



Allegheny County  
Jessica Garofolo  
Division of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2025-10991

BK-DE VL-20030 PG-28

Recorded On: May 05, 2025

As-Deed Agreement

Parties: PINE TOWNSHIP

To PINE TOWNSHIP

# of Pages: 8

Comment: RES NO 1184

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed Agreement	181.75
	0
	0
Total:	181.75

**Realty Transfer Stamp**

**Division of Real Estate Stamp:**

Affidavit Attached-No	
NOT A DEED OF TRANSFER	
Value	EXEMPT
Not a Deed of Transfer	0.00
	0.00

Certified On/By-> 05-05-2025 / Theresa Greil
NOT A DEED OF TRANSFER

I hereby certify that the within and foregoing was recorded in the Division of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

**File Information:**

**Record and Return To:**

Document Number: 2025-10991  
Receipt Number: 4465880  
Recorded Date/Time: May 05, 2025 03:43:04P  
Book-Vol/Pg: BK-DE VL-20030 PG-28  
User / Station: L Sulecki - CASH 03

TUCKER ARENSBERG PC  
GARY J GUSHARD ESQ  
1 PPG PLACE STE 1500  
PITTSBURGH PA 15222-5416



*Jessica Garofolo*  
\_\_\_\_\_  
Jessica Garofolo, Director  
Sara Innamorato, County Executive

622716 DRE Certified  
03-11-2025 03:30 PM Int By: Theresa Greil

**TOWNSHIP OF PINE**

**RESOLUTION NO. 1184**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PINE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ACCEPTING CERTAIN AREAS OF LAND, BEING PARTS OF PROPERTIES OWNED BY THE PINE RICHLAND SCHOOL DISTRICT (PARCEL IDENTIFICATION NUMBERS 2003-B-1 AND 2186-N-1) ABUTTING LOGAN ROAD, AS PART OF THE PUBLIC ROAD SYSTEM OF THE TOWNSHIP OF PINE.

WHEREAS, certain areas of land, being parts of parcels of land located within the Township of Pine and owned by the Pine Richland School District (Parcel Identification Nos. 2003-B-1 and 2186-N-1) (as such are described by metes and bounds and also graphically represented in the accompanying copies of plan drawings, dated March 11, 2025, as prepared by LSSE Engineers in the attached Exhibits "A," "B," and "C," respectively), are now, due to the current roadway alignment of Logan Road (a public road), appropriate for acceptance and use for public road purposes; and

WHEREAS, the Township of Pine is now desirous of accepting the said public right-of-way for the above-described areas of land abutting the pre-existing Logan Road (consisting of a total of 336 square feet (0.01 acre) and 18,878 square feet (0.43 acre), respectively), as such are described in the aforementioned Exhibits "A," "B," and "C" attached hereto and incorporated herein, as part of the public road system of the Township of Pine; and


NOW, THEREFORE, be it resolved, that, the Township of Pine accepts the herein-described areas within properties owned by the Pine Richland School District and identified as parts of Parcel No. 2003-B-1 and Parcel No. 2186-N-1 (as such areas are described on the attached and incorporated Exhibits "A," "B," and "C") as part of the public road system of the


Township of Pine. The Township's staff (including but not limited to its Solicitor) shall be authorized to record this Resolution in the public records of the County of Allegheny's Department of Real Estate and, also, those of the Township of Pine.


RESOLVED and ADOPTED this 21<sup>st</sup> day of April, 2025.

