

**CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2024-XX

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 ALONG FALCON APARTMENTS, PHASE 1 AT A VALUE OF \$462,900.

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 are 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> |
|-----------------------------------|--------------|-----------------------|----------------|
| Felson Apartments, Phase 1 | | | A |
| a. Brandt Drive | \$462,900 | 0.25 miles | |

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

APPROVED AND ADOPTED this 30th day of May 2024.

ATTEST:

TOWNSHIP OF CRANBERRY

By

Daniel D. Santoro
Township Manager/Secretary

Michael D. Manipole
Chairman, Board of Supervisors

Exhibit A
Legal
Description:

Brandt Drive Right-of-Way
Extension RPG Cranberry, LLC
Parcel #: 130-4F108-26AG
Township of Cranberry, County of Butler, Commonwealth of
Pennsylvania

All that certain Right-of-Way situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being a portion of lands as conveyed to RPG Cranberry, LLC in Instrument Numbered 202109100025808 of the Official Records of Butler County, Pennsylvania, said Right-of-Way being shown on a plan created by Herbert, Rowland & Grubic, Inc, (HRG) titled "Brandt Drive Right-of-Way Extension RPG Cranberry, LLC Parcel #:130-4F108-26AG" dated December 2022, being known as R/W 3 on said plan, being further bounded and described as follows:

Commencing at a point, said point being the southwesterly corner of said lands conveyed to RPG Cranberry, LLC, said point lying on the existing easterly Right-of-Way for Township Road No. 936 (Executive Drive); thence with the south line of said lands conveyed to RPG Cranberry, LLC, North 89 degrees 16 minutes 23 seconds East, a distance of 293.95 feet to a point, said point being the True Point of Beginning of the hereinafter described (R/W 3);

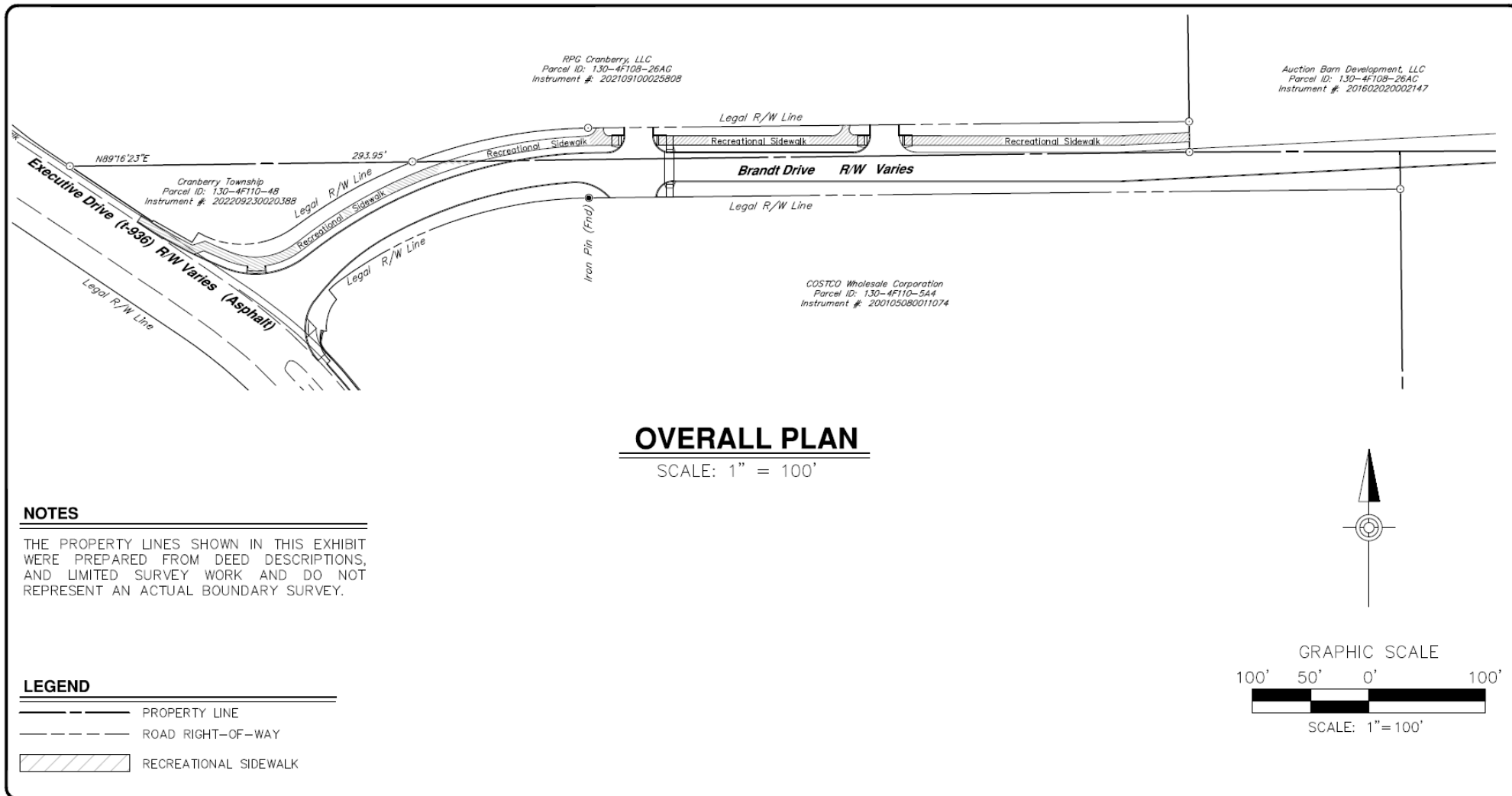
Thence through said lands conveyed to RPG Cranberry, LLC, with the right-of-way described herein, the following two (2) courses:

