

Ordinance No. 2004-04A

Date Enacted 4/28/04

Colorado, Berglund and
Yane Richards Reads
Declaration

**HOPEWELL TOWNSHIP
ORDINANCE NO. 2004-04 A**

**AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY
PENNSYLVANIA, ACCEPTING ELDORADO AND ROYAL DRIVE IN THE
SHEFFIELD HEIGHTS PLAN OF LOTS, AND HARVEST DRIVE, ALAMEDA
DRIVE, AND FLORAL DRIVE IN THE KANE ORCHARDS PLAN OF LOTS**

WHEREAS, Hopewell Township desires to officially and legally accept Eldorado and Royal Drive in the Sheffield Heights Plan of Lots and Harvest Drive, Alameda Drive, and Floral Drive in the Kane Orchards Plan of Lots under **Section 2020. Plans of Dedicated Streets**, under the **FIRST CLASS TOWNSHIP CODE OF THE COMMONWEALTH OF PENNSYLVANIA**, which Hopewell Township has maintained; and

WHEREAS, under the recording of the Sheffield Heights No. 3 Plan on May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, Eldorado Drive and Royal Drive were dedicated to and/or deeded over to Hopewell Township; and

WHEREAS, Harvest Drive, Floral Drive and Alameda Drive in the Kane Orchards Plan of Lots were deeded over to Hopewell Township on May 12, 2004 in Beaver County Recorder of Deeds Instrument No. 3207911 at Pages 6 of 7 and 7 of 7.

NOW, THEREFORE, BE IT RESOLVED by the Township of Hopewell, Beaver County, Pennsylvania, effective as of June 28, 2004:

1. **ELDORADO DRIVE.** That Eldorado Drive, as having been dedicated and deeded over to Hopewell Township on or about May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, is hereby accepted as a Hopewell Township Drive/Street subject to the following center line description prepared by the Hopewell Township Engineer, NIRA Consulting Engineers, Inc.:

Part I

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, page 74; thence along the centerline of Eldorado Drive, North 37°

27' 30" East, a distance of 570.00 feet to a point at the northeasterly termination of Eldorado Drive.

Part II

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, South $39^{\circ} 05' 50''$ West, a distance of 520.00 feet to a point; thence continuing along the centerline of Eldorado Drive by an arc of a circle curving to the left, having a radius of 140.00 feet and an arc length of 422.59 feet to a point; thence continuing along the same, North $46^{\circ} 08' 47''$ East, a distance of one hundred fifty (150) feet more or less to a point approximately ten (10) feet northeast of a proposed hammerhead cul-de-sac at the end of the existing cartway. The remaining portion of Eldorado Drive, as shown on the aforementioned Sheffield Heights No. 3 Plan located northeast of the point last described being unopened and unimproved at this time.

2. **ROYAL DRIVE.** That Royal Drive, as having been dedicated and deeded over to Hopewell Township on or about May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, is hereby accepted as a Hopewell Township Drive/Street with the following center line description prepared by NIRA Consulting Engineers, Inc.:

BEGINNING at a point at the centerline of Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights Plan No. 1, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 8, Pages 130 and 131, said point also being on the projection of the northerly line of Imperial Drive, a fifty (50) foot street, as shown on the aforesaid plan; thence along the centerline of Royal Drive, North $10^{\circ} 03' 30''$ West, a distance of 31.38 feet; thence continuing along the same by an arc of a circle curving to the left having a radius of 346.51 feet and an arc length of 105.50 feet to a point at the common dividing line between the aforementioned Plan and the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74, thence continuing along the centerline of Royal Drive, North $29^{\circ} 41' 40''$ West, a distance of 424.32 feet to a point; thence continuing by the same by an arc of a circle curving to the left, having a radius of 532.00 feet and an arc length of 212.13 feet to a point; thence from said point; North $52^{\circ} 32' 30''$ West, a distance of 44.20 feet to a point at the centerline of Royal Drive at the projection of the southerly right-of-way line of Eldorado Drive, a forty (40) foot street.

3. **HARVEST DRIVE.** That Harvest Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 6 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point on the centerline of Harvest Drive, as shown on the aforementioned Plan, said point also being located on the southwesterly right-of-way of Airport Road (formerly Bryson Road); thence from said point, along the centerline of Harvest Drive, South $43^{\circ} 53' 30''$ West, a distance of 1,044.202 feet to a point; said point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Harvest Drive, South $43^{\circ} 53' 30''$ West, a distance of 43.30 feet to a point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Harvest Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 3,691 square yards.

