the existing southerly right of way line of Ogleview Road in a southeasterly direction by a curve bearing to the right having a radius of 70.00 feet through an arc distance of 36.22 feet, also having a chord bearing of S 54° 12' 15" E and a chord distance of 35.82 feet, to a point on the proposed southerly right of way line of Ogleview Road; thence by the proposed southerly right of way line of Ogleview Road N 54° 12' 15" W a distance of 35.82 feet to a point on the existing southerly right of way line of Ogleview Road, at the point of beginning.

Containing an area of 56 square feet.

Being known as a part of Butler County Tax Parcel ID No. 130-4F108-11W.

**Fifth Described:**

Beginning at a point on the existing southerly right of way line of Ogleview Road, T-305, variable width, said point being the following eight (8) courses and distances from a point on the existing southerly right



of way line of Ogleview Road at the line dividing Lot 12 and Parcel G in the Meeder Plan Phase 7, 10, & 11 as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 388, Page 35:

in an easterly direction by a curve bearing to the left having a radius of 306.50 feet through an arc distance of 32.99 feet, also having a chord bearing of S 81° 02' 56" E and a chord distance of 32.98 feet;

N 88° 47' 02" E a distance of 134.60 feet to a point of curvature;

in an easterly direction by a curve bearing to the right having a radius of 1969.00 feet through an arc distance of 22.57 feet;

N 89° 26' 26" E a distance of 52.04 feet;

N 88° 52' 39" E a distance of 33.75 feet to a point of curvature;

in a southeasterly direction by a curve bearing to the right having a radius of 70.00 feet through an arc distance of 17.47 feet;

N 88° 56' 52" E a distance of 5.10 feet;

S 54° 12' 15" E a distance of 80.15 feet to the point of beginning;

thence from said point of beginning by the existing southerly right of way line of Ogleview Road in a southeasterly direction by a curve bearing to the right having a radius of 65.92 feet through an arc distance of 32.03 feet, also having a chord bearing of S 54° 12' 15" E and a chord distance of 31.72 feet, to a point on the proposed southerly right of way line of Ogleview Road; thence by the proposed southerly right of way line of Ogleview Road N 54° 12' 15" W a distance of 31.72 feet to a point on the existing southerly right of way line of Ogleview Road, at the point of beginning.

Containing an area of 41 square feet.

Being known as a part of Butler County Tax Parcel ID No. 130-4F108-11W.

**EXHIBIT "B"**  
**DEDICATION AREAS PLANS**

MEEDER PLAN OF LOTS NO. 3  
P.B.V. 198 PG. 35  
PARCEL "A"

NOW OR FORMERLY  
ALCOA COMMERCIAL WINDOWS LLC

NOW OR FORMERLY  
ALCOA COMMERCIAL WINDOWS LLC

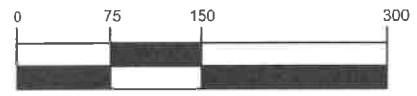
MEEDER PLAN OF LOTS NO. 3  
P.B.V. 198 PG. 35  
PARCEL "B"

NOW OR FORMERLY  
ROCHESTER ROAD  
INVESTMENT COMPANY  
(INSTRUMENT #201905030007860)

NOW OR FORMERLY  
ROCHESTER ROAD  
INVESTMENT COMPANY  
(INSTRUMENT #201905030007860)

RIGHT OF WAY LINE  
OGLE VIEW ROAD T-322  
(VARIABLE WIDTH)

RIGHT OF WAY LINE  
UNIONVILLE ROAD  
60' T-326



1 inch = 150 ft.

