

**TOWNSHIP OF CRANBERRY  
BUTLER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2023 - XX**

**A RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS IN  
AND FOR THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, FOR  
THE ACCEPTANCE OF DEDICATION OF A PUBLIC TOWNSHIP ROAD,  
LOCATED IN CRANBERRY TOWNSHIP IN THE CRANBERRY SPRINGS  
DEVELOPMENT AT A VALUE OF \$280,000.00.**

**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

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

**RESOLVED**: That the following street is 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>
<b>Cranberry Springs</b>			<b>A</b>
a. Cool Springs Drive	\$280,000	0.16 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 3<sup>rd</sup> day of August, 2023.

**ATTEST:**

**TOWNSHIP OF CRANBERRY**

\_\_\_\_\_  
Daniel D. Santoro  
Township Manager/Secretary

By \_\_\_\_\_  
Michael D. Manipole  
Chairman, Board of Supervisors

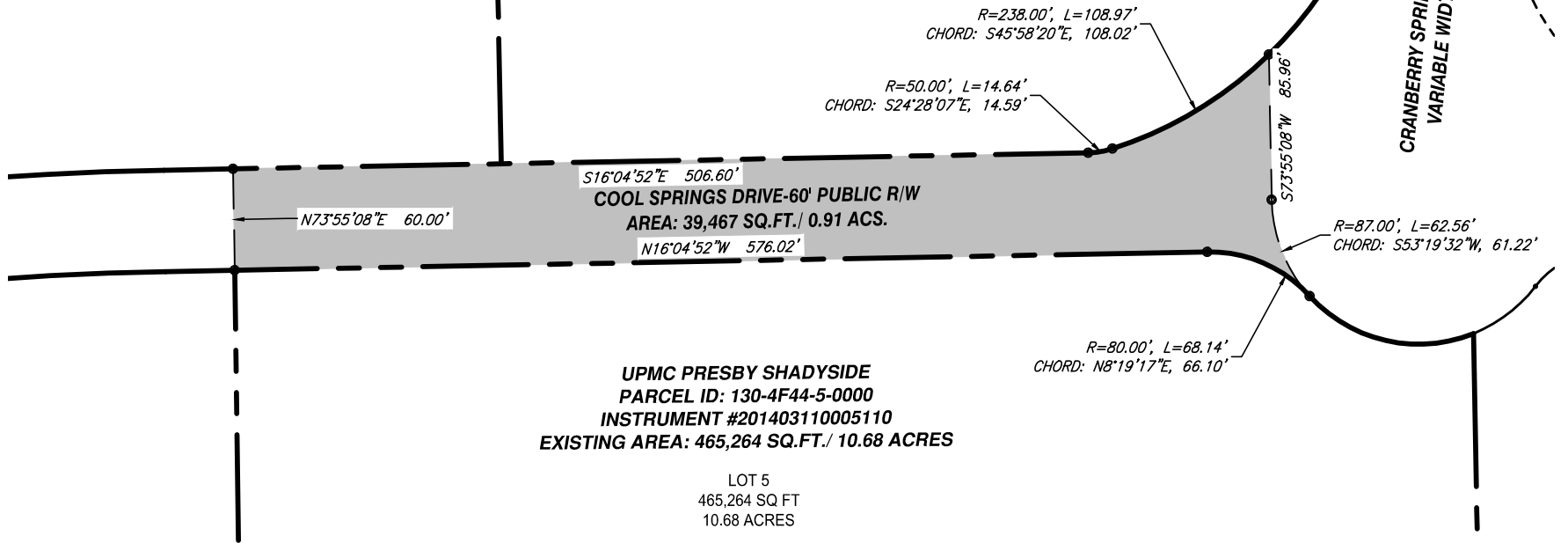
**CRANBERRY SPRINGS DEV. GROUP I LP.**  
**PARCEL ID: 130-4F44-16F-0000**  
**INSTRUMENT #201511020024230**  
**EXISTING AREA: 114,472 SQ.FT./ 2.63 ACRES**

LOT 3  
 114,472 SQ FT  
 2.63 ACRES

**SIPPEL ENTERPRISES LP.**  
**PARCEL ID: 130-4F44-16-0000**  
**INSTRUMENT #201012270030665**  
**EXISTING AREA: 168,245 SQ.FT./ 3.86 ACRES**

LOT 4  
 168,245 SQ FT  
 3.86 ACRES

CRANBERRY SPRINGS DRIVE  
 VARIABLE WIDTH R/W



**UPMC PRESBY SHADYSIDE**  
**PARCEL ID: 130-4F44-5-0000**  
**INSTRUMENT #201403110005110**  
**EXISTING AREA: 465,264 SQ.FT./ 10.68 ACRES**

LOT 5  
 465,264 SQ FT  
 10.68 ACRES

**COOL SPRINGS DRIVE DESCRIPTION**

BEGINNING at the northeast corner of lands N/F UPMC Presby Shadyside and the 60 foot right-of-way of Cool Springs Drive, N73°55'08"E for a distance of 60.00 feet to point on the eastern right-of-way of Cool Springs Drive; Thence, S16°04'52"E for a distance of 506.60 feet to a point beginning a curve to the left; Said curve having a radius of 50.00 feet with an arc length of 14.64 feet and a chord bearing S24°28'07"E for a distance of 14.59 feet to a point beginning a curve to the left; Said curve having a radius of 238.00 feet with an arc length of 108.97 feet and a chord bearing S45°58'20"E for a distance of 108.02 feet to a point; Thence leaving said right-of-way, along the northerly right-of-way of Cranberry Springs Drive, S73°55'08"W for a distance of 85.96 feet to a point beginning a curve to the left; Said curve having a radius of 87.00 feet with an arc length of 62.56 feet and a chord bearing S53°19'32"W continuing along the northerly right-of-way of Cranberry Springs Drive, for a distance of 61.22 feet to a point beginning a reverse curve to the left along said right-of-way of Cool Springs Drive and the lands N/F UPMC Presby Shadyside; Said curve having a radius of 80.00 feet with an arc length of 68.14 feet and a chord bearing N08°19'17"E for a distance of 66.10 feet to a point; Thence, N16°04'52"W for a distance of 576.02 feet to the POINT OF BEGINNING.

CONTAINING: 39,467 square feet or 0.91 acres.

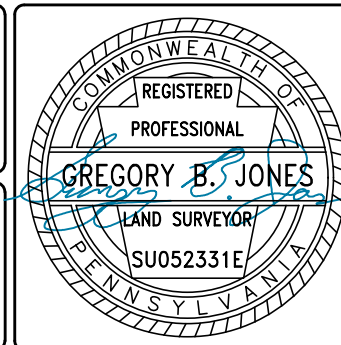


**Cool Springs Drive Dedication**  
 Cranberry Springs  
 Cranberry Township, Butler County, PA



Waterfront Corporate Park III, Suite 101 P: 724-444-1100  
 2000 Georgetowne Drive F: 724-444-1104  
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Structure Design  
 Land Planning | Landscape Architecture | Environmental



DATE:	07/12/2023
SCALE:	1" = 100'
PROJECT NUMBER:	160212

**EXHIBIT "A"**