4. **FLORAL DRIVE.** That Floral Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 6 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point at the intersection of the centerline of Harvest Drive and Floral Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Floral Drive projected, North $46^{\circ} 06' 30''$ West, a distance of twenty-five (25) feet to the true point of beginning of Floral Drive; thence from said true point of beginning and continuing along the centerline of Floral Drive, North $46^{\circ} 06' 30''$ West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North $46^{\circ} 06' 30''$ West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Floral Drive being approximately twenty (27) feet wide. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.

5. **ALAMEDA DRIVE.** That Alameda Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 7 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:


BEGINNING at a point at the intersection of the centerline of Harvest Drive and Alameda Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Alameda Drive projected, North $46^{\circ}06'30''$ West, a distance of twenty-five (25) feet to the true point of beginning of Alameda Drive; thence from said true point of beginning and continuing along the centerline of Alameda Drive, North $46^{\circ}06'30''$ West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North $46^{\circ}06'30''$ West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.


The paced cartway including curbs of Alameda Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.

ORDAINED AND ENACTED into an ordinance this 28th day of June, 2004.

ATTEST:

BOARD OF COMMISSIONERS OF
HOPEWELL TOWNSHIP


Gerald G. Orsini, Manager

By: 
Tim Force, President

(Seal)

Exhibit "A"
Centerline Description
of
Eldorado Drive

Part I

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, North 37°-27'-30" East, a distance of 570.00 feet to a point at the northeasterly termination of Eldorado Drive.

Part II

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, South 39°-05'-50" West, a distance of 520.00 feet to a point; thence continuing along the centerline of Eldorado Drive by an arc of a circle curving to the left, having a radius of 140.00 feet and an arc length of 422.59 feet to a point; thence continuing along the same, North 46°-08'-47" East, a distance of one hundred fifty (150) feet more or less to a point approximately ten (10) feet northeast of a proposed hammerhead cul-de-sac at the end of the existing cartway. The remaining portion of Eldorado Drive, as shown on the aforementioned Sheffield Heights No. 3 Plan located northeast of the point last described being unopened and unimproved at this time.

Exhibit "A"
Centerline Description
of
Royal Drive

BEGINNING at a point at the centerline of Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights Plan No. 1, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 8, Pages 130 and 131, said point also being on the projection of the northerly line of Imperial Drive, a fifty (50) foot street, as shown on the aforesaid plan; thence along the centerline of Royal Drive, North $10^{\circ}-03'-30''$ West, a distance of 31.38 feet; thence continuing along the same by an arc of a circle curving to the left having a radius of 346.51 feet and an arc length of 105.50 feet to a point at the common dividing line between the aforementioned Plan and the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74, thence continuing along the centerline of Royal Drive, North $29^{\circ}-41'-40''$ West, a distance of 424.32 feet to a point; thence continuing by the same by an arc of a circle curving to the left, having a radius of 532.00 feet and an arc length of 212.13 feet to a point; thence from said point; North $52^{\circ}-32'-30''$ West, a distance of 44.20 feet to a point at the centerline of Royal Drive at the projection of the southerly right-of-way line of Eldorado Drive, a forty (40) foot street.

1. **Harvest Drive** a fifty (50) foot right-of-way providing access to Floral Drive and Alameda Drive and terminating with a cul-de-sac right-of-way of one hundred (100) feet in diameter, as shown on the Kane Orchards Plan of Lots, revision and renaming of Bryson Plan No. 2, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 27, Page 16 and as follows:

Beginning at a point on the centerline of Harvest Drive, as shown on the aforementioned Plan, said point also being located on the southwesterly right-of-way of Airport Road (formerly Bryson Road); thence from said point, along the centerline of Harvest Drive, South $43^{\circ}-53'-30''$ West, a distance of 1,044.202 feet to a point; said point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Harvest Drive, South $43^{\circ}-53'-30''$ West, a distance of 43.30 feet to a point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Harvest Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 3,691 square yards.