- 1.) With a curve to the right having a delta angle of 20 degrees 34 minutes 15 seconds, a radius of 430.00 feet, and an arc length of 154.38 feet, the chord bearing and distance being North 79 degrees 05 minutes 53 seconds East, 153.56 feet to a point;
- 2.) Thence North 89 degrees 23 minutes 01 seconds East, a distance of 515.92 feet to a point, said point being on the west line of lands conveyed to Auction Barn Development, LLC as recorded in Instrument Numbered 201602020002147;

Thence with said west line of lands conveyed to Auction Barn Development, LLC South 00 degrees 43 minutes 22 seconds East, a distance of 26.13 feet to a point, said point being on the north line of lands conveyed to COSTCO Wholesale Corporation as recorded in Instrument number 200105080011074;

Thence with said north line of lands conveyed to COSTCO Wholesale Corporation, South 89 degrees 16 minutes 23 seconds West, a distance of 667.06 feet to the True Point of Beginning of the described R/W

3. Containing 16,497 square feet, more or less.



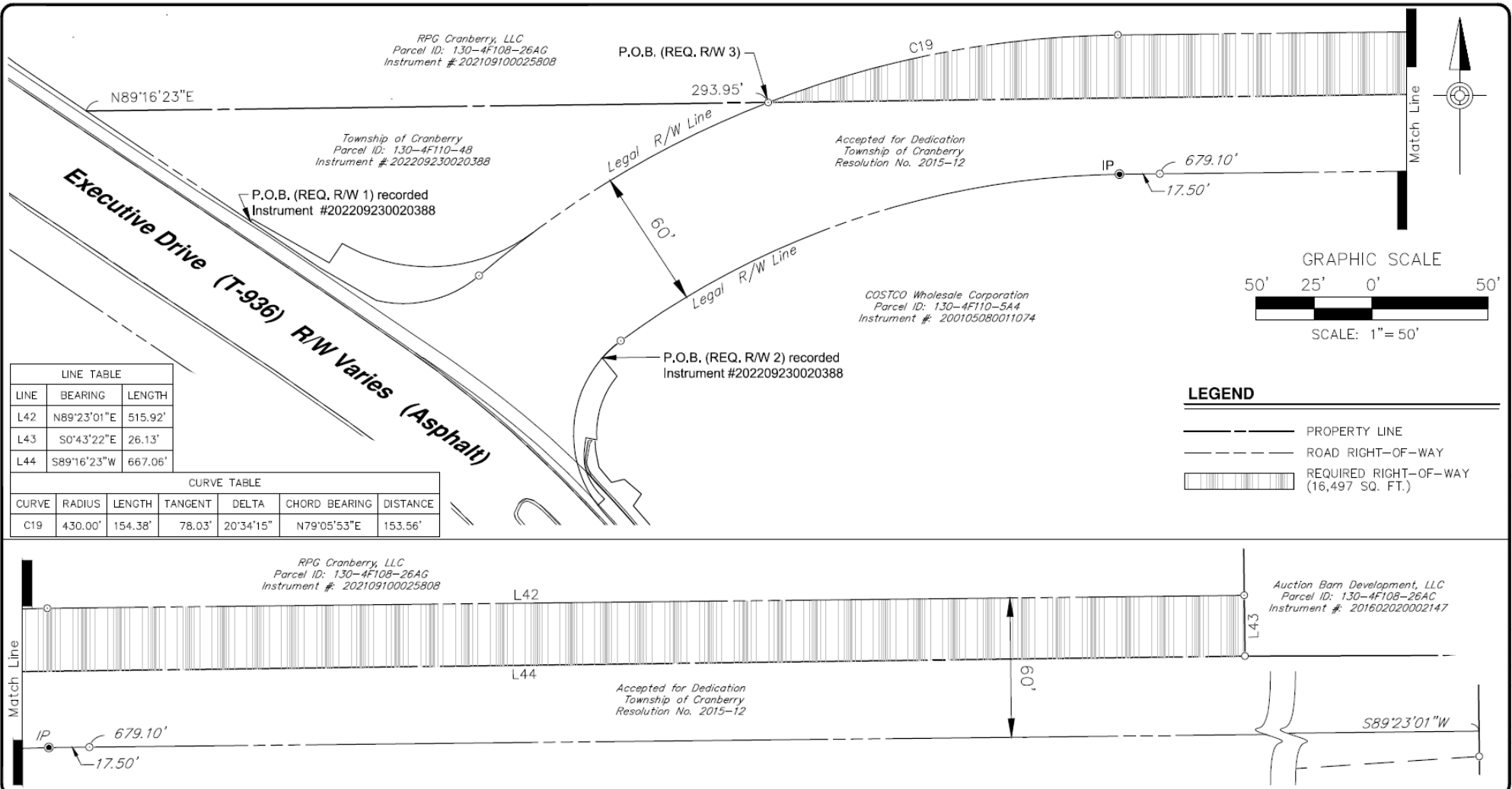
220 West Knochberger Drive, Suite 100
Cranberry Township, PA 16866
(724) 779-0772
Fax (724) 779-0711
hrghrg@hrghrg.com
www.hrginc.com