ATTEST:

TOWNSHIP OF PINE

  
Title: Township Manager

  
Chair, Board of Supervisors

  
Title: Township Solicitor

AFFIDAVIT OF ATTORNEY

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

On this 21<sup>st</sup> day of April, 2025, before me a notary public, the undersigned officer, personally appeared GARY J. GUSHARD, known to me (or satisfactorily proven) to be a member of the bar of the highest court of said state (Pennsylvania Identification No. 27679) and a subscribing witness to the within instrument, and certified that he was personally present when Ryan Colombo (Chair of the Board of Supervisors of the Township of Pine) and Jason M. Kratsas (Township Manager of the Township of Pine) whose names are subscribed to the within instrument (Township of Pine Resolution No. 1184) executed the same, and that the said Ryan Colombo and Jason M. Kratsas are authorized to sign and adopt such Resolution No. 1184 on behalf of the Township of Pine and that they acknowledged that they executed the same for the purposes therein contained (for and on behalf of the Township of Pine and with the intent of binding said Township to the obligations set forth therein).

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

Amanda A. Kadlecik  
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal  
Amanda L. Kadlecik, Notary Public  
Allegheny County  
My commission expires July 19, 2025  
Commission number 1256891  
Member, Pennsylvania Association of Notaries

EXHIBIT "A"  
LEGAL DESCRIPTION  
OF A  
ROADWAY DEDICATION  
OVER AND THROUGH LANDS OF  
PINE RICHLAND SCHOOL DISTRICT

All that certain roadway dedication of Logan Road situate in the Township of Pine, Allegheny County, Pennsylvania over and through lands of Pine Richland School District recorded in Deed Book Volume 11093 Page 224 and Deed Book Volume 8269 Page 306 in the Allegheny County Department of Real Estate, being Parcel ID Nos: 2003-B-1 and 2186-N-1, roadway dedication described as follows:

Beginning at the northeast corner of lands of the Grantor being Parcel ID: 2003-B-1 "Parcel 2", common with the westerly right-of-way line of Babcock Boulevard; thence along said line South  $22^{\circ}39'54''$  West, 31.44 feet; thence leaving said line and continuing along the westerly line of the Grantor, common with the easterly line of lands of Radio Advertising Company of Pittsburgh being Parcel ID: 2003-K-45 North  $21^{\circ}35'51''$  West, 30.63 feet to the southerly right-of-way line of Logan Road; thence along said line North  $88^{\circ}42'24''$  East, 23.39 feet to the point of beginning.

Having an area of 336 square feet or 0.01 acre.

See Exhibit "B" attached.

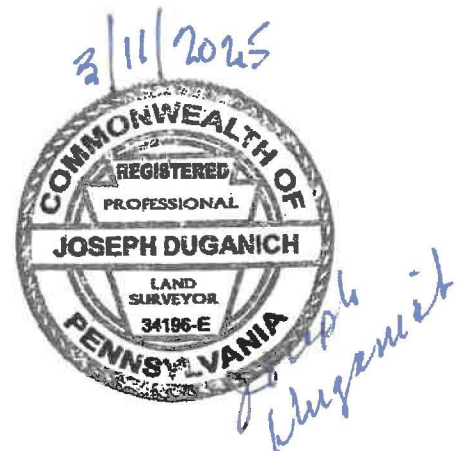
Basis of Bearings: Pennsylvania State Plane Coordinate System South Zone

Starting, for reference, at the southeast corner of said lands of the Grantor being Parcel ID: 2003-B-1 "Parcel 1", common with the northerly right-of-way line of Logan Road; thence along said line South  $88^{\circ}42'24''$  West, 48.00 feet to the POINT OF BEGINNING of the roadway dedication hereinafter described; thence continuing along said line (L1) South  $88^{\circ}42'24''$  West, 330.51 feet; thence leaving said line over and through lands of the Grantor the following courses: by a curve to the left concave to the west, radius 175.00 feet, an arc distance of 81.77 feet having a chord of North  $32^{\circ}21'55''$  East, 81.03 feet; (L2) North  $20^{\circ}56'04''$  East, 50.00 feet; (L3) South  $69^{\circ}03'56''$  East, 87.27 feet; (L4) South  $68^{\circ}41'48''$  East, 87.60 feet; (L5) South  $70^{\circ}24'24''$  East, 81.04 feet; (L6) South  $76^{\circ}20'11''$  East, 30.34 feet; and (L7) South  $01^{\circ}17'36''$  East, 10.33 feet to the point of beginning.