2. **Floral Drive** a fifty (50) foot right-of-way terminating in a cul-de-sac right-of-way of one hundred (100) feet in diameter, as shown on the Kane Orchards Plan of Lots, revision and renaming of Bryson Plan No. 2, as recorded in the Recorder's Office of Beaver County, Pennsylvania in the Deed Book Volume 27, Page 16 and as follows:

Beginning at a point at the intersection of the centerline of Harvest Drive and Floral Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Floral Drive projected, North $46^{\circ}-06'-30''$ West, a distance of twenty-five (25) feet to the true point of beginning of Floral Drive; thence from said true point of beginning and continuing along the centerline of Floral Drive, North $46^{\circ}-06'-30''$ West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100)

foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North 46°-06'-30" West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Floral Drive being approximately twenty-seven (27) feet wide. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.

3. **Alameda Drive** a fifty (50) foot right-of-way terminating in a cul-de-sac right-of-way of one hundred (100) feet in diameter, as shown on the Kane Orchards Plan of Lots, revision and renaming of Bryson Plan No. 2, as recorded in the Recorder's Office of Beaver County, Pennsylvania in the Deed Book Volume 27, Page 16 and as follows:

Beginning at a point at the intersection of the centerline of Harvest Drive and Alameda Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Alameda Drive projected, North 46°-06'-30" West, a distance of twenty-five (25) feet to the true point of beginning of Alameda Drive; thence from said true point of beginning and continuing along the centerline of Alameda Drive, North 46°-06'-30" West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North 46°-06'-30" West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Alameda Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.



ATTY RABIK

RWAY

24.50 Beaver County

3207911

Page: 7 of 7

05/12/2004 02:03P

This Document Recorded

05/12/2004 State RTT: 0.00

02:03PM Local RTT: 0.00

Instrument: RWAY Beaver County, Recorder of Deeds

Instr #: 3207911

Receipt #: 394018

Rec Fee: 24.50



I hereby CERTIFY that the document is recorded in the Recorder's Office of Beaver County, Pennsylvania

Janice Jacobs Beal

REED, LUCE, TOSH, WOLFORD & DOUGLASS
ATTORNEYS AT LAW

804 Turnpike Street
Beaver, Pennsylvania 15009-2114

Telephone
(724) 774-9220

Fax
(724) 774-1363

Harold F. Reed, Jr.
Wayne S. Luce^o
James C. Tosh
Dennis F. Wolford*
Gregory K. Douglass
Kathryn L. Johnston*
Bernard J. Rabik

June 22, 2004

* Also Admitted in West Virginia
* Also Admitted in Kentucky
^o Retired 1998

Hopewell Township Board of Commissioners
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001-4298

**Re: Hopewell Township Ordinance No. 2004-04 A
An Ordinance of Hopewell Township, Beaver County
Pennsylvania, Accepting Eldorado and Royal Drive
in the Sheffield Heights Plan of Lots, and Harvest
Drive, Alameda Drive, and Floral Drive in the
Kane Orchards Plan of Lots**

Dear Board of Commissioners:

As the result of a telephone conversation with Jerry Orsini, Hopewell Township Manager, today, June 22, 2004, I would like to extend my apologies for failing to enclose in my June 16, 2004 correspondence to the Board a copy of the Ordinance itself. I am now enclosing a copy.

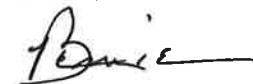
When I received no response to my June 16, 2004 correspondence to the Board, a copy of which is enclosed, I asked Jerry Orsini what I should do. He subsequently informed me that it was the wish of Tim Force, President of the Board, to proceed with the appropriate legal ad for advertising in the *Beaver County Times*. Therefore, this was done.

There is nothing in the enclosed Ordinance that was not discussed at the Public Meeting held on June 14, 2004.

Your questions are welcome.