RPG CRANBERRY, LLC
100 E. LANCASTER AVE., SUITE 300
WAYNE, PA 19087
(610) 644-3090

BRANDT DRIVE RECREATIONAL SIDEWALK EXHIBIT
PROPERTY OWNERS: RPG CRANBERRY, LLC
& CRANBERRY TOWNSHIP
PARCEL ID NO'S: 130-4F108-26AG & 130-4F110-48
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - VRL
DESIGN -
CADD - REQ
CHECKED - PLS
SCALE - AS SHOWN
DATE - DEC 2022


DRAWING NO.
EXH - B
SHEET NO.
1 OF 1
PROJECT R003887.0425

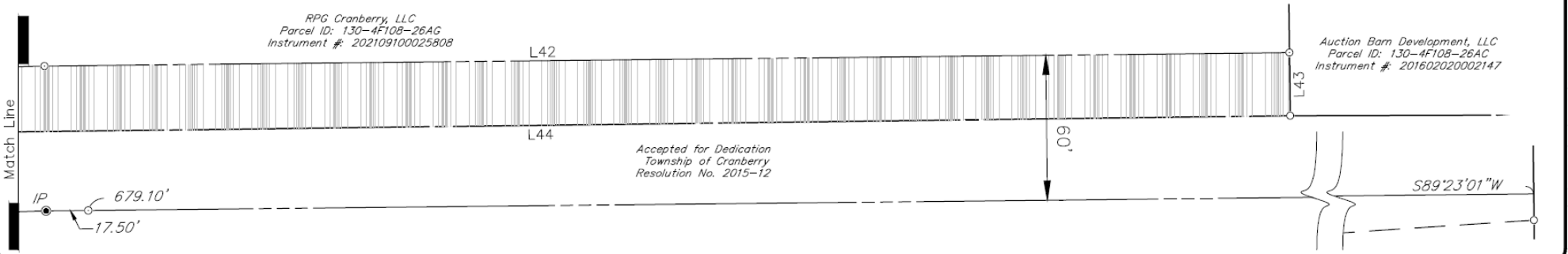


| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L42 | N89°23'01"E | 515.92' |
| L43 | S0°43'22"E | 26.13' |
| L44 | S89°16'23"W | 667.06' |

| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|-----------|---------------|----------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD BEARING | DISTANCE |
| C19 | 430.00' | 154.38' | 78.03' | 20°34'15" | N79°05'53"E | 153.56' |

LEGEND

- — — — — PROPERTY LINE
- — — — — ROAD RIGHT-OF-WAY
-  REQUIRED RIGHT-OF-WAY (16,497 SQ. FT.)



220 West Knochberger Drive, Suite 100
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hr@hrge.com
www.hrge.com

RPG CRANBERRY, LLC
100 E. LANCASTER AVE., SUITE 300
WAYNE, PA 19087

(610) 644-3090

BRANDT DRIVE RIGHT-OF-WAY EXTENSION
RPG CRANBERRY, LLC
PARCEL #: 130-4F108-26AG

CRANBERRY TOWNSHIP

BUTLER COUNTY

PENNSYLVANIA

| |
|------------------|
| PROJ. MGR. - VRL |
| DESIGN - GG |
| CADD - DMH / PLS |
| CHECKED - REQ |
| SCALE - AS SHOWN |
| DATE - DEC 2022 |

| |
|----------------------|
| DRAWING NO. |
| EHX-1 |
| SHEET NO. |
| 1 OF 1 |
| PROJECT R003887.0425 |