REVISED 12/28/2022 - ADD DEED REFERENCES

PM: JAB DB: JAB CB: KPH

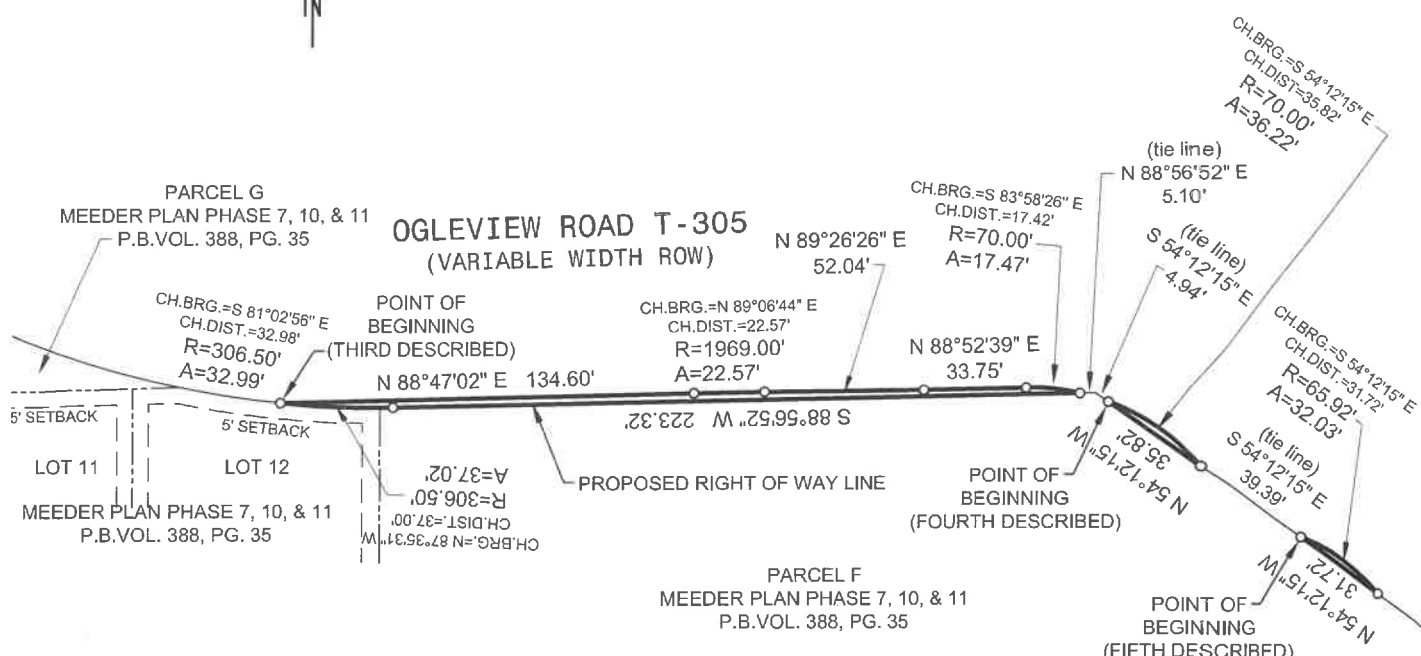


The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
100 McMorris Road, Pittsburgh, PA 15205  
gatewayengineers.com 855-634-9284


EXHIBIT PLAN  
FOR ACQUISITION  
SITUATE IN  
CRANBERRY TOWNSHIP  
BUTLER COUNTY, PA  
MADE FOR  
CHARTER HOMES  
& NEIGHBORHOODS

C-18807-0018

DATE: JANUARY 4, 2019	SCALE: 1" = 150'	DWG. NO.: 102,653
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PM: JAB DB: JAB CB: -

 <b>GATEWAY®</b>	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284	
	<b>EXHIBIT PLAN FOR DEDICATION AREAS</b> SITUATE IN <b>CRANBERRY TOWNSHIP BUTLER COUNTY, PA</b> MADE FOR <b>CHARTER HOMES AN NEIGHBORHOODS</b> C-18807-0069	
DATE: NOV. 30, 2021	SCALE: 1" = 60'	DWG. NO.: 102,835

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