Very truly yours,

REED, LUCE, TOSH, WOLFORD & DOUGLASS



Bernard J. Rabik

BJR:pm
Enclosure
cc w/enc.:

Tim Force
Norman Kraus, Jr.
Mario Leone, Jr.
Chuck Piroli
Edward E. Zimmerman

**HOPEWELL TOWNSHIP
ORDINANCE NO. 2004-04 A**

**AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY
PENNSYLVANIA, ACCEPTING ELDORADO AND ROYAL DRIVE IN THE
SHEFFIELD HEIGHTS PLAN OF LOTS, AND HARVEST DRIVE, ALAMEDA
DRIVE, AND FLORAL DRIVE IN THE KANE ORCHARDS PLAN OF LOTS**

WHEREAS, Hopewell Township desires to officially and legally accept Eldorado and Royal Drive in the Sheffield Heights Plan of Lots and Harvest Drive, Alameda Drive, and Floral Drive in the Kane Orchards Plan of Lots under **Section 2020. Plans of Dedicated Streets**, under the **FIRST CLASS TOWNSHIP CODE OF THE COMMONWEALTH OF PENNSYLVANIA**, which Hopewell Township has maintained; and

WHEREAS, under the recording of the Sheffield Heights No. 3 Plan on May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, Eldorado Drive and Royal Drive were dedicated to and/or deeded over to Hopewell Township; and

WHEREAS, Harvest Drive, Floral Drive and Alameda Drive in the Kane Orchards Plan of Lots were deeded over to Hopewell Township on May 12, 2004 in Beaver County Recorder of Deeds Instrument No. 3207911 at Pages 6 of 7 and 7 of 7.

NOW, THEREFORE, BE IT RESOLVED by the Township of Hopewell, Beaver County, Pennsylvania, effective as of June 28, 2004:

1. **ELDORADO DRIVE.** That Eldorado Drive, as having been dedicated and deeded over to Hopewell Township on or about May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, is hereby accepted as a Hopewell Township Drive/Street subject to the following center line description prepared by the Hopewell Township Engineer, NIRA Consulting Engineers, Inc.:

Part I

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, page 74; thence along the centerline of Eldorado Drive, North 37°

27° 30" East, a distance of 570.00 feet to a point at the northeasterly termination of Eldorado Drive.

Part II

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, South 39° 05' 50" West, a distance of 520.00 feet to a point; thence continuing along the centerline of Eldorado Drive by an arc of a circle curving to the left, having a radius of 140.00 feet and an arc length of 422.59 feet to a point; thence continuing along the same, North 46° 08' 47" East, a distance of one hundred fifty (150) feet more or less to a point approximately ten (10) feet northeast of a proposed hammerhead cul-de-sac at the end of the existing cartway. The remaining portion of Eldorado Drive, as shown on the aforementioned Sheffield Heights No. 3 Plan located northeast of the point last described being unopened and unimproved at this time.

2. **ROYAL DRIVE.** That Royal Drive, as having been dedicated and deeded over to Hopewell Township on or about May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, is hereby accepted as a Hopewell Township Drive/Street with the following center line description prepared by NIRA Consulting Engineers, Inc.:

BEGINNING at a point at the centerline of Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights Plan No. 1, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 8, Pages 130 and 131, said point also being on the projection of the northerly line of Imperial Drive, a fifty (50) foot street, as shown on the aforesaid plan; thence along the centerline of Royal Drive, North 10° 03' 30" West, a distance of 31.38 feet; thence continuing along the same by an arc of a circle curving to the left having a radius of 346.51 feet and an arc length of 105.50 feet to a point at the common dividing line between the aforementioned Plan and the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74, thence continuing along the centerline of Royal Drive, North 29° 41' 40" West, a distance of 424.32 feet to a point; thence continuing by the same by an arc of a circle curving to the left, having a radius of 532.00 feet and an arc length of 212.13 feet to a point; thence from said point; North 52° 32' 30" West, a distance of 44.20 feet to a point at the centerline of Royal Drive at the projection of the southerly right-of-way line of Eldorado Drive, a forty (40) foot street.

3. **HARVEST DRIVE.** That Harvest Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 6 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point on the centerline of Harvest Drive, as shown on the aforementioned Plan, said point also being located on the southwesterly right-of-way of Airport Road (formerly Bryson Road); thence from said point, along the centerline of Harvest Drive, South $43^{\circ} 53' 30''$ West, a distance of 1,044.202 feet to a point; said point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Harvest Drive, South $43^{\circ} 53' 30''$ West, a distance of 43.30 feet to a point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Harvest Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 3,691 square yards.

4. **FLORAL DRIVE.** That Floral Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 6 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point at the intersection of the centerline of Harvest Drive and Floral Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Floral Drive projected, North $46^{\circ} 06' 30''$ West, a distance of twenty-five (25) feet to the true point of beginning of Floral Drive; thence from said true point of beginning and continuing along the centerline of Floral Drive, North $46^{\circ} 06' 30''$ West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North $46^{\circ} 06' 30''$ West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Floral Drive being approximately twenty (27) feet wide. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.