Having an area of 18,878 square feet or 0.43 acre.

See Exhibit "C" attached.

Basis of Bearings: Pennsylvania State Plane Coordinate System South Zone



LANDS OF  
PINE RICHLAND SCHOOL DISTRICT  
D.B.V. 11093 PG. 224  
PARCEL ID: 2003-B-1  
PARCEL 1

LANDS OF  
RADIO ADVERTISING CO OF PGH  
D.B.V. 8923 PG. 138  
PARCEL ID: 2186-P-1

**LOGAN ROAD**  
- 50' R/W

**BABCOCK BOULEVARD**  
- 60' R/W

LANDS OF  
RADIO ADVERTISING CO OF PGH  
PARCEL ID: 2003-K-45

LANDS OF  
PINE RICHLAND SCHOOL DISTRICT  
D.B.V. 11093 PG. 224  
PARCEL ID: 2003-B-1  
PARCEL 2

LANDS OF  
RADIO ADVERTISING CO OF PGH  
D.B.V. 2816 PG. 187  
PARCEL ID: 2003-K-1



\*BASIS OF BEARINGS: PENNSYLVANIA STATE PLANE  
SOUTH ZONE COORDINATE SYSTEM.\*



*Joseph Duganich*



**LSSE**

Civil Engineers and Surveyors

846 4th Avenue  
Coraopolis, Pennsylvania 15108  
412-264-4400  
Email: [Info@lsse.com](mailto:Info@lsse.com)

LSSE

Rabell

Senate

Drawn By

ACI

Checked By

*JD*

Approved By

*JD*

Scale:

1" = 30'

Filename:

28610924tp.dwg

Date:

March 11, 2025

EXHIBIT "B"

LOGAN ROAD

ROADWAY DEDICATION

PREPARED FOR

THE TOWNSHIP OF PINE

SITuate IN

PINE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°43'24"W	330.51
L2	N20°56'04"E	50.00
L3	S89°03'56"E	87.27
L4	S68°41'48"E	87.60
L5	S70°24'24"E	81.04
L6	S76°20'11"E	90.34
L7	S01°17'36"E	10.33

L=81.77', R=175.00'  
 CH: N38°21'55"E, 61.03'

LANDS OF  
 PINE RICHLAND SCHOOL DISTRICT  
 O.S.V. #230 PG. 106  
 PARCEL ID: 2189-A-1

LANDS OF  
 HIND ADVERTISING CO OF PAH  
 O.S.V. #223 PG. 138  
 PARCEL ID: 2189-F-1

LANDS OF  
 PINE RICHLAND SCHOOL DISTRICT  
 O.S.V. #1083 PG. 284  
 PARCEL ID: 2803-S-1  
 PARCEL 1

LANDS OF  
 HIND ADVERTISING CO OF PAH  
 PARCEL ID: 2005-K-45



\*BASIS OF BEARINGS: PENNSYLVANIA STATE PLANE  
 SOUTH ZONE COORDINATE SYSTEM.\*



**EXHIBIT "C"**  
**LOGAN ROAD**  
**ROADWAY DEDICATION**  
 PREPARED FOR  
**THE TOWNSHIP OF PINE**  
 SITUATE IN  
 PINE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA

**LSSE**  
 Civil Engineers and Surveyors  
 846 4th Avenue  
 Coraopolis, Pennsylvania 15108  
 412-264-4400  
 Email: info@lsse.com

Drawn By	AGL	Scale:	1"=60'
Checked By	JD	Filename:	28610924tp.dwg
Approved By	JD	Date:	March 11, 2025

LSSE • Rabell • Senate

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**TOWNSHIP OF PINE**

**RESOLUTION NO. 1184**

**Gary J. Gushard, Esquire  
Tucker Arensberg, P.C.  
1 PPG Place, Suite 1500  
Pittsburgh, PA 15222-5416  
(412) 594-5537**