

OFFICIAL
TOWNSHIP OF RICHLAND
RESOLUTION NO. 14 OF 2024

A RESOLUTION ACCEPTING THE SANITARY SEWER LINES LOCATED WITHIN THE ROAD RIGHTS-OF-WAYS AND DESIGNATED EASEMENT ON COOK ROAD.

WHEREAS, pursuant to a sewer line extension project in Richland Township that has been completed, and

WHEREAS, the Developer posted an 18 month Maintenance and Guarantee Security in the form of cash escrow on said public improvements on terms acceptable to Richland Township, and delivered as-built plans to the Township:

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of the Township of Richland, Allegheny County Pennsylvania that:

1. The Township of Richland does hereby take over and accept the sanitary sewer line located in the Right-of-Way of Cook Road as public sewer, as well as acceptance of an easement on Lot 3 of Fawcett Terrace Plan of Lots, as recorded in Volume 19644, Page 212.
2. The acceptance shall include all 8-inch sanitary sewers (approximately 72 linear feet) and 1 manhole constructed within the Right-of-Way.


MOTION by Supervisor Marshall, seconded by Supervisor Allen and this Resolution is adopted this 17th day of July, 2024.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF RICHLAND



Brian O'Malley
Township Manager



Raymond P. Kendrick
Chairman

EXHIBIT "A"

BILL OF SALE

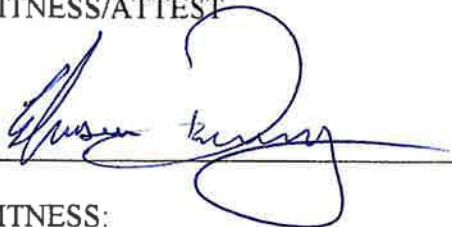
KNOW ALL MEN BY THESE PRESENTS that Kip Homes LLC (hereinafter referred to as "Grantor") for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the Township of Richland, a home rule municipality organized and existing under the laws of the Commonwealth of Pennsylvania (hereinafter referred to as "Township"), its successors and assigns forever, for future maintenance responsibility, all items of personal property, including but not limited to all sanitary sewer pipe, fittings, manholes and appurtenances ("Property") located within the easements and as shown on the "As Built Plans" as on file with the Township and prepared by SHAUP ENGINEERING, INC., dated JUNE 6, 2024, documenting the sanitary sewer facilities constructed by the Grantor.

The Grantor hereby releases, relinquishes and surrenders to the Township, all claim of right, title and interest in and right of action for or related to personal property conveyed herein.

TO HAVE AND TO HOLD the same unto the Township that the Grantor is the lawful owner of the herein described Property and has full power to sell and convey the same; that title is clear, free and unencumbered and that the Grantor will WARRANT AND DEFEND the same against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, the Grantor, KIP HOMES LLC, has executed these presents this 17th day of July, 2024.

WITNESS/ATTEST

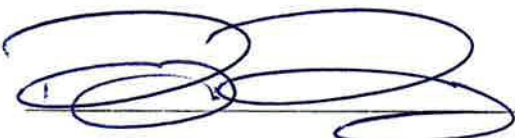


WITNESS:

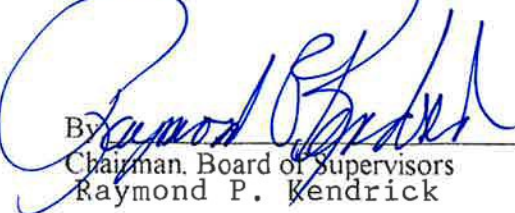


Manager, Richland Township
Brian O'Malley

KIP HOMES LLC



TOWNSHIP OF RICHLAND

By 

Chairman, Board of Supervisors
Raymond P. Kendrick