5. **ALAMEDA DRIVE.** That Alameda Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 7 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point at the intersection of the centerline of Harvest Drive and Alameda Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Alameda Drive projected, North 46° 06' 30" West, a distance of twenty-five (25) feet to the true point of beginning of Alameda Drive; thence from said true point of beginning and continuing along the centerline of Alameda Drive, North 46° 06' 30" West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North 46° 06' 30" West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paced cartway including curbs of Alameda Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.

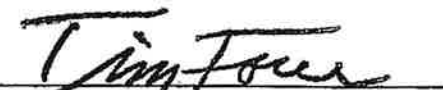
ORDAINED AND ENACTED into an ordinance this 28th day of June, 2004.

ATTEST:


Gerald G. Orsini, Manager

(Seal)

BOARD OF COMMISSIONERS OF
HOPEWELL TOWNSHIP

By: 
Tim Force, President

MAY-24-2004 MON 01:22 PM NIRA CONSULTING ENGRS

FAX NO. 412 262 1938

P. 02

Exhibit "A"
Centerline Description
of
Eldorado Drive

Part I

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, North $37^{\circ}-27'-30''$ East, a distance of 570.00 feet to a point at the northeasterly termination of Eldorado Drive.

Part II

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, South $39^{\circ}-05'-50''$ West, a distance of 520.00 feet to a point; thence continuing along the centerline of Eldorado Drive by an arc of a circle curving to the left, having a radius of 140.00 feet and an arc length of 422.59 feet to a point; thence continuing along the same, North $46^{\circ}-08'-47''$ East, a distance of one hundred fifty (150) feet more or less to a point approximately ten (10) feet northeast of a proposed hammerhead cul-de-sac at the end of the existing cartway. The remaining portion of Eldorado Drive, as shown on the aforementioned Sheffield Heights No. 3 Plan located northeast of the point last described being unopened and unimproved at this time.

MAY-24-2004 MON 01:22 PM NIRA CONSULTING ENGRS

FAX NO. 412 262 1938

P. 03

Exhibit "A"
Centerline Description
of
Royal Drive

BEGINNING at a point at the centerline of Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights Plan No. 1, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 8, Pages 130 and 131, said point also being on the projection of the northerly line of Imperial Drive, a fifty (50) foot street, as shown on the aforesaid plan; thence along the centerline of Royal Drive, North 10°-03'-30" West, a distance of 31.38 feet; thence continuing along the same by an arc of a circle curving to the left having a radius of 346.51 feet and an arc length of 105.50 feet to a point at the common dividing line between the aforementioned Plan and the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74, thence continuing along the centerline of Royal Drive, North 29°-41'-40" West, a distance of 424.32 feet to a point; thence continuing by the same by an arc of a circle curving to the left, having a radius of 532.00 feet and an arc length of 212.13 feet to a point; thence from said point; North 52°-32'-30" West, a distance of 44.20 feet to a point at the centerline of Royal Drive at the projection of the southerly right-of-way line of Eldorado Drive, a forty (40) foot street.

MAY-24-2004 MON 01:22 PM NIRA CONSULTING ENGRS

FAX NO. 412 262 1938

P. 04

1. **Harvest Drive** a fifty (50) foot right-of-way providing access to Floral Drive and Alameda Drive and terminating with a cul-de-sac right-of-way of one hundred (100) feet in diameter, as shown on the Kane Orchards Plan of Lots, revision and renaming of Bryson Plan No. 2, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 27, Page 16 and as follows:

Beginning at a point on the centerline of Harvest Drive, as shown on the aforementioned Plan, said point also being located on the southwesterly right-of-way of Airport Road (formerly Bryson Road); thence from said point, along the centerline of Harvest Drive, South $43^{\circ}-53'-30''$ West, a distance of 1,044.202 feet to a point; said point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Harvest Drive, South $43^{\circ}-53'-30''$ West, a distance of 43.30 feet to a point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Harvest Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 3,691 square yards.

2. **Floral Drive** a fifty (50) foot right-of-way terminating in a cul-de-sac right-of-way of one hundred (100) feet in diameter, as shown on the Kane Orchards Plan of Lots, revision and renaming of Bryson Plan No. 2, as recorded in the Recorder's Office of Beaver County, Pennsylvania in the Deed Book Volume 27, Page 16 and as follows:

Beginning at a point at the intersection of the centerline of Harvest Drive and Floral Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Floral Drive projected, North $46^{\circ}-06'-30''$ West, a distance of twenty-five (25) feet to the true point of beginning of Floral Drive; thence from said true point of beginning and continuing along the centerline of Floral Drive, North $46^{\circ}-06'-30''$ West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100)



MAY-24-2004 MON 01:22 PM NIRA CONSULTING ENGRS

FAX NO. 412 262 1938

P. 05

foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North 46°-06'-30" West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Floral Drive being approximately twenty-seven (27) feet wide. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.

3. **Alameda Drive** a fifty (50) foot right-of-way terminating in a cul-de-sac right-of-way of one hundred (100) feet in diameter, as shown on the Kane Orchards Plan of Lots, revision and renaming of Bryson Plan No. 2, as recorded in the Recorder's Office of Beaver County, Pennsylvania in the Deed Book Volume 27, Page 16 and as follows:

Beginning at a point at the intersection of the centerline of Harvest Drive and Alameda Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Alameda Drive projected, North 46°-06'-30" West, a distance of twenty-five (25) feet to the true point of beginning of Alameda Drive; thence from said true point of beginning and continuing along the centerline of Alameda Drive, North 46°-06'-30" West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North 46°-06'-30" West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Alameda Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.



ATTY RABIX

RWAY

24.50 Beaver County

3207911

Page: 7 of 7

05/12/2004 02:03P

This Document Recorded

05/12/2004 State RTT: 0.00

02:03PM Local RTT: 0.00

Instrument: RWAY Beaver County, Recorder of Deeds

Instr #: 3207911

Receipt #: 284818

Rec Fee: 24.50



I hereby CERTIFY that th
document is recorded
the Recorder's Office
Beaver County, Pennsylvan

Janice Jacobs Best

of Sheffield Heights No. 3 who might ultimately elect to seek relief from the Township.

IV. Our Proposal

Although confident that the law and facts would support the conclusion that Eldorado is properly considered a public street in any suit seeking to vacate the conditions which have been placed upon the approval of Sheffield Heights No. 3, Revision 1, we believe that litigation is not in the best interests of the Township, Mr. Dascanio and—ultimately—the residents of Sheffield Heights and other Hopewell Township taxpayers.

Rather, in light of the fact that my client will be pursuing additional developments in the future and in light of the positive relationship which has always existed between him and the Township, we believe that the private negotiation of the proposed Developer's Agreement, or mediation under Ordinance No. 91-2, § 502, would best serve the Township's interest in ensuring that all public improvements in the subdivision are properly completed and my client's interest in completing that development in a cost-effective and profitable fashion. More specifically, we propose that the terms of the Developer's Agreement be revised to reflect the fact that those improvements have been all but completed without resort to or need for any bond or other security, and we stand ready to discuss the details of such revisions in good faith at the Board's convenience.

Thank you—and the members of the Board—for your attention to this written presentation and for your serious consideration of these issues prior to the Board's meeting on May 7, at which I look forward to meeting you and the Commissioners.

Respectfully submitted,



Jarrell D. Wright

JDW/rmd

Beaver County Times/Allegheny Times

400 FAIR AVENUE
BEAVER, PA 15009-0400
(724) 775-3200

LEGAL ADVERTISING INVOICE

HOPEWELL TOWNSHIP
1700 CLARK BLVD
ALIQUIPPA, PA 15001

Account Number: 7243781460A
Invoice Date: 5/21/04
Invoice Number: I0000164298-0517
Balance: \$ 94.62

PROOF CHARGE IS \$3.00 FOR AFFIDAVIT, \$9.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7243781460A	5/21/04	HOPEWELL TOWNSHIPORDIN	1.00 x 34Lines	1	12.00	\$ 94.62
5/17/04						
DATES APPEARED						

PROOF OF PUBLICATION

The **Beaver County Times/Allegheny Times**, a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on 5/17/04

BEAVER NEWSPAPERS, INC.

By

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, } SS:

Before me, a Notary Public in and for such county and state, personally appeared EDWIN METZGER, who being duly sworn according to law says that he is CONTROLLER of BEAVER NEWSPAPERS, INC.; that neither affiant nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

Sworn to and subscribed before me
this 21st day of May 2004

Pamela Sue Reese

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Pamela Sue Reese, Notary Public
Bridgewater Boro, Beaver County
My Commission Expires Aug. 26, 2007

Member, Pennsylvania Association Of Notaries

BEAVER COUNTY TIMES

400 FAIR AVE.

BEAVER, PA. 15009

The costs of advertising and proof,
has been paid. \$ 94.62
BEAVER NEWSPAPERS, INC.

By

HOPEWELL TOWNSHIP
ORDINANCE NO. 2004-04
AN ORDINANCE OF HOPEWELL
TOWNSHIP, BEAVER COUNTY
PENNSYLVANIA, ACCEPTING
ELDORADO DRIVE IN THE
SHEFFIELD HEIGHTS PLAN,
DEDICATED TO AND MAIN-
TAINED BY THE TOWNSHIP, AS
A TOWNSHIP DRIVE/STREET
Take notice that the Hopewell
Township Board of Commission-
ers will consider for adoption
proposed Ordinance No. 2004-04
at its May 24, 2004 Public Meet-
ing, Municipal Building, Clark
Boulevard, 6:30 P.M.
The Ordinance is available for
public inspection from 8:30 A.M.
to 4:30 P.M. daily at: Hopewell
Township Municipal Building,
Clark Boulevard, Aliquippa,
Pennsylvania; Beaver County
Times, Beaver, Pennsylvania;
and Beaver County Law Library,
Courthouse, Beaver, Pennsyl-
vania.
The title of this Ordinance con-
stitutes a summary.
HOPEWELL TOWNSHIP
By
Gerald G. Orsini
Hopewell Township Manager
5/17/04

**HOPEWELL TOWNSHIP
ORDINANCE NO. 2004-04 A**

**AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY
PENNSYLVANIA, ACCEPTING ELDORADO AND ROYAL DRIVE IN THE
SHEFFIELD HEIGHTS PLAN OF LOTS, AND HARVEST DRIVE, ALAMEDA
DRIVE, AND FLORAL DRIVE IN THE KANE ORCHARDS PLAN OF LOTS**

WHEREAS, Hopewell Township desires to officially and legally accept Eldorado and Royal Drive in the Sheffield Heights Plan of Lots and Harvest Drive, Alameda Drive, and Floral Drive in the Kane Orchards Plan of Lots under **Section 2020. Plans of Dedicated Streets**, under the **FIRST CLASS TOWNSHIP CODE OF THE COMMONWEALTH OF PENNSYLVANIA**, which Hopewell Township has maintained; and

WHEREAS, under the recording of the Sheffield Heights No. 3 Plan on May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, Eldorado Drive and Royal Drive were dedicated to and/or deeded over to Hopewell Township; and

WHEREAS, Harvest Drive, Floral Drive and Alameda Drive in the Kane Orchards Plan of Lots were deeded over to Hopewell Township on May 12, 2004 in Beaver County Recorder of Deeds Instrument No. 3207911 at Pages 6 of 7 and 7 of 7.

NOW, THEREFORE, BE IT RESOLVED by the Township of Hopewell, Beaver County, Pennsylvania, effective as of June 28, 2004:

1. **ELDORADO DRIVE.** That Eldorado Drive, as having been dedicated and deeded over to Hopewell Township on or about May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, is hereby accepted as a Hopewell Township Drive/Street subject to the following center line description prepared by the Hopewell Township Engineer, NIRA Consulting Engineers, Inc.:

Part I

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, page 74; thence along the centerline of Eldorado Drive, North 37°

27' 30" East, a distance of 570.00 feet to a point at the northeasterly termination of Eldorado Drive.

Part II

BEGINNING at a point at the centerline of the intersection of Eldorado Drive, a forty (40) foot street and Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74; thence along the centerline of Eldorado Drive, South $39^{\circ} 05' 50''$ West, a distance of 520.00 feet to a point; thence continuing along the centerline of Eldorado Drive by an arc of a circle curving to the left, having a radius of 140.00 feet and an arc length of 422.59 feet to a point; thence continuing along the same, North $46^{\circ} 08' 47''$ East, a distance of one hundred fifty (150) feet more or less to a point approximately ten (10) feet northeast of a proposed hammerhead cul-de-sac at the end of the existing cartway. The remaining portion of Eldorado Drive, as shown on the aforementioned Sheffield Heights No. 3 Plan located northeast of the point last described being unopened and unimproved at this time.

2. **ROYAL DRIVE.** That Royal Drive, as having been dedicated and deeded over to Hopewell Township on or about May 1, 1978 in the Beaver County Recorder's Office in Plan Book Volume 14, Page 74, is hereby accepted as a Hopewell Township Drive/Street with the following center line description prepared by NIRA Consulting Engineers, Inc.:

BEGINNING at a point at the centerline of Royal Drive, a fifty (50) foot street, as shown on the Sheffield Heights Plan No. 1, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 8, Pages 130 and 131, said point also being on the projection of the northerly line of Imperial Drive, a fifty (50) foot street, as shown on the aforesaid plan; thence along the centerline of Royal Drive, North $10^{\circ} 03' 30''$ West, a distance of 31.38 feet; thence continuing along the same by an arc of a circle curving to the left having a radius of 346.51 feet and an arc length of 105.50 feet to a point at the common dividing line between the aforementioned Plan and the Sheffield Heights No. 3 Plan, as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 14, Page 74, thence continuing along the centerline of Royal Drive, North $29^{\circ} 41' 40''$ West, a distance of 424.32 feet to a point; thence continuing by the same by an arc of a circle curving to the left, having a radius of 532.00 feet and an arc length of 212.13 feet to a point; thence from said point; North $52^{\circ} 32' 30''$ West, a distance of 44.20 feet to a point at the centerline of Royal Drive at the projection of the southerly right-of-way line of Eldorado Drive, a forty (40) foot street.

3. **HARVEST DRIVE.** That Harvest Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 6 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point on the centerline of Harvest Drive, as shown on the aforementioned Plan, said point also being located on the southwesterly right-of-way of Airport Road (formerly Bryson Road); thence from said point, along the centerline of Harvest Drive, South $43^{\circ} 53' 30''$ West, a distance of 1,044.202 feet to a point; said point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Harvest Drive, South $43^{\circ} 53' 30''$ West, a distance of 43.30 feet to a point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Harvest Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 3,691 square yards.

4. **FLORAL DRIVE.** That Floral Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 6 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point at the intersection of the centerline of Harvest Drive and Floral Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Floral Drive projected, North $46^{\circ} 06' 30''$ West, a distance of twenty-five (25) feet to the true point of beginning of Floral Drive; thence from said true point of beginning and continuing along the centerline of Floral Drive, North $46^{\circ} 06' 30''$ West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North $46^{\circ} 06' 30''$ West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.

The paved cartway including curbs of Floral Drive being approximately twenty (27) feet wide. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.


5. **ALAMEDA DRIVE.** That Alameda Drive, as having been deeded over to Hopewell Township on May 12, 2004 in Beaver County Instrument No. 3207911, Page 7 of 7, is hereby accepted as a Hopewell Township Drive/Street with the following description:

BEGINNING at a point at the intersection of the centerline of Harvest Drive and Alameda Drive, as shown on the aforementioned plan; thence from said point of beginning along the centerline of Alameda Drive projected, North 46° 06' 30" West, a distance of twenty-five (25) feet to the true point of beginning of Alameda Drive; thence from said true point of beginning and continuing along the centerline of Alameda Drive, North 46° 06' 30" West, a distance of 116.699 feet to a point defining the end of the fifty (50) foot right-of-way and the beginning of the one hundred (100) foot diameter cul-de-sac right-of-way; thence from said point continuing along the centerline of Floral Drive, North 46° 06' 30" West, a distance of 43.301 feet to point being the fifty (50) foot radii of the aforementioned one hundred (100) foot diameter cul-de-sac.


The paced cartway including curbs of Alameda Drive being approximately twenty-seven (27) feet in width. The paved cartway area including curbs of the cul-de-sac being approximately eighty (80) feet in diameter. The total area of the cartway is approximately 908 square yards.

ORDAINED AND ENACTED into an ordinance this 28th day of June, 2004.

ATTEST:


Gerald G. Orsini, Manager

BOARD OF COMMISSIONERS OF
HOPEWELL TOWNSHIP

By: 
Tim Force, President

(Seal)